

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

## Chapter 253. Land Development

### Article XXIX. PH-C Pinelands Highway Commercial Districts

[Added 8-10-1982 by Ord. No. O-17-82; amended 6-26-1984 by Ord. No. O-9-84; 5-9-1989 by Ord. No. O-4-89]

#### § 253-161. Permitted uses.

[Amended 12-28-1999 by Ord. No. O-13-99]

In PH-C Pinelands Highway Commercial 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. Agriculture.
- B. Agricultural equipment sales and service.
- C. Agricultural commercial and processing facilities.
- D. Garden centers.
- E. Nurseries and greenhouses.
- F. Building materials and garden supplies.
- G. Automotive repair shops, including auto body repair.
- H. Restaurants, excluding drive-through restaurants.
- I. Convenience commercial.
- J. Government buildings.
- K. Public utility substations.
- L. Child-care centers.
- M. Veterinary hospitals and clinics.

#### § 253-162. Accessory uses.

[Added 12-28-1999 by Ord. No. O-13-99]

Accessory uses shall be as follows:

- A. Indoor storage of goods which are sold on site (not warehousing).
- B. Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- C. Parking.

- D. Signs.
- E. Enclosures for the storage of trash and recyclable materials.
- F. Fencing.

## § 253-163. Conditional uses.

[Added 12-28-1999 by Ord. No. O-13-99]

Conditional uses shall be as follows:

- A. Local communications facilities.

## § 253-164. Area restrictions and regulations.

The following restrictions and regulations in the PH-C Pinelands Highway Commercial District shall apply unless otherwise indicated in this chapter:

- A. Lot area and frontage.
  - (1) A lot area of not less than 3.4 acres shall be provided for every building hereafter erected for commercial use or as a dwelling, provided that each lot shall have a frontage of at least 125 feet on an approved road or street.
  - (2) Notwithstanding the minimum lot area set forth above, no such minimum lot area for a nonresidential use within the PH-C District shall be less than that needed to meet the water quality standards of § **253-77B(4)**, whether or not the lot may be served by a centralized sewer treatment or collection system.
- B. <sup>[1]</sup>Lot coverage. Not more than 50% of the area of each lot may be occupied by buildings and accessory uses.  
*[1] Editor's Note: Former Subsection B, Building area, was repealed 12-28-1999 by Ord. No. O-13-99.*
- C. Setbacks.
  - (1) There shall be a front yard on each street on which a lot abuts, which shall not be less than 100 feet, provided that off-street 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 20 feet.
  - (3) There shall be a rear yard on each lot, which shall be not 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 75 feet, and provided that this may be increased to 100 feet by the Planning Board if deemed necessary in the public interest