

*Township of Franklin, NJ
Wednesday, September 22, 2021*

Chapter 253. Land Development

Article XXVI. I Institutional Districts

§ 253-154. Permitted uses.

In I Institutional Districts, land may be used and buildings may be erected, altered or used for any of the following purposes and no other:

- A. College, private or public elementary, secondary or nursery school, including playgrounds, parks and accessory buildings, or other educational institution for academic instruction, not to include a business or trade school, dance studio or similar use.
- B. Church, chapel, convent or similar religious institution, including rectory or parish house.
- C. Township administrative building, governmental building, public service corporation building, philanthropic institution, community center, public library, public park, open space preservation, general governmental uses and proprietary uses by government.
- D. Outdoor recreational use, including a country club, swim club or similar use.
- E. Passive or active open space.
- F. Signs as permitted in Article **XXXIV** of this chapter.

§ 253-155. Area restrictions and regulations.

In I Institutional Districts, the following area restrictions and regulations shall apply unless otherwise indicated in this chapter:

- A. Lot area, lot coverage, yards and height shall conform to the standards of the R-A Residential Agricultural District, provided that all permitted uses shall comply with applicable federal, state and county laws or regulations.
- B. The tract of land on which each permitted use is conducted shall, in its entirety, be owned and operated as a single or common management and maintenance unit, with common open spaces, parking, utility, maintenance and service facilities and services.