



LEGEND

DS	Downtown Service Zone	R/C-3	Conservation Residential Zone
EMF-10	Existing Multi-Family Zone	R-100	Residential Zone
EMF-18	Existing Multi-Family Zone	R-120	Residential Zone
GB	General Business Zone	R-150	Residential Zone
HB	Highway Business Zone	R-200	Residential Zone
HMS	Hospital/Medical Service Zone	R-400	Residential Zone
I	Industrial Zone	R-400C	Conservation Residential Zone
LI	Light Industrial Zone	R-60A	Residential Zone
MF-10	Multi-Family Zone	R-60B	Residential Zone
MF-10-AH	Multi-Family-Affordable Housing Zone	RDV	Redevelopment Area
MF-12-AH	Multi-Family-Affordable Housing Zone	R-90	Residential Zone
MF-16	Multi-Family Zone	R-75	Residential Zone
MF-4	Multi-Family Zone	R-800	Residential Zone
MF-6	Multi-Family Zone	R-90	Residential Zone
MF-8	Multi-Family Zone	RC	Regional Commercial Zone
MHP	Mobile Home Park	RHB	Rural Highway Business
O-10	Office Zone	RURAL	Residential Zone
O-10C	Office Zone	SC-AH-1	Senior Citizen Affordable Housing-1 Zone
OS-SWM	Open Space/Storm Water Management	SC-AH-2	Senior Citizen Affordable Housing-2 Zone
PRC	Planned Retirement Community Zone	VB	Village Business Zone
PRC-3	Planned Retirement Community Zone	VO	Village Office Zone
PRC-4	Planned Retirement Community Zone	VS	Village Seaport Zone

RRE0003694MF

ZONING MAP
 TOWNSHIP OF TOMS RIVER
 COUNTY OF OCEAN
 STATE OF NEW JERSEY

J. Lynch
 JOHN J. LYNCH, P.P. No. 19
 TOWNSHIP PLANNER

INCLUDES MAP REVISIONS THROUGH ORDINANCE 4443-18 ADOPTED 07-18-2014

DATE	REVISIONS	BY	CHK.

