

Township of Franklin, NJ
Wednesday, September 22, 2021

Chapter 253. Land Development

Article XXXII. P-I Pinelands Institutional Districts

[Added 8-10-1982 by Ord. No. O-17-82; amended 5-9-1989 by Ord. No. O-4-89]

§ 253-171. Permitted uses.

In P-I Pinelands Institutional 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. College, private or public elementary, secondary or nursery school, including playgrounds, parks and accessory buildings, or other educational institutions 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 a 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.

§ 253-172. Area restrictions and regulations.

The following restrictions and regulations in the P-I Pinelands Institutional District shall apply unless otherwise indicated in this chapter:

- A. Lot area.
 - (1) Lot area, lot coverage, yards and height shall conform to the standards of the PR-R Pinelands Rural Residential District, provided that all permitted uses shall comply with applicable federal, state and county laws and regulations.
 - (2) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the P-I District shall be less than that needed to meet quality standards of § **253-77B(4)**, whether or not the lot may be served by a centralized sewer treatment or collection system.
- B. The tract of lands 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.