

COMPREHENSIVE LAND USE

30 Attachment 1

Schedule A Permitted, Conditional and Accessory Uses and Structures

(Subsection 30-1003.2 and Section 30-1006)

[Ord. No. 2007-04; Ord. No. 2010-08; Ord. No. 2011-07 § 17; Ord. No. 2011-08; Ord. No. 2011-09 § 2; Ord. No. 2014-01 § 5; Ord. No. 2017-01; Ord. No. 2017-05; 9-14-2021 by Ord. No. 2021-016]

Permitted (P), Conditional (C) and Accessory (A) Uses and Structures
Township of Frankford, Sussex County, New Jersey

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Accessory uses; customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture/Farm****	P	P	P	P	P	P	P		P	P	P	P	P	
Antique Shop		P	P	P	P		P					P	P	
Athletic Events (Typical school athletic field and similar activities are permitted in all zones)	C							P						
Automobile Service Station		C							P			C	C	
Banks, Savings and Financial Offices		P	P	P	P	P						P	P	
Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Boarding Stable	P		P				C				C		P	
Business Services		P	P	P	P	P			P	P		P	P	
Campgrounds	C													
Cannabis Cultivation Center	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Manufacturing Facility	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Microbusiness	P	P	P	P	P	P	P		P	P		P	P	
Child Care Center	P	P	P	P	P	P		P	P	P		P	P	
Church	C	C	C	C	C	C	C		C	C	C	C	C	
Clubhouse	C			P	P		P		C	C			P	

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Colleges and Private Schools for Academic Instruction	C			P	P			P						
Community Residences for the Developmentally Disabled Over 15 persons	P C			P	P			P						
Community Shelters for Victims of Domestic Violence	P			P	P									
Concerts and Entertainment								P						
Country Club	C			C	C		P		C		P		P	
Craft and Hobby	C			P	P							P	P	
Demolition Derbies	C													
Docks	A													
Drive-thru facilities		P	P	P	P							P	P	
Dwellings, Single Family	P	A	A	P	P		P		A			A	A	
Dwellings, Attached Townhouses				P	P									
Duplexes, Triplexes, Quadrplexes Live Work Units & Mixed with Office & Retail Use				P	P									
ECHO Housing	A			P	P									
Essential Services/Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Festivals such as Music, Arts and Crafts, and Food, and Seasonal Events				P				P						
Family Day Care Home	P			P	P		P							
Farmstand/Produce	A	P	P	P	P	A	P	P	A	A	A	P	P	
Funeral Home		P	P	P	P	P						P	P	
Galleries		P	P	P	P	P	P					P	P	

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Garage, Repair		C							C	C		C	C	
General Development Plan														
Golf Courses	C						C		C		C		C	
Health Care Facility		P	P	P	P				P	P		P	P	
Health Club		P	P	P	P		P	P	P	P	P	P	P	
Health Services		P	P	P	P	P			P	P		P	P	
Home Occupation	C	C	C	C	C	C	C					C	C	
Home Professional Office	C	C	C	C	C	C						C	C	
Horse Shows/Farm Shows (See Section 1027.2.1.)	C													
Hotel/Motel			P	P	P		C		C	C			P	
Incentive Zoning and Mandatory Set-Asides	P	C	C	C	C	C	C		C	C	C	C	C	
Institutional Uses (hospitals, etc.), excluding Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Light Industry									P	P				
Lodge							P							
Motor Vehicles Facilities/Car Wash		P	P	P	P							P	P	
Multi-family units & mixed with office & retail uses			P	P	P									
Nursery (agricultural)	P	P	P	P	P	P						P	P	
Office		P	P	P	P	P			P	P		P	P	
Open Air Cinema in Stadium								P						
Outdoor Recreation	P						P	P			P			
Personal Service Estab.		P	P	P	P		P					P	P	
Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Planned Adult Community	P				P									
Private Lake	P													

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Community														
Professional Office		P	P	P	P	P			P	P		P	P	
Public Parks	P				P	P				P				
Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recreation Facility, commercial		P	P	P	P		C	P	P	P	P	P	P	
Recreation Facility, private		P	P	P	P				P	P	P	P	P	
Research Labs									P	P				
Residential, Single Family	P	A	A	P	P		P		A			A	A	
Restaurant		P	P	P	P	C	C	P	C	C		P	P	
Resort Oriented Housing							C							
Retail Sales and Service		P	P	P	P		A	A				P	P	
Retail/Shopping Center			P	P	P							P**	P**	
Riding Academy/ Stables	P		P				C				C		P	
Rodeos (in the Stadium in the FCR zone)	C							P						
Shows and Expos such as Motor and Recreational Vehicles, Outdoor, Pets, and Boats, Hunting, Fishing, Sports, Collectors, Car/Truck/Motorcycle, Trade, Fireworks Displays	C							P						
Stadium				P				P						
Studio		P	P	P	P		A					P	P	
Supermarket		P	P	P	P							P	P	
Swimming Pools – Private	A							C						
Swimming Pools – Public	C	C	C	C	C	C	C	C	C	C		C	C	

COMPREHENSIVE LAND USE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Telecommunications Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theater		P	P	P	P	P	C	P	C	C		P	P	
Veterinary Hospital		P	P	P	P	P						P	P	
Wedding Receptions	C		P	P	P			P					P	

*All uses permitted in the AR zone are likewise permitted in the CR zone.

**In this zone, shopping centers shall not be larger than 16,000 square feet on any individual lot and as otherwise permitted by law. [Ord. No. 2010-08]

***The following uses are specifically prohibited uses in the CED-1 and CED-2: Any retail establishments selling publications, paraphernalia and other materials of a sexual nature, fortune telling, tattoo parlors, card reading, adult movie theaters, strip clubs, juice bars, palm reading and crystal therapy shops. [Ord. No. 2010-08]

****Lots with two (2) or more acres with or without a residence may maintain horses as part of their agricultural use.

†Subject to Site Plan review and approval and demonstration of compliance with and compliance with the New Jersey Department of Environmental Protection (NJDEP) Noise Control Regulations, NJAC 7:29-1.1 et seq.