

LAND DEVELOPMENT

161 Attachment 2

Borough of Franklin

Schedule A

Permitted, Conditional and Accessory Uses & Structures

Borough of Franklin, Sussex County, New Jersey

[Amended 6-24-2008 by Ord. No. 6-2008; 9-14-2010 by Ord. No. 9-2010; 7-26-2016 by Ord. No. 14-2016]

Legend:

- P = Permitted principal use
- A = Permitted accessory use
- C = Conditional use

Uses	R-1	R-2	R-3	R-4	MF	ZM	B-1	B-2	HC-1	HC-2A ^{SG}	HC-2B ^{SG}	I	MHP	OS/GU	GC	Q	HMF	NC ^{3,4}
Detached single-family	P	P	P	P							P					¹	P	
Apartments					P	Upper floors of upper section only	Upper floors only	Upper floors only ²		C Upper floors only	P						P	C Upper floors only
Attached single-family/townhouses					P		P										P	
Governmental buildings and uses	P	P	P	P	P	P (upper section only)		P	P			P	P	P	P	¹		
Mixed-use buildings						P (upper section only)	P	P	P	P	P							P
Agricultural uses	P	P	P	P				P	P			P	P					
Mobile home parks													P					
Retail sales and trade						P (upper section only)	P	P	P	P	P							P
Financial institutions, non-drive-through						P	P	P	P			P						P
Offices						P	P	P	P	P	P	P	P		P	¹		P

NOTES:

- 1 See § 161-33F, Quarry Zone, for all permitted, conditional and accessory uses and structures.
- 2 Amended 3-13-2007 by Ord. No. 6-2007.
- 3 Note: Any use listed in Schedule A that is not included on the above referenced list is specifically prohibited in the NC Zone.
- 4 Note: A single use project may include an affordable housing component in addition to any commercial use, if the Planning Board determines that the affordable housing obligation should be addressed on site.
- 5 Note: Where a discrepancy exists between this schedule and § 161-33O, the aforementioned section shall control.
- 6 Note: A "d" variance may be required in connection with certain dimensional deviations. Consult the Zoning Officer for a determination.

FRANKLIN CODE

Uses	R-1	R-2	R-3	R-4	MF	ZM P (upper section only)	B-1	B-2	HC-1	HC- 2A ^{5c}	HC- 2B ^{5c}	I	MHP	OS/GU	GC	Q	HMF	NC ^{2d}	
Restaurants (non-drive-through)						P (upper section only)	P	P	P	P									P
Theaters						C (upper section only)	C	C	P										
Funeral homes						P	P	P	P										
Vocational schools						(upper section only)	P	P											
Art, music, dance and photographic studios and galleries						P (upper section only)	P	P	P	P		P							P
Medical and dental clinics and health services associated with medical or dental offices						P (upper section only)	P	P	P			P							P
Nonprofit clubs, lodges, fraternal and charitable organizations							P	P	P			P							
Retail and personal service shops						P (upper section only)	P	P	P										P
Animal hospitals									P										P
Distribution centers, warehouses												P							
Building materials, grain and feed establishments									P			P							
Automobile sales									P	P									
Automobile service stations									C										
Automotive repair services									C	P		P							

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Bowling alleys, health clubs and buildings intended for tennis and similar sports activities						P (upper section only)			P			P							P
Retail greenhouses and nurseries						P (upper section only)		P	P			P							
Hotels and motels								P	P			P							
Golf courses, executive and regulation																			
Research laboratories												P							
Manufacturing, fabrication and assembly												P							
Quarries																			
Private garages	A	A	A	A	A														
Sheds, gazebos and similar structures	A	A	A	A						A	A							A	
Barns, silos and other customary structures in connection with permitted agricultural uses	A	A	A	A	A														
Off-street parking	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1	A	A
Signs	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1	A	A
Home occupations	A	A	A	A						P	P								
Recreation building and personal facilities	A	A	A	A	A	A												A	
Houses of worship	C	C	C	C			C	C	C			C							C
Private and public schools	C													C					

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Commercial recreation facilities									C			C						
Drive-through uses									C									C
Museums						P (upper section)												
Mineralogical landmark uses		C																
Planned adult community						P (lower section)												
Outdoor storage									A			A			A	A		A

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LAND DEVELOPMENT

161 Attachment 3

Borough of Franklin

Schedule B

Bulk and Yard Requirements

Borough of Franklin, Sussex County, New Jersey

[Amended 9-12-2006 by Ord. No. 13-2006; 6-24-2008 by Ord. No. 6-2008; 9-14-2010 by Ord. No. 9-2010; 7-26-2016 by Ord. No. 14-2016]

Zoning District	Minimum Lot Area (square feet or acres)	Minimum Lot Width at a Street (feet)	Minimum Lot Depth		Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Height (feet/stories)	Minimum Depth of Corner Lot from any Street (feet)	Maximum Building Covering (percentage)
R-1	43,560 maximum density; 1 unit per 3 acres	125	150		50	25	60	30/2 ½	200	10
R-2	43,560	150	200		50	25	60	30/2 ½	200	10
R-3	15,000	60	125		40	15	45	30/2 ½	125	20
R-4	6,250	50	100		30	6	35	30/2 ½	75	30
MF	50 acres	See § 161-33H, Multifamily Housing.								
ZM	20 acres	See § 161-33I, Zinc Mine Zone, for all bulk and yard requirements.								
B-1	6,250	50	100		10	5	30	30/2 ½	75	40
B-2	15,000	60	150		40	15	50	30/2 ½	125	35
HC-1	5 acres	250	500		100	50	100	35/3	300	20
HC-2A ¹	See § 161-33O, HC-2 Zone, for all bulk and yard requirements.									
HC-2B ¹	See § 161-33O, HC-2 Zone, for all bulk and yard requirements.									
I	5 acres	350			100	50	100	35/3	350	20
MHP	40 acres									
OS/GU	None									
GC	50 acres; 100 acres 18 executive holes									
Q	See § 161-33F, Quarry Zone, for all bulk and yard requirements.									
HMF	See § 161-33K, Hospital Multifamily Zone, for all bulk and yard requirements.									
NC	Single use: 2 acres Mixed-use: 5 acres	Single use: 175 Mixed-use: 250	250		75	25	100	30/2 ½		30

NOTES:

1 Note: Consult Schedule A and § 161-33O for when a dimensional deviation requires a "d" variance.