

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)
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
FP	Flood Plain overlay zone
SB	Stream Buffer overlay zone
AH-C	Agricultural Horticulture-Commercial overlay zone
SH	Senior Housing 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 XXXIV 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.

SECTION 305. SCHEDULE OF AREA, YARD & BUILDING REQUIREMENTS.

The schedule of regulations entitled “Schedule of Area, Yard and Building Requirements” attached hereto and made part thereof, applying to the uses of land and buildings, the yard and other open spaces to be provided contiguous thereto, and all other matters contained therein, as indicated for the various zones established by this Ordinance is hereby declared to be a part of this Ordinance.

The regulations listed for each zone as designated, reading from left to right across the schedule are hereby prescribed for such zones subject to the other provisions in this Ordinance and shall be deemed to be the requirements in every instance of their application unless otherwise stated.

ARTICLE III

Zone	Use	Minimum Lot Requirements				Minimum Yard Requirements					Maximum Height (ft)	Residential Buffer Strip Required	Bldg Design & Site Plan Review Req'd
		Lot Area (sq ft)		Frontage (ft)		Lot Depth	Front Yard	Rear Yard	Side Yard				
		Inside Lot	Corner Lot	Inside Lot	Corner Lot				One	Both			
RA	Residential	1 acre	1 acre	200	200	150	35	25	20	50	35	No	No
	Non-Residential	1 acre	1 acre	200	200	150	35	25	20	50	35	No	No
R1	Residential	13,000 ^a	15,000 ^a	90	100	120	35	25	10	30	35	No	No
	Non-Residential	20,000	20,000	100	120	120	35	25	10	30	35	Yes	Yes
R2	Residential	9,200	10,350	80	90	120	35	25	10	24	35	No	No
	Non-Residential	20,000	20,000	100	120	120	35	25	10	24	35	Yes	Yes
R3	Residential	7,800	9,750	60	75	120	35	25	10	24	35	No	No
	Non-Residential	15,000	15,000	90	100	120	35	25	10	24	35	Yes	Yes
R7	Residential	10 acres	10 acres				75 ^b	50 ^c	50 ^c	50 ^c	35	No	Yes
R10	Residential	10 acres	10 acres				75 ^b	50 ^c	50 ^c	50 ^c	6 stories	No	Yes
R20	All permitted uses	4 acres	4 acres	250	250	250	100	200	200	400	16 stories	Yes	Yes
IN	All permitted uses	1 acre	1 acre	200	200	120	35	25	20	50	35	Yes	Yes
B1	All permitted uses	6,000	6,000	50	60	100	15	20	10	20	35	Yes	Yes
B2	All permitted uses	20,000	20,000	100	120	150	30	20	10	20	35	Yes	Yes
B3	All permitted uses	1 acre	1 acre	200	200	200	40	25	20	50	35	Yes	Yes
B4 ⁱ	All permitted uses			150	200	125	35 ^d	20 ^d	10	30	60	Yes	Yes
IR	All permitted uses	20,000	20,000	100	120	120	30 ^e	20 ^e	10 ^e	24 ^e	35	Yes	Yes
O1	All permitted uses	10,000	10,000	100	120	100	35 ^d	20 ^d	10	30	35	Yes	Yes
O2	All permitted uses	10,000	12,000	100	120	100	35 ^d	20 ^d	10	30	35 ⁱ	Yes	Yes
O3 ^h	All permitted uses											Yes	Yes

^a In Planned Communities, the minimum lot area in square feet may be reduced to 11,250 and 12,500, respectively.

^b Where the perimeter property line abuts a public county primary or arterial road.

^c No townhouse, garden apartment, or accessory buildings shall be closer than 50' feet to any perimeter property line or 75' feet to an existing structure on an adjacent lot.

^d Corner lots shall be considered to have two (2) front yards and two (2) rear yards.

^e For every 10,000 square feet or fraction thereof, of floor area in excess of 50,000 square feet, all yards shall be increased by a multiple of 5' feet.

^f Maximum Building Coverage allowed is 30% of the lot area.

^g Maximum Building Coverage allowed is 50% of the lot area.

^h See Article XVIA Section 1601.

ⁱ The heights of buildings in this zone may be increased over the maximum indicated provided that for every one (1') foot increase the front, side and rear yard requirements are increased one (1) foot. In addition, the following items may exceed the height limit provided they are screened: elevator penthouses, stair towers and mechanical equipment.

^j See Article XX for lot area.