

General Notes:

1. This Map was prepared based on the 2017 Gloucester County GIS Tax Map data and shape files to produce the base map for the update. This amendment is an update to the current Zoning Map prepared by the Waetzman Planning Group, dated 11/04/2005 and revised to 03/14/2009.
2. The boundaries between zoning districts are, unless otherwise indicated, either the center lines of streets or railroad right-of-way, municipal boundary lines, property lines existing at the time of the Zoning Map adoption or amendment, or lines parallel or perpendicular thereto. Distances not specially indicated shall be determined by the scale of the map. (UDO § 88-7.C.(1))
3. Where a district boundary line divides a lot existing at the time of adoption of this chapter, the regulations applicable to the least restrictive district shall extend over the portion of the lot in the more restrictive district for a distance of not more than 50 feet. (UDO § 88-7.C.(2))
4. Overlay Zoning Districts and Redevelopment Areas are not graphically shown on the Zoning Map but are included by Ordinance and identified with Block and Lot numbers existing at time of adoption of the ordinance. All Overlay Zoning Districts and Redevelopment Areas should be validated by reviewing the ordinance and/or adopted Unified Development Ordinance (UDO).
5. This Map has been amended in accordance with the recommendations contained in the "2017 Master Plan Reexamination Report" for the Borough of Clayton, adopted March 19, 2018.

Overlay Zoning Districts: (See General Note No. 4)

PUD Planned Unit Development – Block 1102.05 Lots 24, 95, 96, 97 & 98 (UDO § 88-13.1), Ordinance 11-09, adopted 8/13/2009 & Ordinance 18-09 amending Ordinance 11-09, adopted 11/24/2009

FPC Floodplain Conservation District – Overlay on any zoning district (UDO § 88-23)

Redevelopment Areas: (See General Note No. 4)

Redevelopment Plan – Block 1904 Lot 13, Ordinance 17-03, adopted 12/29/2003

Redevelopment Plan – Block 1509 Lots 1-5, Block 1513 Lots 1-14, Block 1601 Lots 1-6 & 13, Ordinance 19-03, adopted 12/29/2003

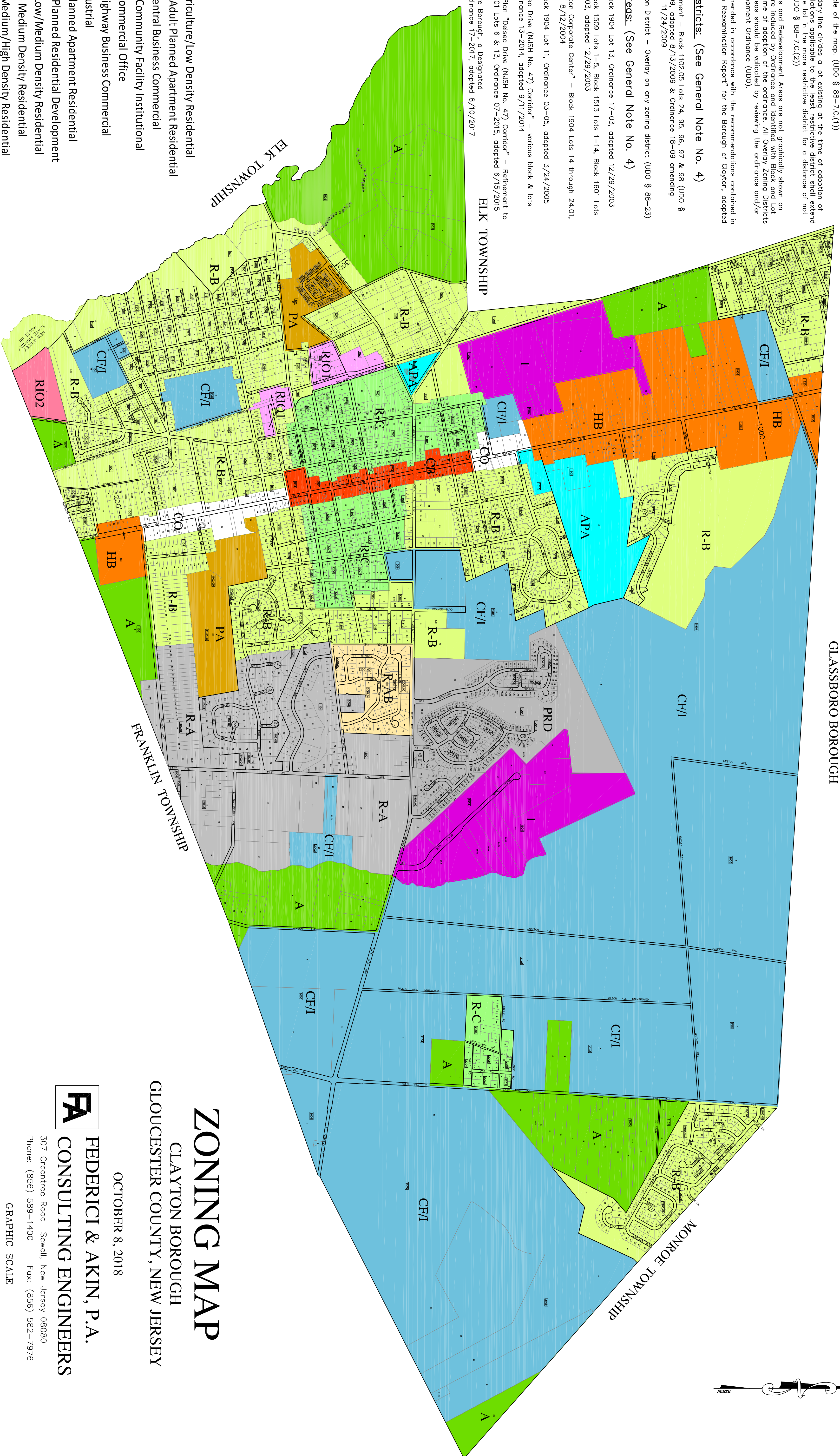
Redevelopment Plan "Clayton Corporate Center" – Block 1904 Lots 14 through 24.01, Ordinance 11-04, adopted 8/12/2004

Redevelopment Plan – Block 1904 Lot 11, Ordinance 03-05, adopted 3/24/2005

Redevelopment Plan "Deleaso Drive (NJSH No. 47) Corridor" – various block & lots Deleaso Drive Corridor, Ordinance 13-2014, adopted 9/11/2014

Amended Redevelopment Plan "Deleaso Drive (NJSH No. 47) Corridor" – Refinement to Prevailing Zoning Block 1601 Lots 6 & 13, Ordinance 07-2015, adopted 6/15/2015

Redevelopment Plan "Entire Borough, a Designated Rehabilitation Area" – Ordinance 17-2017, adopted 8/10/2017



Zoning Districts

- A - Agriculture/Low Density Residential
- APA - Adult Planned Apartment Residential
- CB - Central Business Commercial
- CF/I - Community Facility Institutional
- CO - Commercial Office
- HB - Highway Business Commercial
- I - Industrial
- PA - Planned Apartment Residential
- PRD - Planned Residential Development
- R-A - Low/Medium Density Residential
- R-AB - Medium Density Residential
- R-B - Medium/High Density Residential
- R-C - High Density Residential
- RIO-1 - Restricted Industrial/Office-1
- RIO-2 - Restricted Industrial/Office-2

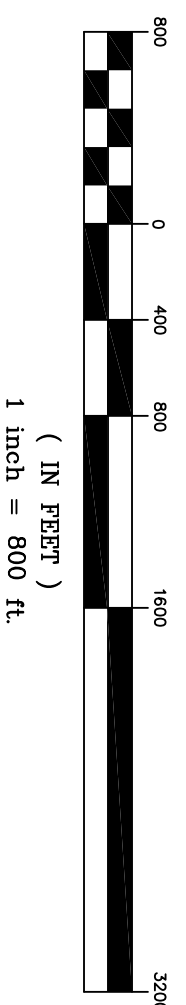
ZONING MAP
CLAYTON BOROUGH
GLoucester County, New Jersey

OCTOBER 8, 2018

FA
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GRAPHIC SCALE



NOTE: THIS MAP IS ADOPTED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF CLAYTON AS THE OFFICIAL "ZONING MAP" BY ORDINANCE NO. 6-2019 ON MARCH 14, 2019