

LAND DEVELOPMENT

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
B-I Business and Industry	•General and professional office •Laboratory •Banquet facility •Hotel •Data center •Light manufacturing •Warehouse and distribution •Self-storage facility •Indoor recreation •Child-care center •Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site •Class 1 cannabis cultivator •Class 2 cannabis manufacturer •Class 3 cannabis wholesaler •Class 4 cannabis distributor •Class 6 cannabis delivery service	•Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.) •Retail sales as part of a warehouse or light manufacturing operation provided the items offered for sale are those manufactured and/or distributed by the warehouse/ light manufacturing operator; parking is provided per the requirements for retail use; such space occupies no more than 10% of the floor area of the principal use	•Public utility installations (See § 112-48.) •Wireless communications antennas per Article VI •Billboards on property fronting I-287 per § 112-53.1
ROL Research-Office-Laboratory	•General and professional office buildings •Laboratories of an experimental, research or testing nature (See § 112-31.) •Data processing and communications businesses •Farming operations (See § 112-27.) •Child-care centers	•Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.)	•Public utility installations (See § 112-48.) •Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI
O-P Office-Professional	•One- and two-family dwellings •Professional office buildings •General office buildings •Mixed use buildings	•Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.) •Home occupations	•Public utility installations (See § 112-48.) •Churches and other similar places of worship (See § 112-37.) •Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI

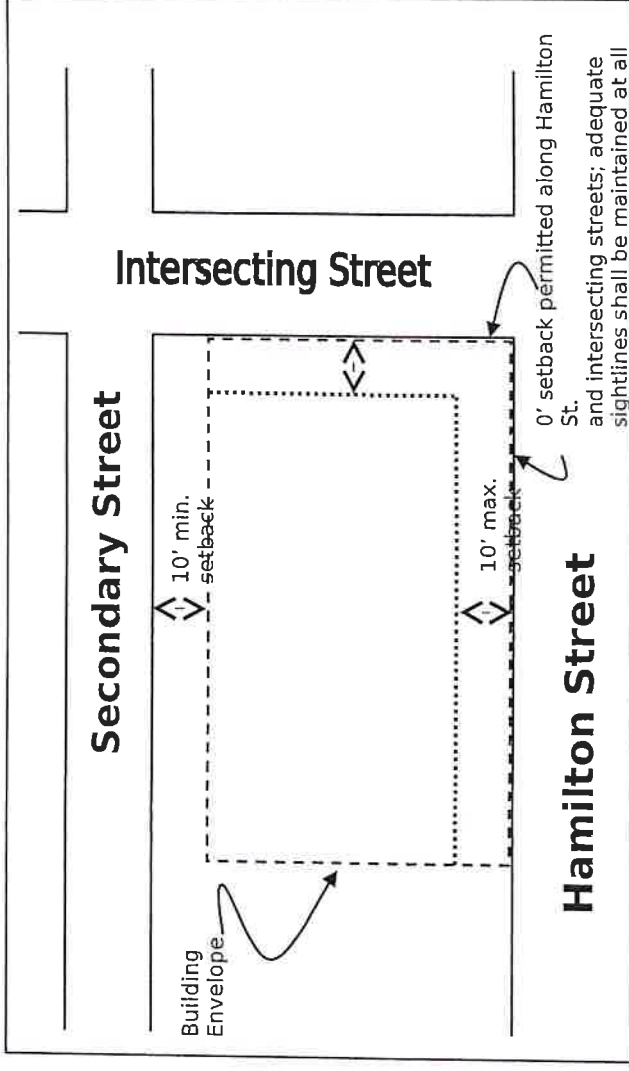
FRANKLIN CODE

	MINIMUM SIZE OF LOT ¹⁴			MINIMUM REQUIRED YARD DEPTH (IN FEET)										ACCESSORY BUILDING		ACCESSORY BLDG	
	INTERIOR LOTS		CORNER LOTS		PRINCIPAL BUILDING					ACCESSORY BUILDING		ACCESSORY BLDG					
	AREA (square feet or acres)	FRONT- AGE (feet)	AREA (square feet or acres)	EACH FRONT- AGE (feet)	FRONT YARD	ANY ONE SIDE YARD	TOTAL OF TWO SIDE YARDS	REAR YARD	SIDE YARD	REAR YARD	SIDE YARD	REAR YARD					
Zone																	
O-P 2F ⁷	10,000 ²	100	12,000 ²	115	25 ⁴	8	20	20	8	10	3	5					
O-P OFF	10,000	100	10,000	100	40	10	20	30	-	-	-	-					
ROL	25 AC	800	25 AC	800	150	200	500	500	100	200	-	-					
B-I ^{15, 16}	2AC	150	2AC	150	50	10	50	25	20	25	-	-					
M-3	2 AC ³	150	2 AC	170	50	10	50	25	20	25	-	-					
HBD ¹⁷	10,000	100	10,000	100	Varies ¹¹	0/5 ¹³	15	20	5	5	3	5					
RDO	80,000	100	80,000	100	20	10	40	30	10	10	-	-					
AC –Agricultural Cluster Option	25,000	125	27,500	150	35	15	35	50	15	25	5	5					
CR (NH) – Cluster Residential - Nob Hill	5,500	55	5,500	55	20	0	20	20 ¹²	10	10	5	5					
NRPC – Natural Resources Preservation Cluster Option	2 AC	200	2 AC	200	50	25	75	50	25	25	5	5					
NRPC (R-40) – Natural Resources Preservation Cluster - R40 Option	15,000	100	18,000	120	30	10	30	50	10	25	5	5					
RC – Residential Cluster Option	20,000	100	22,000	100	40	15	37.5	25	15	25	5	5					

Footnotes to Schedule 2
Lot and Yard Requirements

1. In the event that an existing lot is purchased by the State of New Jersey, the remaining lot area, if 50,000 square feet or larger, shall be deemed conforming.

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FRONT SETBACKS IN THE HBD

13. Along Hamilton Street and Franklin Boulevard, the side yard setback may be reduced to zero feet along any portion of a side lot line where a building on an adjacent lot is built at a zero-foot setback to the same side lot line. In such an instance, either the minimum five-foot minimum side setback or the reduction to zero feet shall be permitted. Along intersecting streets, the side yard setback shall be 20 feet where abutting an existing one- or two-family home.
14. Every lot created for one- or two-family use shall be capable of containing an "effective square" as indicated in § 112-33.4 for the district in which the lot is located.
15. The following building setbacks shall apply to buildings taller than 50 feet in building height: front yard - 75 feet; any one side yard - 40 feet; total of two side yards - 100 feet; rear yard - 100 feet.
16. No building shall be located within 100 feet of an abutting property located within a residential district including the PAC, SCV, CMMR and C-R zones. Such setback shall increase to 150 feet for buildings taller than 50 feet in building height.

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112 Attachment 3

Schedule 3
Height, Coverage and Building Requirements
Township of Franklin

[Amended 3-20-2006 by Ord. No. 3597; 2-12-2008 by Ord. No. 3737;
10-26-2010 by Ord. No. 3905; 8-11-2015 by Ord. No. 4115-15; 12-8-2020 by Ord. No. 4333-20]

Zone	MAXIMUM HEIGHT		MAXIMUM PERCENT OF LOT COVERAGE	MAXIMUM PERCENT OF IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO (FAR)
	(stories)	(feet)			
A	2 1/2	35	10%	20%	-
CP ³					
RR	2 1/2	35	10%	20%	-
R-40	2 1/2	35	10%	20%	-
R-20	2 1/2	35	15%	25%	-
R-15	2 1/2	35	20%	30%	-
R-10	2 1/2	35	20%	30%	-
R-10A	2 1/2	35	25%	35%	-
R-10B	2 1/2	35	25%	35%	-
R-7	2 1/2	35	20%	30%	-
C-R	2 1/2	35	20%	40%	-
G-B	2	30	30%	70%	0.3
N-B	2	30	40%	80%	0.4
O-P	2 1/2	35	20%	45%	0.25
R-O-L	2	30	15%	30%	0.2
B-I	5 ¹	65 ^{1,2}	50%	60%	0.5
M-3	-	50	40%	65%	0.4
RDO	2	30	30%	70%	0.3
AC – Agricultural Cluster Option	2 1/2	35	15%	25%	-
CR (NH) Cluster Residential – Nob Hill	2 1/2	35	40%	60%	-
NRPC – Natural Resources Preservation Cluster Option	2 1/2	35	10%	20%	-
NRPC (R-40) – Natural Resources Preservation Cluster – R-40 Option	2 1/2	35	20%	30%	
RC – Residential Cluster Option	2 1/2	35	15%	25%	-
HBD	2 1/2	40 ⁴	50	85	-

1. Except for existing hotel uses which exceeded this height prior to September 1, 2020 which shall not exceed 12 stories or 120 feet.
2. Refer to footnote 15 and 16 in Schedule 2 for applicable setbacks for buildings over 50 feet in height.
3. See Article XVI, § 112-142 et seq.
4. Maximum permitted building height shall be increased to 3 stories and 40 feet, provided all residential units contain no more than 2 bedrooms and no less than 1/3 of the residential units contain no more than 1 bedroom. Maximum permitted building height shall be increased to 4 stories and 50 feet, provided all residential units contain no more than 2 bedrooms; no less than 1/3 of the residential units contain no more than 1 bedroom; the development site is at least 40,000 square feet in size; and the development site has a lot frontage and lot depth each equal to at least 200 feet.