

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

Chapter 253. Land Development

Article XXX. PN-C Pinelands Neighborhood 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]

§ 253-165. Permitted uses.

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

In PN-C Pinelands Neighborhood 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. Principal uses.

- (1) Convenience retail stores.
- (2) Diners and restaurants excluding drive-through establishments.
- (3) Bars, taverns and inns.
- (4) Personal service establishments.
- (5) Child-care centers.
- (6) Automotive repair garage.
- (7) Government buildings.

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.

§ 253-166. Area restrictions and regulations.

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

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

A. Lot and area frontage.

- (1) A lot area of not less than 3.4 acres shall be provided for every building hereafter erected for commercial use, provided that each lot shall have a frontage of at least 125 feet on an approved road or street.
- (2) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the PN-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. Lot coverage.

- (1) Buildings and structures: 30%.
- (2) Total impermeable coverage: 45%, except that coverage may be increased to 60%, 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 and that the design meets the standards of N.J.A.C. 7:50-6.84.A.6.

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.
- (2) There shall be two side yards on each lot, neither of which shall be less than 25 feet.
- (3) There shall be a rear yard on each lot, which shall not be less than 25 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.