

**TOWNSHIP OF FRANKLIN**

**O-13-22**

**ORDINANCE OF THE TOWNSHIP OF FRANKLIN AMENDING CHAPTER 253-  
LAND DEVELOPMENT ARTICLE XXIII – IC INTERCHANGE COMMERCIAL**

Chapter 253. Land Development

Article XXIII. IC Interchange Commercial

§ 253-141. Purpose.

The purpose of the IC District is to recognize the area around the interchange of Route 55 and Route 40 as a unique opportunity to create a commercial enclave focused on serving the traveling public passing through the township.

§ 253-142. Permitted uses.

Permitted uses shall be as follows:

A.

Principal uses.

(1)

Automobile fueling stations, including fueling stations with convenience retail, except truck stops which are prohibited.

(2)

Diners and restaurants, including drive-through restaurants.

(3)

Bars, pubs and taverns.

(4)

Hotels and motels.

(5)

Government buildings.

(6)

Public utilities and utility substations.

(7)

Mass transit stations and depots.

(8)

Child-care centers.

(9)

**Residential Solar Energy Systems per 253-83-1**

(10)

**Commercial Solar Energy Systems per 253-83-2**

B.

Accessory uses.

(1)

Indoor storage of goods which are sold on site (not warehousing).

(2)

Parking.

(3)

Signs.

(4)  
Enclosures for the storage of trash and recyclable materials.

(5)  
Fencing.

C.  
Conditional uses.

(1)  
Automotive sales and service facilities.

(2)  
Planned business parks.

(3)  
Regional and design commercial shopping centers.

(4)  
Local communications facilities.

§ 253-143. Area and bulk standards.

Area and bulk standards shall be as follows:

A.  
Minimum lot area: 1.5 acres.

B.  
Minimum lot frontage: 200 feet.

C.  
Minimum setbacks.

(1)  
Principal building.

(a)  
Front: 50 feet.

(b)  
Side (each): 20 feet.

(c)  
Rear: 50 feet.

(2)  
Accessory structures.

(a)  
Front: 50 feet.

(b)  
Side: 10 feet.

(c)  
Rear: 10 feet.

(3)  
Parking.

(a)  
Front: 25 feet.

(b)  
Side: 10 feet, unless the parking area is part of a shared parking scheme pursuant to § **253-92J**.

(c)  
Rear: 10 feet, unless the parking area is part of a shared parking scheme pursuant to § **253-92J**.

(d)

**Bulk Requirements for Residential Solar Energy Systems per 253-83-1**

(e)

**Bulk Requirements for Commercial Solar Energy Systems per 253-83-2**

D.

Maximum impervious coverage.

(1)

Buildings: 35%.

(2)

Total impermeable coverage: 50%, except that coverage may be increased to 70%, 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.

Maximum building height: 45 feet.

F.

Minimum landscaped area: 25%.

ATTEST:

TOWNSHIP OF FRANKLIN

\_\_\_\_\_  
Barbara Freijomil, Clerk

\_\_\_\_\_  
John Bruno, Mayor

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do here certify that the foregoing Ordinance was introduced at the Regular Meeting of the Township of Franklin held on May 10, 2022 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on May 24, 2022 at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
Barbara Freijomil, Municipal Clerk

Introduced May 10, 2022

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Deegan						
Petsch-Wilson						
Flaim						
Bruno						

Adopted May 24, 2022

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Deegan						
Petsch-Wilson						
Flaim						

<b>Bruno</b>						
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