NOTES:

- BASE MAP WAS PREPARED BY BURGIS ASSOCIATES, INC. SEPTEMBER 2001.

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS
25 WESTWOOD AVENUE
WESTWOOD, NEW JERSEY 07675
PHONE: (201) 666-1811
FAX: (201) 666-2599

Project Title

MASTER PLAN

BOROUGH OF LEONIA
BERGEN COUNTY, NEW JERSEY

Dwg. Legend

- 1 FAMILY RESIDENTIAL
- 2-4 FAMILY RESIDENTIAL
- APARTMENTS
- SENIOR HOUSING
- COMMERCIAL
- INDUSTRIAL / UTILITY
- OFFICE
- PARKS
- PUBLIC
- QUASI-PUBLIC
- RAILROAD
- VACANT
- WATER
- PARKING

ZONING

- **A-1** SINGLE-FAMILY - 10,000 SF
- **A-2** SINGLE-FAMILY - 8,000 SF
- **A-3** SINGLE-FAMILY - 5,000 SF
- **A-4** SINGLE-FAMILY - 7,500 SF
- **AH** AFFORDABLE HOUSING
- **B** MULTIFAMILY
- **B-1** MULTIFAMILY
- **D** BUSINESS
- **OB** OFFICE / BUSINESS
- **P** PARKLANDS
- **LI** COMMERCE & LIGHT INDUSTRY
- **LI-2** COMMERCE & LIGHT INDUSTRY

Rev	Description	Date	Dwn	Ckd
4	Added LI-2 zone	03/28/02	BB	
3	CHANGE OB AND AH ZONES	02/19/02	SGK	BB
2	CHANGE PUBLIC OWNED LAND	12/18/01	BB	
1	Zoning Boundaries	10/05/01	ABB	

Dwg. Title

EXISTING LAND USE AND ZONING

Graphic Scale

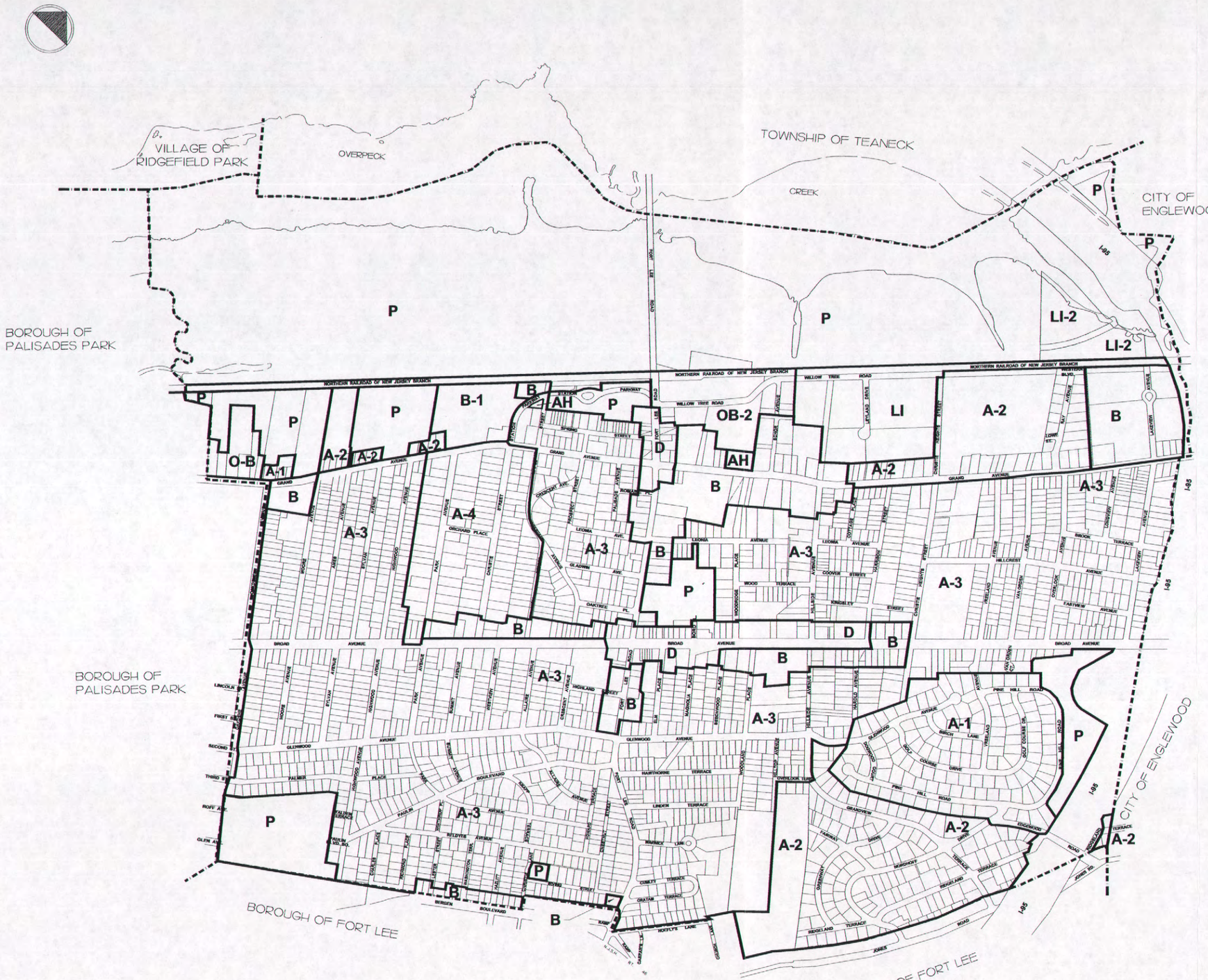
0' 200' 400' 800'

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	1086.02
Sheet No.	1 of 1
Date	09/19/01
Drawn	ABB
ACAD File	1086LU
Dwg. Scale	1" = 400'

Dwg. No.

LU



SOURCE: BASEMAP PREPARED BY BURGIS ASSOCIATES, SEPTEMBER 2001

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MASTER PLAN

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ZONING

A-1	SINGLE-FAMILY - 10,000 SF
A-2	SINGLE-FAMILY - 8,000 SF
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A-4	SINGLE-FAMILY - 7,500 SF
AH	AFFORDABLE HOUSING
B	MULTIFAMILY
B-1	MULTIFAMILY
OB	OFFICE BUSINESS
OB-2	OFFICE BUSINESS
D	BUSINESS
P	PARKLANDS
LI	COMMERCE & LIGHT INDUSTRY
LI-2	COMMERCE & LIGHT INDUSTRY 2

Rev.	Description	Date	Dwn.	Ckd.

Dwg. Title

PROPOSED ZONING MAP

Graphic Scale

0' 200' 400' 800'

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	1086.02
Sheet No.	1 of 1
Date	02/18/02
Drawn	BB
ACAD File	1086RECZONE
Dwg. Scale	1" = 400'
Dwg. No.	**reczone**