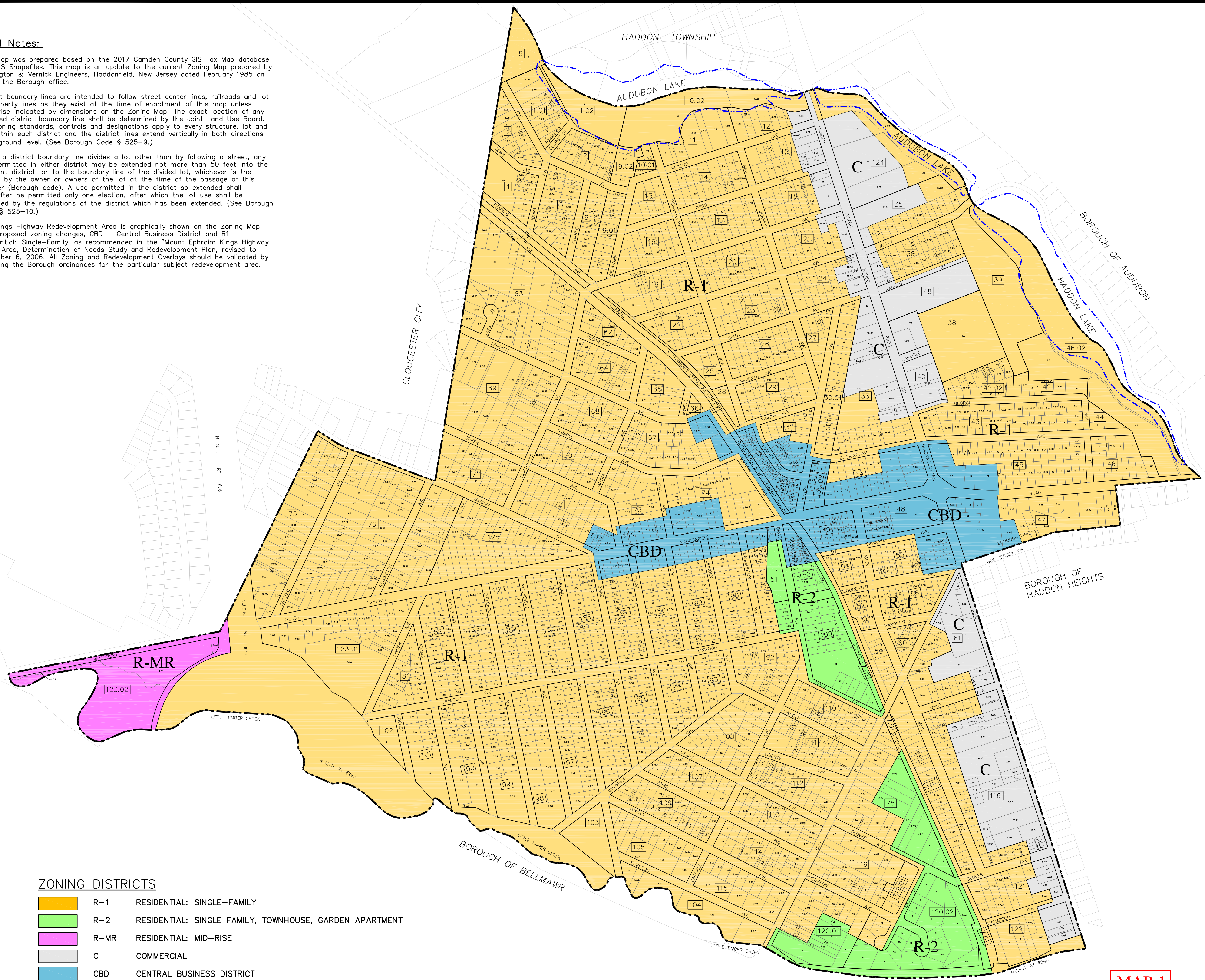


**General Notes:**

1. This Map was prepared based on the 2017 Camden County GIS Tax Map database and GIS Shapefiles. This map is an update to the current Zoning Map prepared by Remington & Vernick Engineers, Haddonfield, New Jersey dated February 1985 on file in the Borough office.
2. District boundary lines are intended to follow street center lines, railroads and lot or property lines as they exist at the time of enactment of this map unless otherwise indicated by dimensions on the Zoning Map. The exact location of any disputed district boundary line shall be determined by the Joint Land Use Board. The zoning standards, controls and designations apply to every structure, lot and use within each district and the district lines extend vertically in both directions from ground level. (See Borough Code § 525-9.)
3. Where a district boundary line divides a lot other than by following a street, any use permitted in either district may be extended not more than 50 feet into the adjacent district, or to the boundary line of the divided lot, whichever is the lesser, by the owner or owners of the lot at the time of the passage of this chapter (Borough code). A use permitted in the district so extended shall thereafter be permitted only one election, after which the lot use shall be governed by the regulations of the district which has been extended. (See Borough Code § 525-10.)
4. The Kings Highway Redevelopment Area is graphically shown on the Zoning Map with proposed zoning changes, CBD – Central Business District and R1 – Residential: Single-Family, as recommended in the "Mount Ephraim Kings Highway Study Area, Determination of Needs Study and Redevelopment Plan, revised to November 6, 2006. All Zoning and Redevelopment Overlays should be validated by reviewing the Borough ordinances for the particular subject redevelopment area.



**LEGEND**

- 101 BLOCK NUMBER
- BLOCK LIMIT LINE
- LOT NUMBER AND LOT LINE
- MUNICIPAL BOUNDARY LIMIT
- STREAMS OR LAKES

# DRAFT CURRENT ZONING MAP

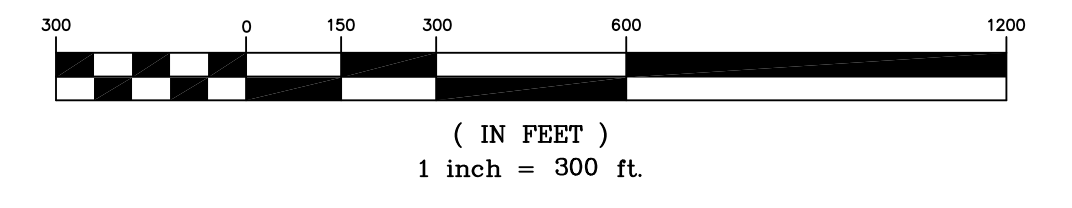
BOROUGH OF MT. EPHRAIM  
CAMDEN COUNTY, NEW JERSEY

NOVEMBER 13, 2019

**FA** **FEDERICI & AKIN, P.A.**  
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**GRAPHIC SCALE**



**ZONING DISTRICTS**

- R-1 RESIDENTIAL: SINGLE-FAMILY
- R-2 RESIDENTIAL: SINGLE FAMILY, TOWNHOUSE, GARDEN APARTMENT
- R-MR RESIDENTIAL: MID-RISE
- C COMMERCIAL
- CBD CENTRAL BUSINESS DISTRICT

NOTE:  
THIS MAP WAS PREPARED BASED ON THE 2017 TAX MAP DATA AND GIS SHAPE FILES AS SUPPLIED BY THE COUNTY GIS DEPARTMENT.

MAP-1

NOTE: THIS IS NOT THE OFFICIAL ZONING MAP. ANY NEED FOR OFFICIAL USE, MUST BE VERIFIED AGAINST THE MAP AT THE MUNICIPALITY.