

Township of Franklin, NJ
Wednesday, September 22, 2021

Chapter 253. Land Development

Article XIX. FV Franklinville Village District

[Added 2-27-2007 by Ord. No. O-3-2007^[1]]

[1] *Editor's Note: This ordinance also repealed former Article XIX, FVC Franklinville Village Commercial District, added 12-28-1999 by Ord. No. O-12-99.*

§ 253-129. Purpose.

The purpose of this district is to encourage appropriate development in the Franklinville village area. Commercial and office uses are encouraged to maintain compatibility within the historic and residential character of the area by promoting the conversion of existing buildings in a manner that maintains and restores the exterior architectural character of the building and is reflective of the historic nature of the district; discouraging the development of highway-oriented commercial uses that generate high traffic volumes, and require numerous curb cuts and large parking areas; minimizing the visual and functional conflicts between residential and nonresidential uses within and adjacent to the district; encouraging shared parking and shared driveways in the rear yard area; and encouraging pedestrian activity and uses that minimize noise and congestion.

§ 253-130. Permitted uses.

The following uses are permitted in the Franklinville Village District:

A. Principal uses.

- (1) Business offices.
- (2) Professional offices.
- (3) Personal service establishments.
- (4) Retail specialty shops including gift shops, antique shops, flower shops, bookstores, jewelry shops, clothing stores and craft shops.
- (5) Studios for artists, craftsmen, photography, dance or music.
- (6) Museums.
- (7) Banks, savings and loans, credit unions and similar institutions.
- (8) Restaurants and cafes, excluding restaurants with drive-through windows.
- (9) Bed-and-breakfast establishments.
- (10) Single-family detached dwellings.
- (11) Clubs, lodges or fraternal organizations.
- (12) Places of worship.

- (13) Retail stores and shops existing as of the date of adoption of this chapter.
 - (14) Child-care centers.
 - (15) Government buildings.
 - (16) Public utilities and public utility substations.
 - (17) Dwellings located over ground floor commercial, business or professional uses.
 - (18) Assisted living centers, convalescent centers and nursing homes served by public sewer or on-site wastewater treatment system.
 - (19) Age restricted single-family detached, semidetached and apartment housing (apartment housing to be served by public sewer or on-site wastewater treatment system).
 - (20) Duplex conversions in single-family houses with gross floor area in excess of 3,000 square feet, with the following restriction: minimum lot size requirement: 60,000 square feet.
- B. Accessory uses.
- (1) Accessory buildings or structures supportive of the permitted principal use, such as garage, storage shed, trash enclosure, etc.
 - (2) Parking.
 - (3) Signs.

§ 253-131. Area and bulk requirements.

The area and bulk requirements applicable in the Franklinville Village District shall be as follows:

- A. Maximum building height.
- (1) Principal building: 2.5 stories or 35 feet.
 - (2) Accessory building/structure: 1.5 stories or 15 feet.
- B. Minimum lot area: 30,000 square feet.
- C. Minimum lot frontage: 100 feet.
- D. Maximum impermeable surface: 50%.
- E. Yard setbacks.
- (1) Principal building or structure:
 - (a) Front: 10 feet or the average of the two adjacent lots, whichever is greater.
 - (b) Side: 20 feet aggregate, minimum eight feet on one side.
 - (c) Rear: 20 feet.
 - (2) Accessory buildings or structures:
 - (a) Front: not permitted.
 - (b) Side: five feet minimum.
 - (c) Rear: five feet minimum.
 - (3) Parking areas:

- (a) Front: not permitted.
 - (b) Side: five feet, unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
 - (c) Rear: five feet, unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
- F. Minimum landscaped area: 25%.
- G. Standards for buildings and site improvements. All commercial uses occupying existing structures in the Franklinville Village District shall retain any significant existing architectural facade characteristics, such as but not limited to porches, railings, window size and pattern, etc., of the building to the maximum extent practicable and architecturally relate to the characteristics of the surrounding area. New commercial structures shall be designed to complement the architectural characteristics of existing structures considered common to the area, particularly any structures designated as historically significant that are present in the district. Site improvements such as, but not limited to, sidewalks, fences, etc., shall be consistent with the characteristics of the surrounding area.
- H. Design standards. All new developments shall be designed with a common architectural theme and shall adhere to the following design standards, landscaping standards, and signage controls as per §§ 253-50 and 253-178.
- (1) Facades: No uninterrupted facades in excess of 100 feet shall be permitted. Facades greater than 100 feet must incorporate recesses and projections along at least 20% of the facade length.
 - (2) Entrances: Each principal building shall have a clearly defined, highly visible customer entrance.
 - (3) Rooflines: Rooflines must use parapet walls to conceal rooftop equipment and utilize eaves or different roof slopes to minimize the appearance of a continuous roof plane.
 - (4) Materials and colors: Exterior building material shall be of attractive and durable materials such as textured concrete, masonry, stone, brick, stucco, glass or finished wood. Unfinished concrete block and prefabricated metal panels shall be prohibited. Facade colors shall be of low reflectance and use neutral or earth tones. Building trim may utilize brighter shades for enhancement of the structures.
 - (5) Dominant exterior building materials may not include:
 - (a) Aluminum siding.
 - (b) Smooth-faced CMU.
 - (c) Tilt-up concrete panels.
 - (d) Glass, highly reflective, mirrored.
- I. The applicant shall be required to present architectural plans to the Architectural and Landscape Advisory Board prior to submission to the Board.
- J. A traffic study is to be submitted in conjunction with any commercial development proposal, adequately demonstrating the amount of traffic to be generated and capacity of the existing roadway network to absorb expected traffic volume. Such study must clearly demonstrate a finding of no significant impact, or provide measures to be taken to alleviate expected traffic impact, which measures must be acceptable to the reviewing board.
- K. Environmental requirements.

- (1) The applicant shall submit a completed New Jersey Department of Environmental Protection Permit Identification Form as part of the application. Proof of submittal to the NJDEP shall also be provided.
- (2) The applicant will provide a complete listing of all notices of environmental violations issued by the NJDEP, EPA, OSHA, county and municipal entities for the subject property and for the applicant for a period of 10 years immediately preceding the filing of the development application.
- (3) The applicant shall provide a list of all NJDEP required permits related to land use management; air quality permits; water supply permits; water quality; and all other required permits.
- (4) The applicant shall provide a copy of all required permits as a condition of signing the final site plan.