

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; 9-10-2024 by Ord. No. 14-2024]

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
RT23	See § 161-33Q, 520 Route 23 Inclusionary Zone for all permitted, conditional, and accessory uses and structures.									

NOTES:

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