

# LAND DEVELOPMENT

## 112 Attachment 1

### Schedule 1

### Permitted Uses

### Township of Franklin

[Amended 8-9-2005 by Ord. No. 3558; 12-13-2005 by Ord. No. 3574; 3-20-3006 by Ord. No. 3597; 6-28-2007 by Ord. No. 3701; 12-11-2007 by Ord. No. 3729; 8-12-2008 by Ord. No. 3772; 9-22-2009 by Ord. No. 3843; 12-8-2009 by Ord. No. 3853; 4-27-2010 by Ord. No. 3875; 3-27-2013 by Ord. No. 4007-13; 7-16-2013 by Ord. No. 4021-13; 8-11-2015 by Ord. No. 4115-15; 11-27-2018 by Ord. No. 4252-18; 12-8-2020 by Ord. No. 4333-20; 6-22-2021 by Ord. No. 4340-21; 5-24-2022 by Ord. No. 4362-22; 7-29-2022 by Ord. No. 4371-22; 2-14-2023 by Ord. No. 4391-22]

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
<b>A Agricultural</b>	<ul style="list-style-type: none"> <li>•Farming operations (See also § 112-27.)</li> <li>•Horse stabling operations</li> <li>•Single-family detached dwellings</li> <li>•Golf courses</li> </ul>	<ul style="list-style-type: none"> <li>•Roadside stands (See § 112-29.)</li> <li>•Barns, silos and other customary farm buildings for the storage of products, animals, feed and equipment</li> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Small wind energy systems</li> </ul>
<b>C P Canal Preservation</b>	<ul style="list-style-type: none"> <li>•Single-family detached dwellings</li> <li>•Farming operations (See also § 112-27.)</li> <li>•Horse stabling operations</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Barns, silos and other customary farm buildings for the storage of products, animals, feed and equipment</li> <li>•Roadside stands (See § 112-29.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Small wind energy systems</li> </ul>
<b>RR3 Rural Residential</b>	<ul style="list-style-type: none"> <li>•Farming operations (See also § 112-27.)</li> <li>•Single-family dwellings</li> <li>•Golf courses</li> </ul>	<ul style="list-style-type: none"> <li>•Barns, silos and other customary farm buildings for the storage of products, animals, and equipment</li> <li>•Roadside stands (See § 112-29.)</li> <li>•Private swimming pools</li> <li>•Private garages</li> <li>•Signs (See also Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Hospitals</li> <li>•Philanthropic or eleemosynary uses</li> <li>•Kennels</li> <li>•Schools (See § 112-47.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Small wind energy systems</li> </ul>
<b>RR5 Rural Residential</b>	<ul style="list-style-type: none"> <li>•Farming operations (See also § 112-27.)</li> <li>•Single-family dwellings</li> <li>•Golf courses</li> </ul>	<ul style="list-style-type: none"> <li>•Barns, silos and other customary farm buildings for the storage of products, animals, and equipment</li> <li>•Roadside stands (See § 112-29.)</li> <li>•Private swimming pools</li> <li>•Private garages</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Hospitals</li> <li>•Philanthropic or eleemosynary uses</li> <li>•Kennels</li> <li>•Schools (See § 112-47.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Small wind energy systems</li> </ul>

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<b>DISTRICT CATEGORY</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
<b>R-40 Residential</b>	<ul style="list-style-type: none"> <li>•Farming operations (See also § 112-27.)</li> <li>•Single-family dwellings</li> <li>•Golf courses</li> </ul>	<ul style="list-style-type: none"> <li>•Barns, silos and other customary farm buildings for the storage of products, animals, and equipment</li> <li>•Private swimming pools</li> <li>•Private garages</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Hospitals</li> <li>•Philanthropic or eleemosynary uses</li> <li>•Membership swimming pools</li> <li>•Schools (See § 112-47.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>R-20 Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Membership swimming pools</li> <li>•Public utility installations (See § 112-48.)</li> <li>•Schools (See § 112-47.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Professional offices in the R-20-H.</li> </ul>
<b>R-15 Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>R-10 Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>R-10A Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>R-10B Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> <li>•Garden apartments subject to Schedule 2, Footnote No. 9</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>

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<b>DISTRICT CATEGORY</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
<b>R-7 Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> <li>•Two-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included Article VI</li> </ul>
<b>C-R Cluster Residential</b>	<ul style="list-style-type: none"> <li>•Single-family dwellings</li> <li>•Two-family dwellings</li> <li>•Garden apartment developments</li> <li>•Townhouse developments</li> <li>•Residential cluster developments</li> </ul>	<ul style="list-style-type: none"> <li>•Private garages</li> <li>•Private swimming pools</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Community residences</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>N-B Neighborhood Business</b>	<ul style="list-style-type: none"> <li>•Retail goods and service stores, of a neighborhood service type, including but not limited to: body art establishments, food, drugs, drink, household supplies, home appliance stores, barber and beauty shops, shoe repair and tailor shops, dry cleaning shops, professional offices, banks, restaurants</li> <li>•Eating and drinking establishments</li> <li>•Funeral homes</li> <li>•Quasi-public or private club or fraternity</li> <li>•Child-care centers</li> <li>•Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</li> <li>•Class 5 cannabis retailer</li> <li>•Class 6 cannabis delivery (when accessory to Class 5 cannabis retailer use)<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>•Buildings customary and incidental to the operation of the principal use</li> <li>•Signs (See Article XII.)</li> </ul>	<ul style="list-style-type: none"> <li>•Automobile service stations</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Churches and similar places of worship</li> </ul>

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<b>G-B General Business</b>	<ul style="list-style-type: none"> <li>•Retail goods and service stores, including but not limited to: body art establishments, food, drugs, drink, household supplies, home appliance stores, barber and beauty shops, shoe repair and tailor shops, dry cleaning shops, professional offices, banks, restaurants</li> <li>•Eating and drinking establishments</li> <li>•Funeral homes</li> <li>•Quasi-public or private club or fraternity</li> <li>•Indoor theaters</li> <li>•Laundromat and dry cleaning</li> <li>•Printing and publishing shops</li> <li>•Proprietary schools</li> <li>•Nonprofit schools accredited by the New Jersey Department of Education</li> <li>•Plumbing supply and hardware stores</li> <li>•Professional and general offices</li> <li>•Bowling alleys</li> <li>•Telephone, telegraph and radio communications offices and services</li> <li>•Automobile sales and showroom</li> <li>•Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</li> <li>•Child-care centers</li> <li>•Class 5 cannabis retailer</li> <li>•Class 6 cannabis delivery (when accessory to Class 5 cannabis retailer use)<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>•Buildings customary and incidental to the operation of the principal use</li> <li>•Signs (See Article XII.)</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Automobile service stations</li> <li>•Nursing homes</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> <li>•Churches and similar places of worship</li> </ul>

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<b>DISTRICT CATEGORY</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
<b>B-I Business and Industry</b>	<ul style="list-style-type: none"> <li>•General and professional office</li> <li>•Laboratory</li> <li>•Banquet facility</li> <li>•Hotel</li> <li>•Data center</li> <li>•Light manufacturing</li> <li>•Self-storage facility</li> <li>•Indoor recreation</li> <li>•Child-care center</li> <li>•Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</li> <li>•Class 1 cannabis cultivator</li> <li>•Class 2 cannabis manufacturer</li> <li>•Class 3 cannabis wholesaler</li> <li>•Class 4 cannabis distributor</li> <li>•Class 6 cannabis delivery service</li> </ul>	<ul style="list-style-type: none"> <li>•Buildings customary and incidental to the operation of the principal use</li> <li>•Signs (See Article XII.)</li> <li>•Retail sales as part of a light manufacturing operation provided the items offered for sale are those manufactured by the 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</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Wireless communications antennas per Article VI</li> <li>•Billboards on property fronting I-287 per § 112-53.1</li> </ul>
<b>O-P Office-Professional</b>	<ul style="list-style-type: none"> <li>•One- and two-family dwellings</li> <li>•Professional office buildings</li> <li>•General office buildings</li> <li>•Mixed use buildings</li> </ul>	<ul style="list-style-type: none"> <li>•Buildings customary and incidental to the operation of the principal use</li> <li>•Signs (See Article XII.)</li> <li>•Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Churches and other similar places of worship (See § 112-37.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>

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DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
<b>M-3 Mining</b>	<ul style="list-style-type: none"> <li>•Quarry, handling and processing of stone, and gravel extracted from the premises</li> <li>•Transportation and storage, crushing, grinding, pulverizing and mixing of the extracted raw materials</li> <li>•Farming operations (See also § 112-27.)</li> <li>•Quarry reclamation for preexisting licensed quarrying activity conducted in accordance with an approved quarry reclamation and rehabilitation plan approved by the Township</li> <li>•Site restoration and stabilization, including installation of landscaping and berms associated with restoration and stabilization associated with quarrying operations before, during and after such operations</li> <li>•Child-care centers</li> </ul>	<ul style="list-style-type: none"> <li>•Buildings, machinery and accessory facilities to conduct permitted uses</li> <li>•Mixing or batching plant for concrete</li> <li>•Manufacture of pre-stressed concrete, bituminous concrete, concrete mixes and other products</li> <li>•Buildings and facilities for the repair and storage of motor vehicles and equipment used in permitted operations</li> <li>•Administrative and sales offices</li> <li>•Indoor and outdoor storage of raw materials and machinery related to permitted uses and on-site fuel storage related to permitted uses</li> <li>•Parking of trucks and vehicles and indoor and outdoor storage of such vehicles related to permitted uses</li> <li>•Signs (See Article XII.)</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations (See § 112-48.)</li> <li>•Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</li> </ul>
<b>HBD Hamilton Street Business District</b>	<ul style="list-style-type: none"> <li>•Retail goods and service stores, including but not limited to: body art establishments, food, drugs, drink, household supplies, home appliance stores, barber and beauty shops, shoe repair and tailor shops, dry cleaning shops, banks and restaurants. <sup>2</sup></li> <li>•Mixed-use buildings<sup>2</sup></li> <li>•Eating and drinking establishments <sup>2</sup></li> <li>•Restaurants <sup>2</sup></li> <li>•Professional offices <sup>2</sup></li> <li>•Funeral Homes <sup>2</sup></li> <li>•Quasi-public or private club or fraternity <sup>2</sup></li> <li>•Single-family dwellings<sup>3</sup></li> <li>•Adult day care <sup>2</sup></li> <li>•Child-care facility <sup>2</sup></li> <li>•Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</li> <li>•Class 5 cannabis retailer</li> <li>•Class 6 cannabis delivery (when accessory to Class 5 cannabis retailer use)<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>•Uses customarily incidental and subordinate to the principal use</li> <li>•Signs (See § 112-114.)</li> <li>•Outdoor dining</li> </ul>	<ul style="list-style-type: none"> <li>•Public utility installations</li> <li>•Churches and other similar places of worship</li> </ul>

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DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
<b>RDO Retail District Overlay</b>	<ul style="list-style-type: none"> <li>•Retail goods and service stores, including but not limited to: body art establishments; food; drugs; drink; household supplies; home appliance stores, barber and beauty shops; shoe repair; tailor shops; dry cleaning shops; professional offices; financial institutions; restaurants.</li> <li>•Public use</li> <li>•Eating and drinking establishments</li> <li>•Quasi-public or private club or fraternity</li> <li>•Child-care centers</li> <li>•Class 5 cannabis retailer</li> <li>•Class 6 cannabis delivery service (when accessory to Class 5 cannabis retailer use)<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>•Buildings customary and incidental to the operation of the principal use</li> <li>•Signs (See § 112-9G)</li> </ul>	

- (1) Farming operations as set forth in Article XXI, Right to Farm, are a permitted use in all zones.
- (2) Only for lots with frontage on Hamilton Street or Franklin Boulevard. Mixed-use buildings shall only be permitted on lots with frontage on Hamilton Street and shall be further subject to the requirements outlined in the definition of “mixed-use building” in § 112-4.
- (3) Only for lots not fronting on Hamilton Street.
- (4) Hours of operation for Class 5 retailer license shall be limited to 9:00 a.m. to 10:00 p.m. in the GB, NB, RDO and HBD Zones.