

Township of Franklin, NJ
Wednesday, September 22, 2021

Chapter 253. Land Development

Article XXIV. LM Light Manufacturing Districts

[Added 7-25-2006 by Ord. No. O-19-2006^[1]]

[1] *Editor's Note: This ordinance also repealed former Article XXIV, LMI Light Manufacturing Industrial Districts, as amended.*

§ 253-144. Permitted uses.

In LM Light Manufacturing Districts, land may be used and buildings or structures may be erected, altered or used for any of the following purposes and no other:

- A. Food and associated industries.
- B. Fabrication and assembly of paper and wood products.
- C. Biological, chemical, electronic and pharmaceutical laboratories and scientific laboratories devoted to research, design and experimental operation of equipment.
- D. Fabrication and assembly of computers and related peripheral equipment.
- E. Manufacturing and assembly of electronic products.
- F. Fabrication and assembly of metal products, excluding the processing of metals from raw materials.
- G. Limited manufacture of light machinery.
- H. Printing and publishing.
- I. Instruments and related products including laboratory instruments, medical instruments, photographic equipment, measuring instruments, etc.
- J. Hydroponics and greenhouses as part of a commercial operation for wholesale purposes.
- K. Special trade contractors.
- L. Municipal facilities deemed necessary and appropriate by the governing body of Franklin Township.
- M. Administrative and business offices.
- N. Warehousing and distribution facilities.
- O. Self-storage facilities.
- P. Outdoor storage of building supplies, contractor's equipment or crated and baled material in conjunction with a wholesale establishment not to exceed 10% of the developed portion of the site. Excluded are junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition. All areas used for the storage of material are to be

paved as per standards enumerated in § 253-50A(1). Area is to be screened with a six-foot opaque fence and landscaped.

§ 253-145. Accessory uses.

Accessory uses shall be as follows:

- A. Parking.
- B. Signs.
- C. Enclosed facilities for storage of trash and recyclable materials.
- D. Fences.
- E. Retail sales of goods and/or materials manufactured or warehoused on site, provided that the retail sales area occupies no more than 10% of the building area.

§ 253-146. Conditional uses.

A. Conditional uses shall be as follows:

- (1) Local communications facilities.
- (2) Planned business parks.

B. Prohibited uses:

- (1) Outdoor storage of junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition.
- (2) Asphalt plants.
- (3) Concrete plants.
- (4) Foundries.
- (5) Oil refining facilities.
- (6) Chemical production facilities.
- (7) Metal finishing and production.
- (8) Steel manufacturing.
- (9) Recycling facilities.
- (10) Animal slaughtering.

§ 253-147. Area restrictions and regulations.

In the LM Light Manufacturing District, the following area restrictions and regulations shall apply unless otherwise indicated in this chapter:

- A. Lot area and frontage. A lot area of not less than two acres (87, 120 square feet) shall be provided for every building hereafter erected and used as an industrial facility. Each industrial lot shall have a frontage of at least 150 feet on an approved street or road.
- B. Lot coverage.

- (1) Buildings and structures: 30% maximum.
 - (2) Total impermeable coverage: 50%, except that coverage may be increased to 65%, provided that the applicant demonstrates to the satisfaction of the approving authority that there will be no net increase over preconstruction conditions in the volume and rate of stormwater runoff.
- C. Setbacks.
- (1) There shall be a front yard on each street on which a lot abuts, which shall not be less than 50 feet, provided that off-street automobile parking shall be permitted in the front yard not less than 35 feet from the curb or road right-of-way of any abutting street.
 - (2) There shall be two side yards on each lot, neither of which shall be less than 30 feet.
 - (3) There shall be a rear yard on each lot, which shall not be less than 50 feet.
 - (4) Buffer strips shall be provided when required in accordance with the provisions of Article **XII** of this chapter, provided that no buffer strip shall be less than 50 feet and provided that this may be increased to 100 feet by the Planning Board when deemed necessary in the public interest.
- D. Landscaping. At least 20% of the total lot or tract area shall be landscaped. Such areas shall be subject to review by the Planning Board. Natural features, such as trees, streams, soil conditions, water table and scenic areas, shall be considered in designing the landscape plan.
- E. 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, 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.

§ 253-148. Height restrictions.

No building shall exceed 60 feet in height.