ZONING MAP

TOWNSHIP of HILLSBOROUGH
SOMERSET COUNTY, NEW JERSEY

Zoning Districts

Residential
- MVH / Millstone Valley Historic
- MZ / Mountain Conservation
- RA / Residential/Agricultural
- RS / Rural/Suburban
- R / Residential
- R1 / Residential 1
- R2 / Residential 2
- R8A / Residential 8 A
- CR / Central Residential
- PD / Planned Development
- AH / Affordable Housing
- RCA / Regional Contribution Area
- ARPDG / Age Restricted Planned Development Gateway
- RC / Retirement Community
- RBPRD / Royce Brook Planned Residential District
- MFID-1 / Multifamily Inclusionary District-1

Agriculture/Conservation
- AG / Agricultural
- OS-CL / Open Space - Cultural Landscape

Town Center/Gateway
- TC / Town Center
- GA / Gateway A
- GB / Gateway B
- GC / Gateway C

Mixed Use
- GV / Green Village
- MUID-1 / Mixed-Use Inclusionary District-1

Commercial/Office
- HOO / Home Occupation/Office
- PR / Professional/Retail
- C1 / Neighborhood Shopping Center
- HS / Highway Service
- O2 / Office
- O5 / Office/Research
- OLC / Office Light Commercial

Corporate
- ED / Economic Development
- CDZ / Corporate Development

Redevelopment
- NARA / New Amwell Redevelopment Area
- RD / Research & Development Redevelopment Area
- SRA / Sherman Rehabilitation Area

Industrial
- Q / Quarry
- I1 / Light Industrial
- I2 / Light Industrial
- I3 / Light Industrial
- LI / Light Industrial
- TECD / Transitional Economic Development
- GI / General Industrial

Overlay District
- AHA / Airport Hazard Area
- Inclusionary Overlay
- (2) 1. Multifamily Inclusionary
  2. Mixed-Use Inclusionary
  3. Multifamily Age-Restricted Inclusionary

Historic Districts
- 1 - Clover Hill
- 2 - Neshanic
- 3 - Neshanic Mills
- 4 - South Branch
- 5 - Millstone Valley Agricultural
- 6 - Millstone River Road

See April 5, 2001 Historic Preservation Element for district property lists.

- Parcel Boundary
- Municipal Boundary
- County Road
- US Highway
- Railroad
- Stream
- Zoning District Boundary

Zoning district lines are intended to follow street center lines, streams, and lot or property lines unless otherwise indicated in Chapter 188, Land Use and Development.

County Roads in Hillsborough Township

514 - Amwell Road
533 - Millstone River Road
567- River Road
608 - Dukes Parkway East
625 - South Branch/River Road
627 - New Centre Road/Dukes Parkway West
677 - East Mountain Road

0 0.5 1 1.5 2 Miles

This map was prepared by Somerset County Planning Division for Hillsborough Township, June 2018
Revised by Pennoni, October 2021. Revised by Hillsborough Township, Feb 2022.
Current as of September, 2023.

Parcel Boundary data were based on 2020 tax maps; Municipal and County Boundary and Road data were acquired from NJ Office of Information Technology; Stream data were acquired from NJ Department of Environmental Protection