

ARTICLE III ZONES & ZONING MAP

SECTION 301. ESTABLISHMENT OF ZONES.

To further the purposes and intent of this Ordinance, the Township of Cherry Hill is hereby divided into zones, as follows:

SYMBOL	ZONES
RA	Residential Agricultural Zone
RAPC	Residential Agricultural-Planned Community Zone
R1	Single-Family Residential Zone
R2	Single-Family Residential Zone
R3	Single-Family Residential Zone
R7	Multi-Residential Zone
R10	Multi-Residential Zone
R20	Multi-Residential Zone (High Rise)
RIPD	Residential-Inclusionary Planned Development Overlay Zone
B1	Neighborhood Business Zone
B2	Highway Business Zone
B3	Shopping Center Business Zone
B4	Regional Business Zone
O1	Limited Office Zone
O2	General Office Zone
O3	Professional Office Zone
IN	Institutional Zone
IR	Industrial Restricted Zone
IRB	Industrial Restricted Business Zone
IR-RB	Industrial Restricted-Restricted Business Overlay Zone
AH-C	Agricultural Horticulture-Commercial Overlay Zone
FP	Flood Plain Overlay Zone
SB	Stream Buffer Overlay Zone
SH	Senior Housing Overlay Zone
SSH	Senior & Supportive Housing Overlay Zone
GTTOD	Golden Triangle Transit-Oriented Development Overlay Zone
PTOD	PATCO Transit-Oriented Development Overlay Zone

SECTION 302. ZONING MAP.

The aforesaid zones are hereby established by the designations, locations, and boundaries thereof indicated on the Zoning Map as amended and on file in the office of the Township Clerk. Said map shall be known as the, "Zoning Map of the Township of Cherry Hill", dated March 12, 2007 as amended, and is hereby declared to be a part of this Ordinance. Map changes and amendments shall be made in accordance with the provisions of Article XII of this Ordinance.

SECTION 303. ZONE BOUNDARIES.

- A. Zone boundary lines are intended to follow street centerlines, railroad rights-of-way, streams, and lot or property lines as they exist on lots of record at the time of enactment of this Ordinance unless otherwise indicated by dimensions on the Zoning Map. Any dimensions shown shall be in feet and measured horizontally and, when measured from a street, shall be measured from the street right-of-way line, even if the centerline of that street is used for a zoning boundary. The exact location of any disputed zoning boundary shall be determined by the Zoning Board of Adjustment, pursuant to N.J.S.A. 40:55D-70b.
- B. Where boundaries are not fixed by dimensions, approximately follow lot lines, and do not scale more than twenty (20') feet distance therefrom, the street centerlines, railroad rights-of-way, streams, and lot lines shall be construed to be such boundaries.

- C. Where a zone boundary divides a lot, the location of the boundary shall be determined by use of the stated scale on the map, unless indicated by dimensions on the Zoning Map.

SECTION 304. APPLICABILITY WITHIN EACH ZONE.

The zoning standards, controls, and designations apply to every structure, lot, and use within each zone and the zone boundary extends vertically in both directions from ground level.