

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; 7-18-2023 by Ord. No. 07-2023; 9-10-2024 by Ord. No. 14-2024]

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 <sup>5,6</sup>	HC-2B <sup>5,6</sup>	I	MHP	OS/GU	GC	Q	HMF	NC <sup>3,4</sup>	RT23 <sup>8</sup>
Detached single-family	P	P	P	P							P					<sup>1</sup>	P		
Apartments					P	Upper floors of upper section only	Upper floors only	Upper floors only <sup>2</sup> All floors in certain block/lot <sup>7</sup>			C Upper floors only	P						P	C Upper floors only
Attached single-family/townhouses					P		P										P		P
Governmental buildings and uses	P	P	P	P	P	P (upper section only)		P	P			P	P	P	P	<sup>1</sup>			
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	<sup>1</sup>		P	

## FRANKLIN CODE

### 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.
- 7 Amended 7-18-2023 by Ord. No. 07-2023.
- 8 See § 161- 33Q, 520 Route 23 Inclusionary Zone for all permitted, conditional, and accessory uses and structures.

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Uses	R-1	R-2	R-3	R-4	MF	ZM	B-1	B-2	HC-1	HC-2A <sup>5,6</sup>	HC-2B <sup>5,6</sup>	I	MHP	OS/GU	GC	Q	HMF	NC <sup>2,4</sup>	RT23 <sup>7</sup>
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															1					
Research laboratories												P								
Manufacturing, fabrication and assembly												P								
Quarries																1				
Private garages	A	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	A
Signs	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	1	A	A	A
Home occupations	A	A	A	A						P	P									
Recreation building and personal facilities	A	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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