

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

Chapter 253. Land Development

Article XXVII. PR-R Pinelands Rural Residential 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; 2-9-1993 by Ord. No. O-3-93; 6-9-1993 by Ord. No. O-15-1993; 11-25-1997 by Ord. No. O-15-1997; 2-13-2001 by Ord. No. O-1-2001]

§ 253-156. Permitted principal uses.

In the PR-R Pinelands Rural Residential districts, land may be used and buildings or structures erected, altered or used for any of the following purposes and no other:

- A. Single-family detached dwellings, provided that clustering of the permitted units shall be required in accordance with § **253-98** whenever two or more units are proposed as part of a residential development.
[Amended 6-26-2012 by Ord. No. O-5-12]
- B. Farming in any of its branches, except that slaughterhouses, piggeries and like obnoxious businesses are specifically prohibited.
- C. Agricultural commercial establishments.
- D. Municipal building, police station, municipal park, municipal recreation area, garage for storage and repair of municipal or School Board equipment, fire station, first-aid squad building, private or parochial school or School Board office, and other municipal uses.
- E. Public utilities and public utility substations, except that centralized wastewater treatment and collection facilities shall be permitted to service the PR-R District only in accordance with § **253-77B(2)**.
- F. Privately owned outdoor recreation areas for use by the general public, such as parks, picnic grounds, riding academy, natural swimming area, golf course and golf driving range, provided that:
 - (1) The use and its design are compatible with the natural character of the site developed areas surrounding the proposed use.
 - (2) The use includes only necessary accessory structures customarily included in the operation of such outdoor activity.
 - (3) No commercial activity shall be permitted, except for charging admission, the rental of athletic equipment or such other purposes as is clearly incidental to the permitted use.
 - (4) Any such commercial activity as is permitted or parking area shall be screened or separated from a public street or from an adjoining property by a buffer strip of not less than 100 feet in width, to assure that the proposed use shall not detract from or adversely affect the surrounding properties.
- G. Forestry.

- H. Single-family detached dwellings meeting the Pinelands social and cultural exemptions of § **253-97B**.
- I. Single-family detached dwellings on lots of one acre in accordance with the density transfer program requirements of § **253-97G**.

§ 253-156.1. Accessory uses.

- A. Roadside market for sale of farm products, provided at least 51% of the annual gross sales shall be generated from sales of agricultural output of the farm or at least 51% of the sales area shall be devoted to the sale of agricultural output of the farm.
- B. An office of a physician, dentist, lawyer, architect, engineer or other licensed professional person, or musicians studio, when located within or directly connected to the dwelling use by such professional person as his private dwelling provided that the area of the office or studio shall not exceed 15% of the area of the dwelling, there shall be no more than one nonresident employee and parking shall be provided as required by § **253-93A** of this chapter.
- C. Home occupations consistent with the standards of § 253-190.10.
- D. A private garage for not more than three vehicles provided that such garage is located in the rear yard of the lot or is directly connected to the dwelling.
- E. Signs as permitted in Article **XXX** of this chapter.
- F. Fences, subject to the standards of § **253-190.9**.
- G. Swimming pools, provided that such pools shall be secured as required by the Uniform Construction Code.^[1]
[1] *Editor's Note: See Ch. 190, Construction Codes, Uniform.*
- H. Customary farm buildings for livestock, for the storage of farm products or equipment or for the processing of farm products.
- I. Tennis court.
- J. Parking of commercial vehicles in conjunction with a residential use subject to the provisions of § 253-190.11.

§ 253-156.2. Conditional uses.

The following may be approved by the Planning Board as conditional uses subject to compliance with the applicable standards established in Article **XXXVI** of this chapter.

- A. Church or place of worship.
- B. Cemetery.
- C. Club or lodge organized for fraternal or social purposes.
- D. Bed-and-breakfast inns.
- E. Agricultural labor housing facilities.
- F. Dog kennel in accordance with the Franklin Township Kennel Ordinance.^[1]
[1] *Editor's Note: See Ch. 151, Dogs and Other Animals, Article I, Dogs and Kennels.*
- G. Nonclustered residential development in accordance with § 253-190.8.2.
[Added 6-26-2012 by Ord. No. O-5-12]

§ 253-157. Area restrictions and regulations.

A. Minimum lot area.

- (1) Minimum residential lot area: 3.4 acres for existing lots of record. Developments of two or more units in the RR Rural Residential District must be clustered on one-acre lots in accordance with § **253-98**.
[Amended 6-26-2012 by Ord. No. O-5-12]
- (2) The minimum area for a nonresidential use in the PR-R District shall not 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. Minimum lot frontage: 125 feet.

C. Maximum impervious coverage: 15%.

D. Minimum yard setbacks.

- (1) Front: 50 feet from each street which the lot abuts unless the setback of the structures in the immediate area is further than 50 feet, in which case the setback shall conform to the immediate area.
- (2) Side: 20 feet minimum (each side when applicable).
- (3) Rear: 50 feet.
- (4) In addition to the minimum standards of Subsections **D(1)** through **(3)**, residential uses must also comply with the minimum agricultural buffer requirements of § **253-101D**.
- (5) A minimum ten-foot setback shall be provided for pump houses, sheds, protective shelters and similar minor structures accessory to a farming operation.