

Township of Franklin, NJ
Wednesday, September 22, 2021

Chapter 253. Land Development

Article XVIII. NC Neighborhood Commercial Districts

[Added 7-25-2006 by Ord. No. O-20-2006^[1]]

[1] *Editor's Note: This ordinance also repealed former Article XVIII, NC Neighborhood Commercial Districts, added 12-28-1999 by Ord. No. O-12-99.*

§ 253-126. Purpose.

The purpose of the Neighborhood Commercial (NC) Districts is to accommodate commercial and service uses at appropriate locations to serve the needs of residents in the residential sections of the Township. The areas are designed to provide convenience-shopping opportunities for residents in selected locations where intensive retail or office development is inappropriate.

§ 253-127. Permitted uses.

Permitted uses shall be as follows:

A. Principal uses.

- (1) Low-intensity retail stores and shops, except that no retail store shall have a floor area of more than 2,500 square feet.
- (2) Shopping centers, where no building shall be larger than 5,000 square feet and not more than one building in excess of 2,500 square feet of floor area shall be occupied by a single tenant or business entity.

Uses (3) through (10) shall be restricted to a maximum of 2,500 square feet in size.

- (3) Restaurants.
- (4) Bars and taverns.
- (5) Personal service establishments.
- (6) Banks and financial institutions.
- (7) Offices for the practice of licensed professionals.
- (8) Child-care centers.
- (9) Government buildings.
- (10) Public utility substations.

B. Accessory uses.

- (1) Parking.

- (2) Signs.
- (3) Enclosures for the storage of trash and recyclable materials.
- (4) Fences.
- C. Conditional uses.
 - (1) Automobile fueling stations, including fueling stations with convenience retail.
 - (2) Drive-through restaurants not to exceed 2,500 square feet in size.
- D. Prohibited uses.
 - (1) Adult-oriented retail businesses.
 - (2) Outdoor storage.
 - (3) Outdoor storage of junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition.
 - (4) Asphalt plants.
 - (5) Concrete plants.
 - (6) Foundries.
 - (7) Oil refining facilities.
 - (8) Chemical production facilities.
 - (9) Metal finishing and production.
 - (10) Steel manufacturing.
 - (11) Recycling facilities.
 - (12) Animal slaughtering.

§ 253-128. Area and bulk requirements.

Area and bulk requirements shall be as follows:

- A. Minimum lot area: one acre.
- B. Minimum lot frontage: 150 feet.
- C. Maximum building height: 35 feet.
- D. Maximum coverage.
 - (1) Buildings and structures: 30%.
 - (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.
- E. Minimum yard setbacks.
 - (1) Principal buildings and structures:
 - (a) Front: 25 feet.
 - (b) Side: 20 feet.

- (c) Rear: 35 feet.
- (2) Accessory buildings and structures:
 - (a) Front: not permitted.
 - (b) Side: 10 feet.
 - (c) Rear: 15 feet.
- (3) Parking:
 - (a) Front: No more than 25% of the total number of required spaces shall be located between the front facade of the principal building and the primary abutting roadway.
 - (b) Side: 10 feet unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
 - (c) Rear: 15 feet, unless the parking area is part of a shared parking scheme pursuant to § 253-92J.
- F. Minimum landscaped area: 30%.
- G. 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 proceeding 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 of the final site plan.
- H. Design standards.
 - (1) The architecture of buildings in this district shall be designed to have a residential character, as evidenced by rooflines, building materials, and color schemes. All buildings in shopping centers shall be consistent in design and signage packages. The applicant shall be required to present architectural plans to the Architectural and Landscape Advisory Board prior to submission to the Board.