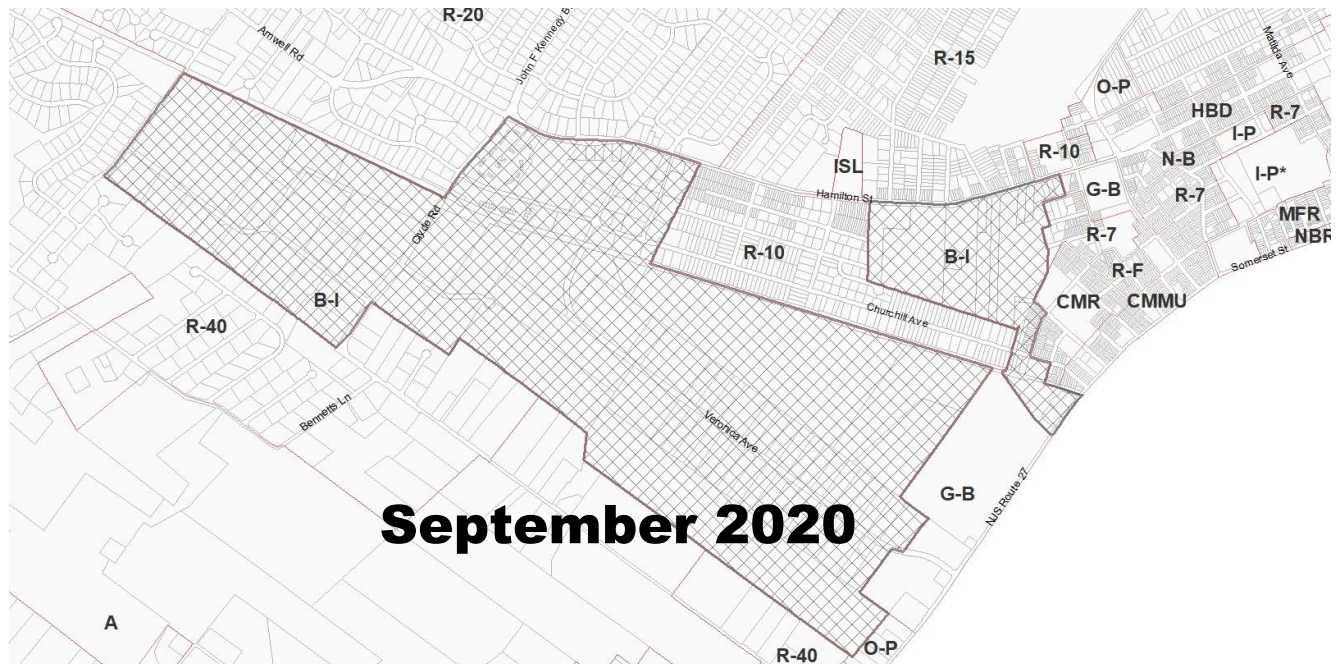
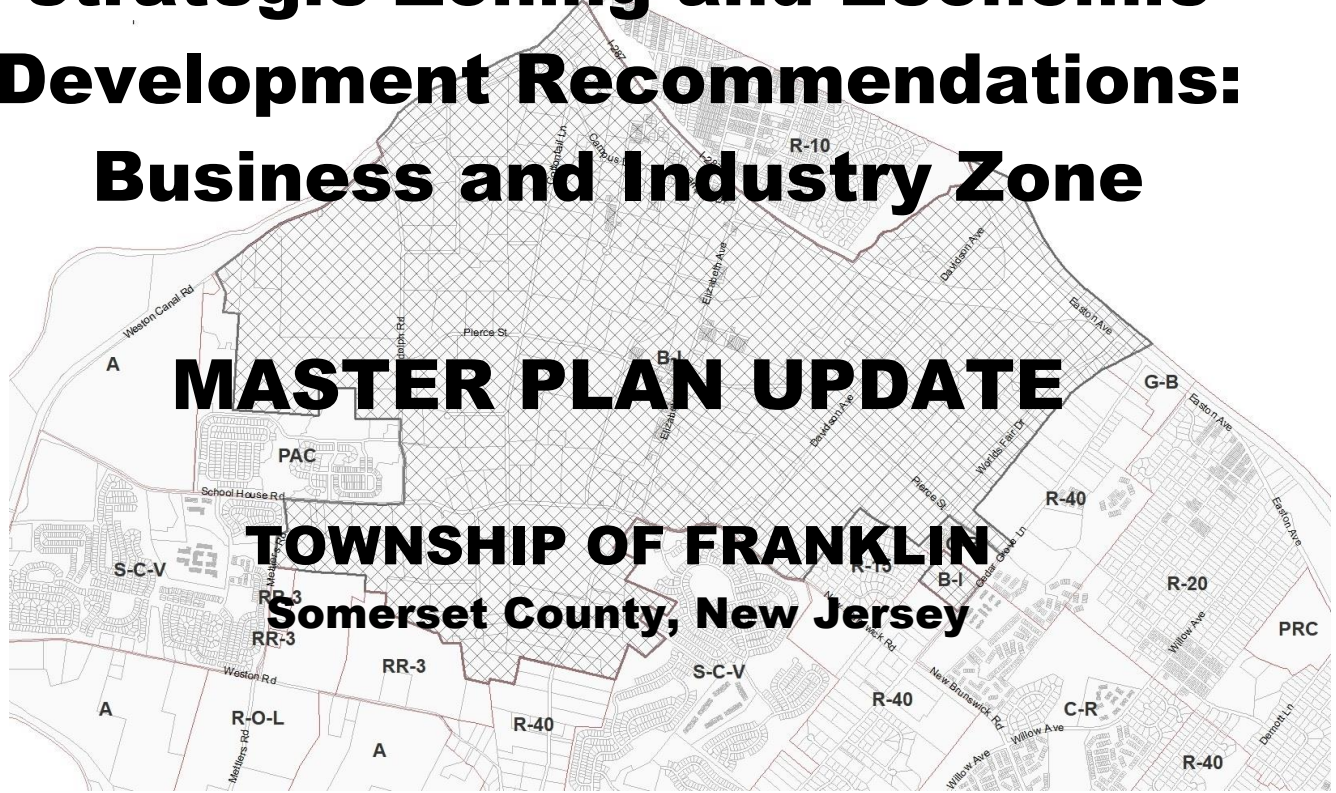


Strategic Zoning and Economic Development Recommendations: Business and Industry Zone



Strategic Zoning and Economic Development Recommendations: Business and Industry Zone

MASTER PLAN UPDATE

TOWNSHIP OF FRANKLIN Somerset County, New Jersey

Prepared for:

Planning Board,
Township of Franklin

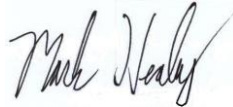
Prepared by:

Mark Healey, PP, AICP
Director of Planning
Franklin Township

In consultation with:

Vincent Dominach
Economic Development Director/ Business Advocate

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.



Mark Healey, P.P. #5803

Introduction

This Master Plan Update addresses recommendations pertaining to the Township's Corporate Business (C-B), and M-1 and M-2 Light Manufacturing zones contained in the following planning reports:

- "Reexamination of Master Plan & Development Regulations" adopted by the Planning Board on March 2, 2016 (herein after "Reexamination Report"); and
- "Strategic Zoning and Economic Development Recommendations" study prepared by 4Ward Planning dated 8/7/17 (herein after "4ward Zoning Study").

Both the Reexamination Report and 4ward Zoning Study address, in part, permanent changes in the national economy (e.g., reduced need for office space due to technology advances and other changes in business practice) that affect the long-term viability of the Township's Corporate Business (C-B) zone as well as aspects of the Township's zoning ordinance (e.g., use and bulk requirements of the Corporate Business (C-B), and M-1 and M-2 (Light Manufacturing) zones. These aspects impede appropriate opportunities for economic development and job creation in the Township's corporate and industrial areas that take advantage of Franklin's centralized location in the Tri-State area with access to the regional transportation corridors including I-287 and the New Jersey Turnpike and public transportation.

This Master Plan Update covers these issues and offers zoning recommendations regarding the Township's C-B, M-1 and M-2 zones to address them.

Reexamination Report

The Reexamination Report addresses these issues as follows:

- **Change:** *Office Vacancies.* Following the recent economic downturn and resulting from what appear to be permanent changes in the national economy (e.g., reduced need for office space due to technology advances and other changes in business practice), office vacancy rates have increased significantly. This issue affects not only employment opportunities within the Township but has long-term potential to negatively affect the Township's non-residential tax base.

Franklin certainly isn't the only town faced with this challenge. According to the County's "Trends & Indicators" report (2013) Somerset County has experienced one of the highest overall office vacancy rates of all counties in New Jersey. According to the "Trends & Indicators" report "this space represents an opportunity for economic growth to occur in an efficient and sustainable manner; taking advantage of the existing infrastructure system and locational assets. The County Investment Framework and the county's Comprehensive Economic Development Strategy (CEDS) in conjunction with new State incentives associated with the recently adopted Economic Opportunity Act of 2013 encourage and support improvements in the office market and overall economy."

Recently, the County, with participation by the Township, evaluated potential redevelopment opportunities in the office/ industrial area in the northwest quadrant of the Township as part of the County's "Access and Mobility" planning study. In particular, this study evaluated potential redevelopment opportunities in the Atrium Drive area between Davidson Avenue and Worlds Fair Drive. The study also evaluates certain circulation improvements (e.g., connection of Atrium Drive to Napoleon Court) to improve access to the area in order to increase its potential for job creating development.

The Township is currently in the process of establishing a Council-level Economic Development Committee which will be charged with addressing such issues.

Recommendation: The Township needs to proactively address this matter. Efforts should include: development of a comprehensive economic development strategy (including identification of business sectors that would benefit from locating in Franklin and recruitment of same to the Township) and evaluation of appropriate zoning changes to allow appropriate job-creating redevelopment in this area of the Township.

- **Issue:** *CB Zone Infill Mixed-Use Overlay Zone, Davidson Avenue.* In the Corporate Business (CB) zone on either side of Davidson Avenue there exists potential to create infill mixed-use development. An Infill Mixed-Use Overlay Zone could be created to promote such an opportunity. Depending on the success of the Elizabeth Avenue Retail Overlay Zone, consideration may be due to ultimately create a separate Infill Mixed-Use Zone. Retail uses could support the workforce and residential communities in the area. Parking would have to be accommodated in parking structures.

Status: This recommendation has not been implemented. The economic development strategy discussed above with respect to the office vacancy issue should evaluate amendments to the CB zone (e.g., permitting a different mixture of uses such as retail, restaurants, etc.) to ensure that this area remains fully occupied and productive.

The Reexamination Report also addressed a number of other issues and recommendations pertaining to the Township's corporate and industrially-zoned areas:

- **Issue:** Maintain sufficient areas of light industrial zoning to ensure a varied tax base. The area available for industrial development has been significantly reduced via the approval of several large-scale senior residential developments along New Brunswick Road, Schoolhouse Road and Randolph Road.

Status: This remains a valid planning objective which should be addressed in the Master Plan.

- **Issue:** Encourage commercial and industrial development in areas with access to major regional highways and in established areas. Encourage infill within existing industrial districts to reduce sprawl by increasing density while minimizing environmental impact.

Status: This remains a valid planning objective.

- **Issue:** Expand the list of permitted uses in industrial districts, recognizing new and emerging uses which should be directed to such districts.

Status: The Township's industrial districts permit a wide variety of uses such that, to the Township's knowledge, no otherwise appropriate use has been dissuaded from locating in Franklin due to the language of the zoning ordinance. Nonetheless, this remains a valid planning objective and should be evaluated in the Master Plan (e.g., specifically listing certain appropriate and sought-after uses (e.g., data centers) with modification of requirements such as parking when these uses employ fewer employees than the traditional uses in such districts).

The Reexamination Report cited the following related goal from the Township's Master Plan and indicated that it remained valid:

Goal: Encourage commercial and industrial development in areas with access to major regional highways (I-287) and in established areas.

- Locate major employment and traffic-drawing uses in areas where they will least impact residential neighborhoods.
- Maintain size of industrial districts to ensure adequate space for light industry and warehousing.

Lastly, the Reexamination Report anticipated an increase in the demand and need for specialized housing geared towards aging seniors due to the significant increase in the older population in the Township. Thus, Reexamination Report recommended that the Township should review its zoning and accommodate for such uses in the Township's corporate and industrial zones:

- **Change:** As indicated above, the 55 and over population increased by over 5,900 persons between 2000 and 2010 to 15,979 (a 59% increase). The 55 and over population accounted for 52% of the Township's population increase between 2000 and 2010. The vast majority of this increase was due to the construction of four large age-restricted communities (Canal Walk, Somerset Run, Renaissance and Sterling Point) in the northwesterly portion of the Township. This demographic trend will have lasting effects on the Township including increased demands on emergency services and with likely increased need for public transportation as these communities age in place.

Recommendation: The significant increase in the older population will undoubtedly increase the demand and need for specialized housing geared towards aging seniors (e.g., residential health care, long-term care and assisted living facilities). The Township should review its zoning and accommodate for such uses, particularly in the northwesterly portion of the Township (e.g., in the C-B, M-1, M-2 and/or R-O-L zoning districts).

4ward Zoning Study

The Township has made economic development a key initiative. Part of this initiative has included retaining the consultant firm *4ward Planning* to conduct a Township-wide community market analysis and to develop strategic zoning and economic development recommendations in support of the Hamilton Street Business District (HBD) and Corporate Business (CB) district districts. These reports can be found on the Township website (<http://franklintwpnj.org/government/departments/economic-development/community-market-analysis>).

In particular, 4ward Zoning Study offers a number of zoning-related recommendations regarding the Corporate Business and Hamilton Street areas. The 4ward Zoning Study notes a profound oversupply of corporate office space in suburban office campuses and agreed with the assessment in the Township's 2016 Reexamination report which indicated:

“...permanent changes in the national economy (e.g., reduced need for office space due to technology advances and other changes in business practice), office vacancy rates have increased significantly. This issue affects not only employment opportunities within the Township but has long term potential to negatively affect the Township's non-residential tax base.”

The study also acknowledged increased interest for space in the CB zone for advanced manufacturing and distribution operations, activities that are currently not permitted in the CB zone. Lastly, it noted the strength of the warehousing and light distribution segments due to the rise in ecommerce (uses that are also not permitted in the C-B zone).

As a result of the above factors, the 4ward Zoning Study offered a number of zoning recommendations including:

- Expanding the M-2 Light Manufacturing Industrial zoning district;
- Consolidation of the M1 and M2 districts into a solitary M zone and extend said zone to cover the current CB Zone - merging the Corporate Business CB District with the M-1 and M-2 districts requirements - making light industrial operations a permitted principal use in the CB District and doing away with having both M-1 and M-2 districts, in favor of having, simply, an M zone;
- Anticipate future subdivision of some CB-zoned properties to allow/encourage a broader range of activities in the CB zoning district (typically fronting on Davidson Avenue).

- In the C-B zone, consider the potential of parcels to accommodate uses currently permitted in the M-2 zoning district, while still maintaining a high-quality business campus environment.
- Broaden the list of permitted uses - update zoning to accommodate emerging demand for other compatible business activities that will find the campus environment and excellent access to I-287 and nearby regional transportation network an attractive location. Below are examples of uses that could bring new synergies and investment to the district:
 - indoor sports and recreation
 - showroom retail (e.g., where a light assembly business or manufacturer offers a limited selling space (no more than 10 percent of the gross building area) for purposes of displaying and selling products which are made on site)
 - educational institutions
- Update setback and parking requirements that may be outmoded and calibrated for needs of an earlier period.

Planning Board Evaluation

In 2018 the Planning Board reviewed the matter in worksession. In particular, the Planning Board reviewed the 4ward Zoning Study and the recommendations contained therei and reviewed the additional analysis and recommendations offered by Township Planning/ Zoning and Economic Development staff in a memorandum dated January 11, 2018 (provided in Appendix 1 and herein referred to as the “Staff Memorandum”).

The Staff Memorandum offered the following analysis and recommendations:

Additional Observations

- The M-1, M-2 and C-B already permit largely the same mixture of uses with few exceptions:
 - Warehouse and light manufacturing not permitted in the C-B zone
 - M-1 and M-2 zones permit extended stay hotel but not regular hotels or conference facilities
 - Limited retail sales permitted in association with warehousing in M-1 but not in M-2 zone
 - Indoor recreational uses are permitted in the M-1 and M-2 zone but not the C-B zone
- Staff is unaware of any significant planning rationale for requiring 5 acres in the M-1 zone and 2 acres in the M-2 zone

Recommendations

Having reviewed this matter and the 4ward Zoning Study, Staff recommends the following:

- Consolidating the M-1, M-2 and C-B zones into one zone with set of permitted uses in this combined zone which permits:
 - all uses currently permitted in the M-1, M-2 and C-B in this new combined zone

- data centers
- “showroom retail” up to 10% in warehouses
- assisted living and similar facilities
- trade schools and skills-oriented uses (e.g., karate school, cross-fit, etc)
- fitness centers (e.g., Planet Fitness) subject to specific parking requirements due to large parking needs for such uses
- Having one set of bulk standards (lot area, setbacks, building height, lot and impervious coverage, FAR) for this new combined zone
 - Use M-2 zone standards for lot area, frontage, setbacks, and lot and impervious coverage
 - Use C-B zone standards for building height
 - Eliminate footnotes that allows hotels to be 12 stories in height and which exempt them from FAR; add footnote requiring 4 acres for hotel
 - Continue to limit building height to 50 feet for properties adjoining residential zones
 - Require larger yards where such yards adjoins residential zones
- Have one set of consistent buffer requirements with larger buffer where adjoining a residential zone
- Examine parking requirements for permitted uses and add requirements for uses to be added (e.g., data center)

At the conclusion of the Planning Board’s review of the matter, the Board requested that Township Planning/ Zoning and Economic Development staff prepare a draft Master Plan amendment and zoning ordinance incorporating the recommendations of the Reexamination Report, the 4ward Zoning Study and the Staff Memorandum. In doing so, the Planning Board recommended that particular attention be paid to: maintaining the appropriate front yard setbacks for both buildings and parking lots in order to retain the suburban character of the Township’s corporate and industrials; requiring substantial building and parking lot setbacks where development in these zones abut residentially-zoned land; and requiring buffers of sufficient width and design where development in these zones abut residentially-zoned land

Amendments to the Master Plan

In light of the analysis outlined above, the Land Use Plan Element of the Master Plan shall be revised as outlined below. Upon adoption by the Planning Board in accordance with the New Jersey Municipal Land Use Law, the following shall constitute amendments specifically to the Land Use Plan Element of the Master Plan.

The Land Use Plan map shall be revised as reflected in Figures 3 through 6. The proposed Land Use Plan map reflects the recommended elimination of the M-1, M-2 and C-B zones and their consolidation into one new zoning district entitled the “Business and Industry (B-I)” zone. The purpose of this new zone is as follows:

To provide sufficient space in appropriate locations for a mixture of office, laboratory, hotel, data processing and communication, light industrial, manufacturing, warehouse and other such compatible uses which provides opportunities for job creation by taking

advantage of Franklin's centralized location in the Tri-State area with access to the regional transportation corridors including I-287 and the New Jersey Turnpike as well as public transportation. The standards are intended to require maximum attention to proper site design including the location of structures and parking areas, proper ingress and egress, architectural design, storm water management, landscaping and the need to ensure visual harmony and avoidance of nuisances upon adjacent residential areas.

The Land Use Plan is also hereby amended to recommend that the Township Land Development Ordinance be revised in a manner consistent with the following (and reflected in the draft ordinance provided in Appendix 2):

Zoning District Designations

- The Zoning Map and Land Development Ordinance should be revised to eliminate the C-B, M-1 and M-2 zones and consolidate them into a new Business and Industry (B-I) zone.

Permitted Uses

- Schedule 1, Permitted Uses, should reflect the elimination of the C-B, M-1 and M-2 zones and their consolidation into a new Business and Industry (B-I) zone.
- Make light manufacturing and warehouse operations a permitted principal use in the former C-B District.
- Broaden the list of permitted uses - update zoning to accommodate emerging demand for other compatible business activities that will find the campus environment and excellent access to I-287 and nearby regional transportation network an attractive location including:
 - Data center
 - Banquet facilities
 - indoor recreation
 - showroom retail (e.g., where a light assembly business or manufacturer offers a limited selling space for purposes of displaying and selling products which are made on site)

Lot and Yard Requirements

- Amend Schedule 2, Lot and Yard Requirements, to outline bulk requirements (e.g., lot area, setbacks) applicable to the new B-I zone
- Provide larger setbacks for buildings taller than 50 feet in height
- Consistent with recommendations, decrease the required lot area requirement to 2 acres (consistent with the current M-2 zone) and adjust setback requirements accordingly, but provide substantially larger setbacks for sites adjoining residentially-zoned land (e.g., the

draft ordinance would increase the rear yard setback from 25 feet to 100 feet in such instances and would be further increased to 150 feet for buildings taller than 50 feet).

Height, Coverage and Building Requirements

- Amend Schedule 3, Height, Coverage and Building Requirements, to provide building height and coverage (lot and impervious) applicable to the new B-I zone.
- Allow a building height of 65 feet consistent with the currently-permitted height in the C-B zone but require larger setbacks when building heights exceed 50 feet (as indicated above)
- Eliminate footnote that permits hotels to be up to 120 feet in height exceed but grandfather existing such hotels

Landscaping and Buffering

- Update Schedule 6, Landscaping and Buffer Requirements, to provide perimeter buffering requirements for the new B-I zone consistent with those required in the C-B, M-1 and/or M-2 zones
- Require a buffer of at least 50-feet where adjoining residentially-zoned land and increase such buffer to at least 75-feet when building heights exceed 50 feet.
- Improve buffer design requirements including a requirement for fencing and increasing the size of required plantings.

Associated Amendments

- Make associated amendments to the Land Development Ordinance including but necessarily limited to:
 - Provide new or updated parking requirements for uses permitted in the B-I zone.
 - Amend Schedule 5, Sign Regulations, to include uses permitted in the B-I zone.
- Provide definitions of uses of permitted in the B-1 to provide transparency and clarity; revise ordinance to provide consistent use of terms
- Rezone certain small isolated lots located along Weston Canal Road to appropriate zoning districts:
 - Lots 4.03 and 5 in Block 516.01 are recommended to be placed within the proposed B-1 zone. Lot 5 is currently zoned M-1 and lot 4.03 is currently in the PAC zone (but is far too small to be developed in accordance with the standards of that zone). These lots adjoin the remainder of the proposed B-I zone.
 - Lot 4.05 is in Block 516.01 (an isolated roughly one-acre residential lot currently zoned M-1) is proposed to be placed within the A zone. This lot adjoins properties currently located in the A zone.

MAPS

Figure 1: "Route 287" Existing

BEFORE

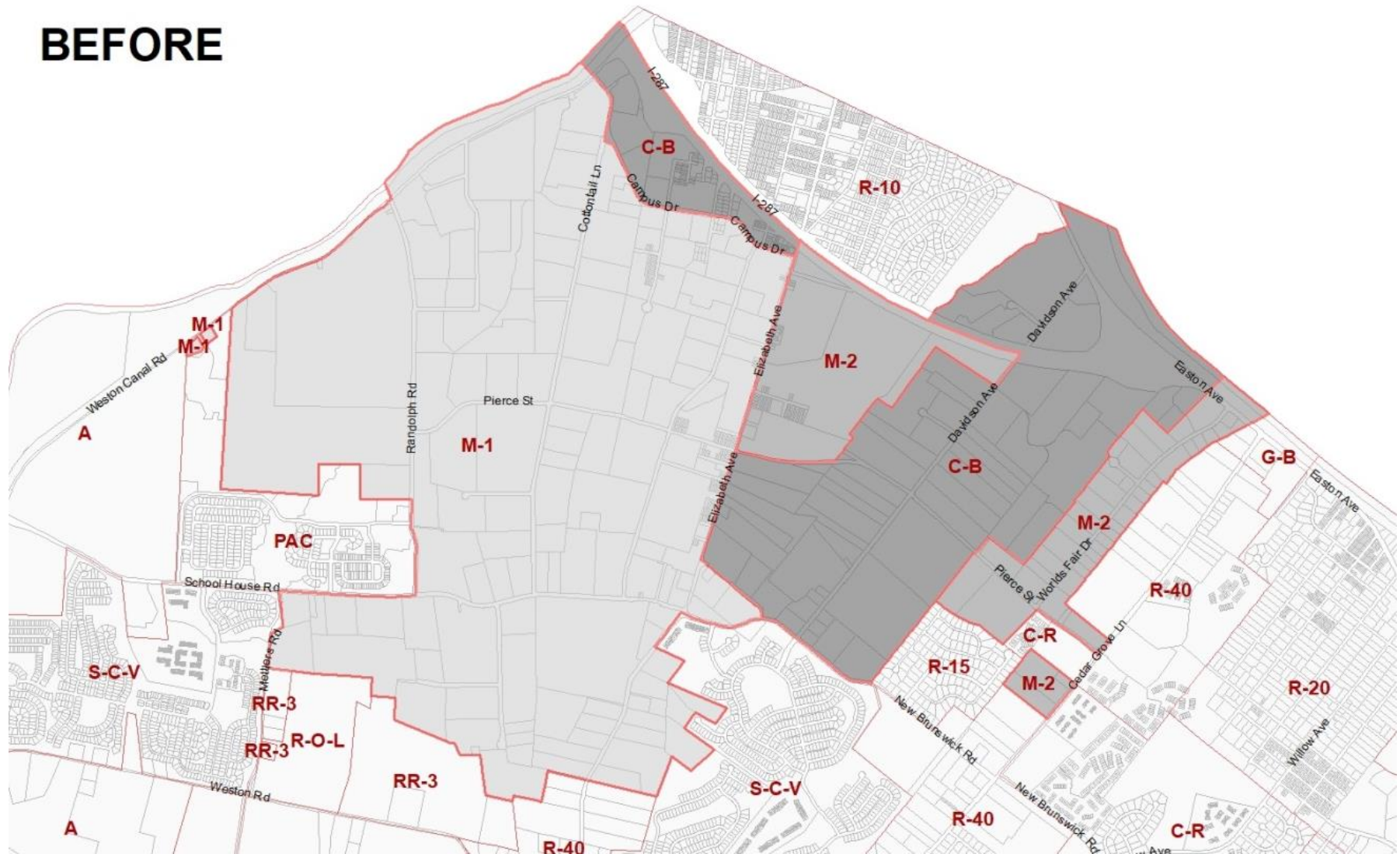


Figure 2: "Somerset Area" Existing

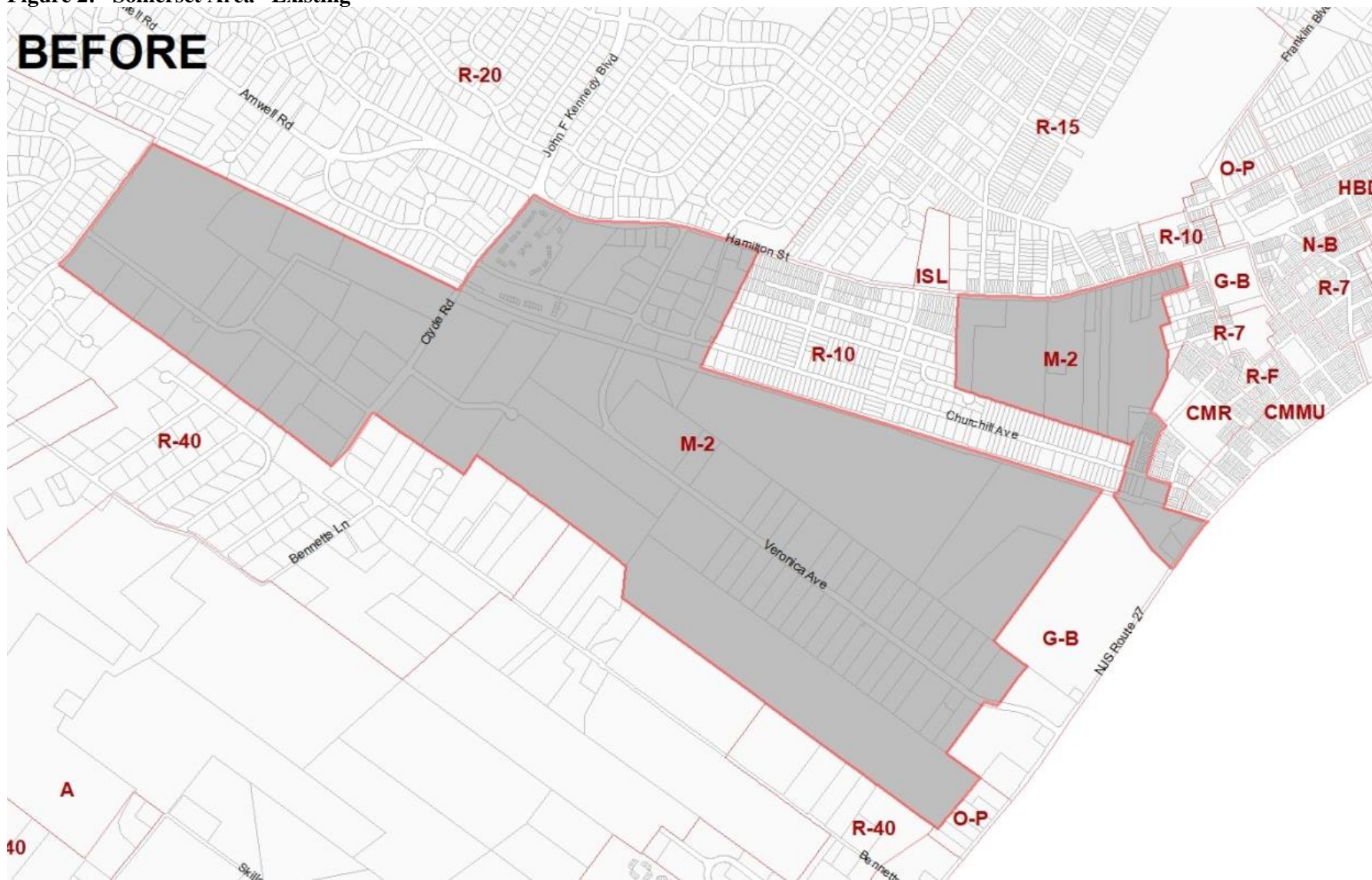


Figure 3: "Route 287 Area" Proposed Changes to Land Use Plan Map

PROPOSED

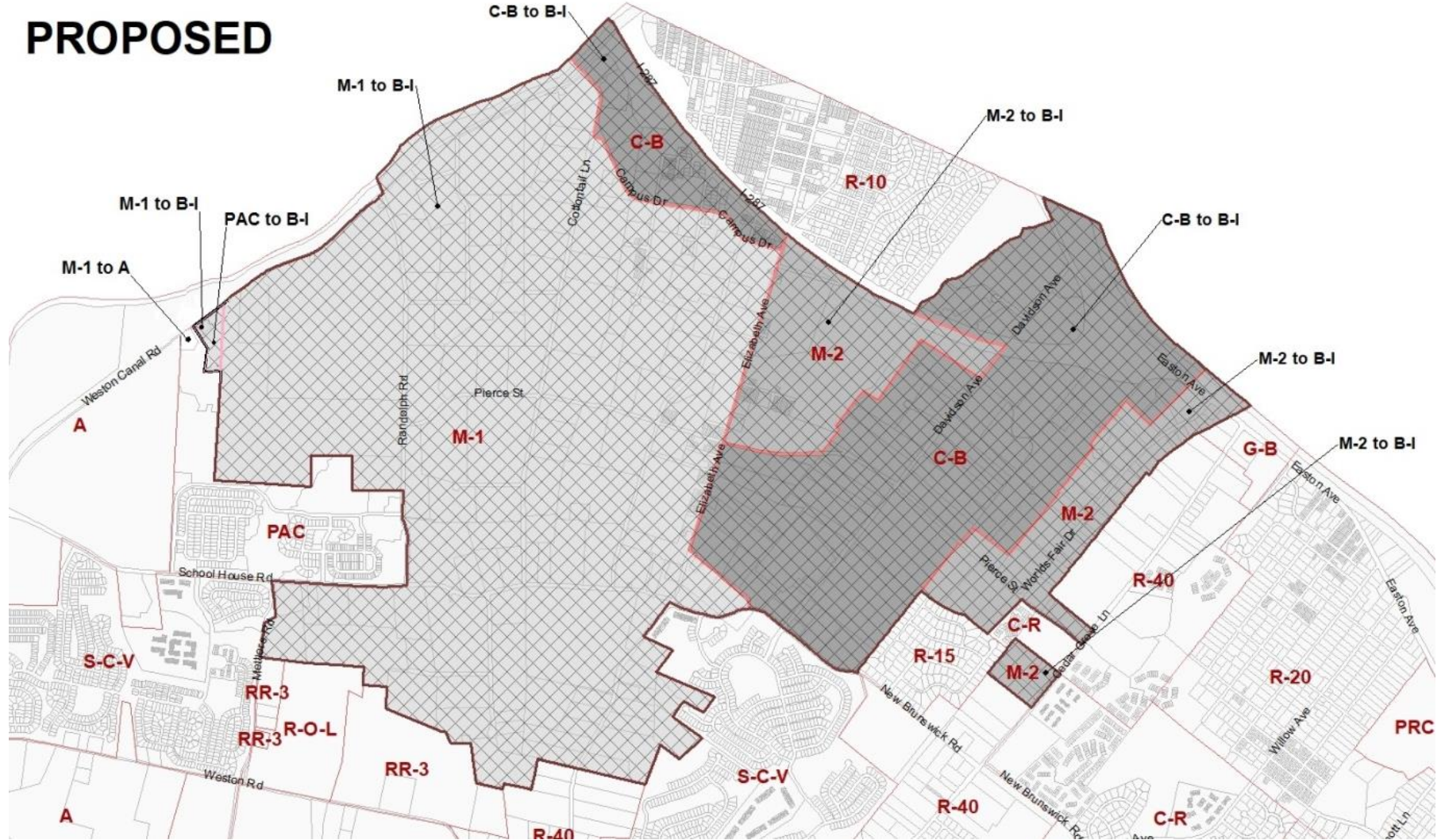


Figure 4: "Somerset Area" Proposed Changes to Land Use Plan Map

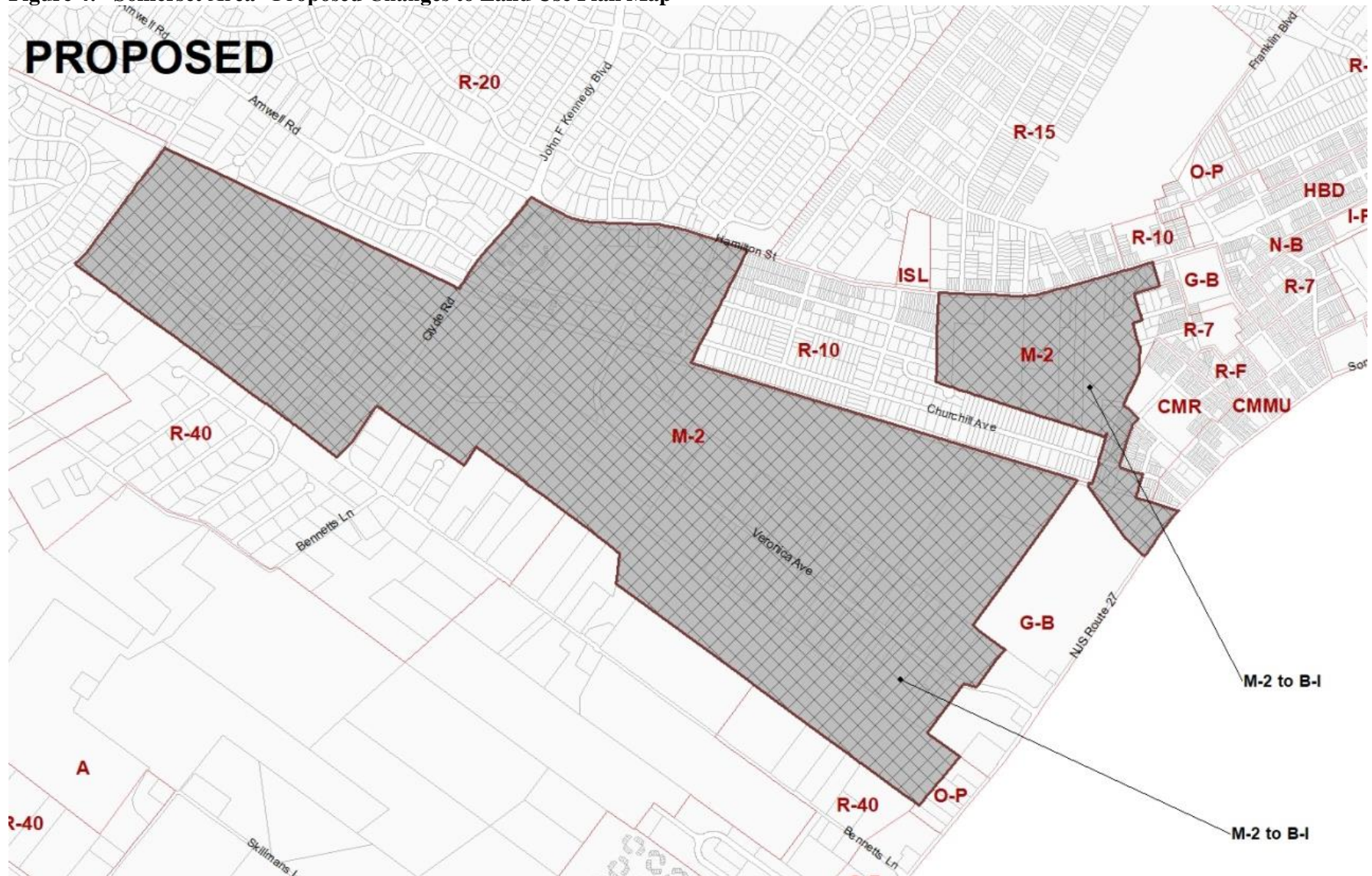


Figure 5: "Route 287" Proposed Land Use Plan Map

AFTER

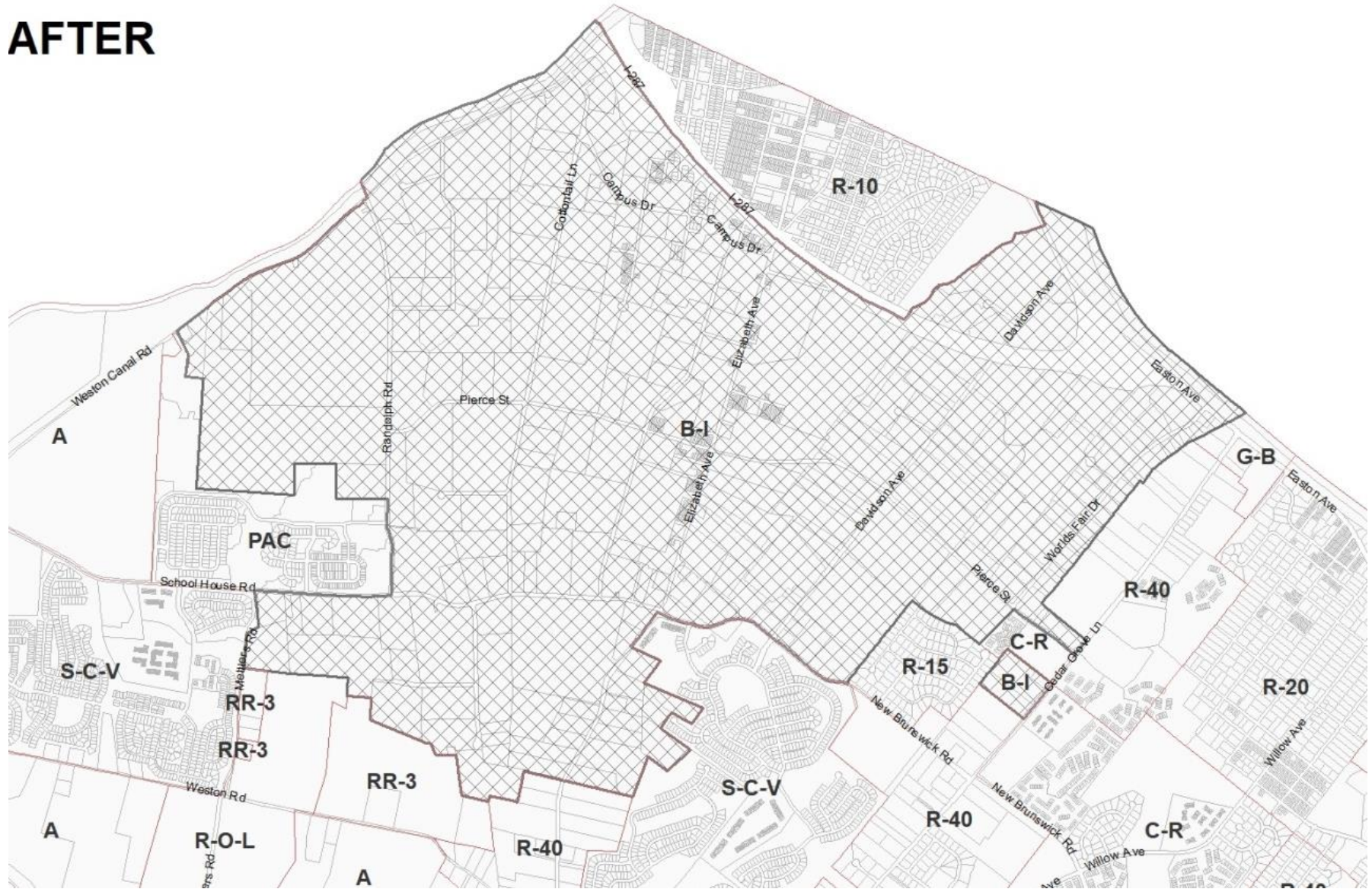
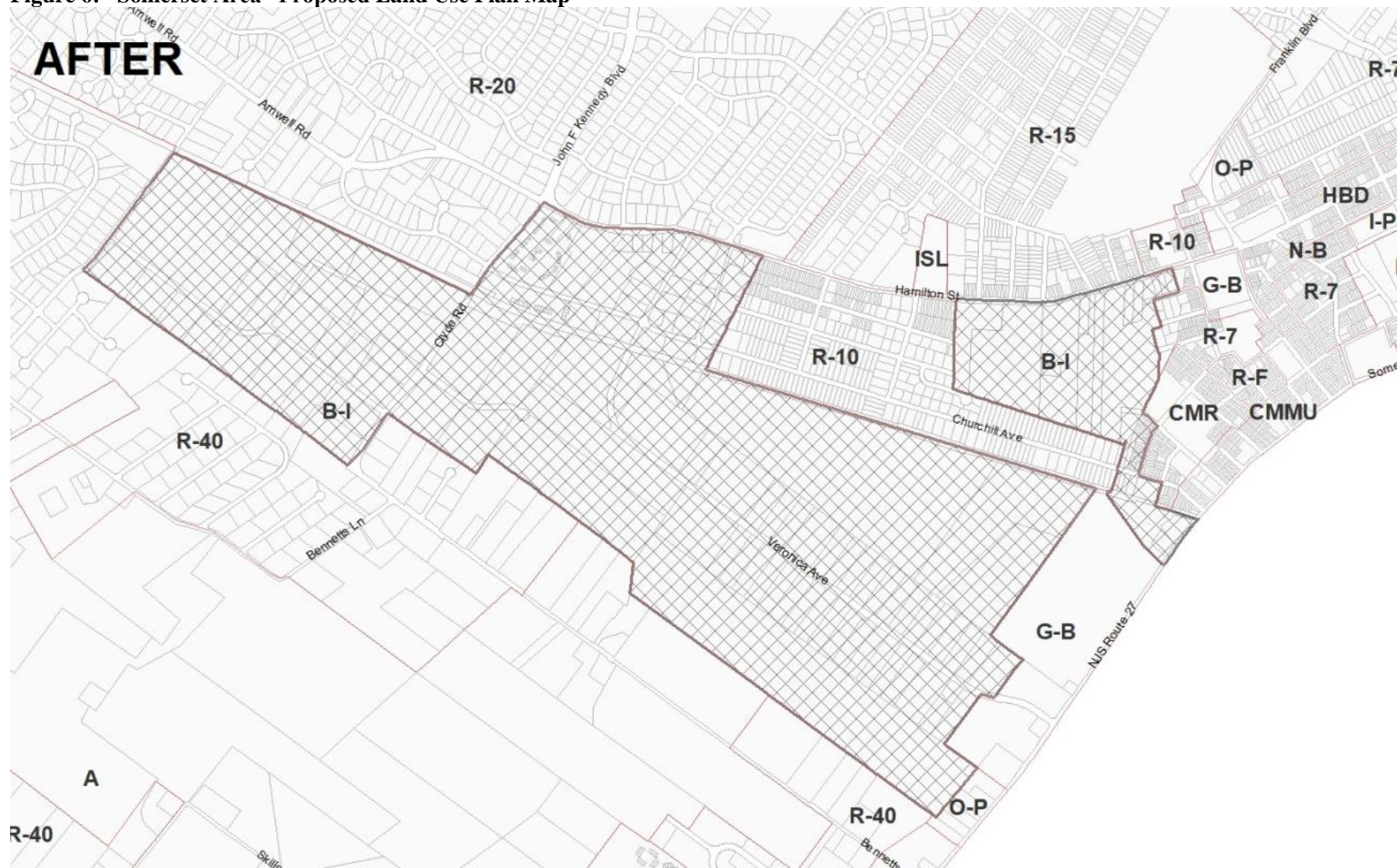


Figure 6: "Somerset Area" Proposed Land Use Plan Map



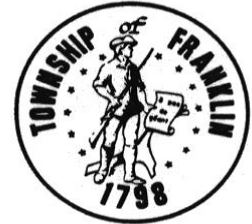
APPENDICES

Appendix 1	Staff Memorandum
Appendix 2	Draft Zoning Ordinance

Appendix 1

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING
Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500
Fax: 732.873.0844
www.franklintwpnj.org

MEMORANDUM

To: Planning Board

From: Mark Healey, PP, AICP
Director of Planning/ Senior Zoning Officer

Vincent Dominach,
Economic Development Director/ Business Advocate

Date: January 11, 2018

RE: Strategic Zoning and Economic Development Recommendations: *M-1, M-2 and C-B Zones*

As the Planning Board is likely aware, the Township Council has made economic development a key initiative. Part of this initiative included retaining the consultant firm *4ward Planning* to conduct a Township-wide community market analysis and to develop strategic zoning and economic development recommendations in support of the Hamilton Street Business District (HBD) and Corporate Business (CB) district districts. These reports can be found on the Township website (<http://franklintwpnj.org/government/departments/economic-development/community-market-analysis>) and a copy of the “Strategic Zoning and Economic Development Recommendations” report is attached for your review.

The “Strategic Zoning and Economic Development Recommendations” study (herein after “4ward Zoning Study”) offers a number of zoning-related recommendations regarding the Corporate Business and Hamilton Street areas. This memo concentrates on the Corporate Business area (subsequent efforts will focus on Hamilton Street).

4ward Zoning Study - Summary of Recommendations – Corporate Business Area

The report notes a profound oversupply of corporate office space in suburban office campuses and agreed with the assessment in the Township’s f the 2016 Reexamination report which indicated:

“...permanent changes in the national economy (e.g., reduced need for office space due to technology advances and other changes in business practice), office vacancy

rates have increased significantly. This issue affects not only employment opportunities within the Township but has long term potential to negatively affect the Township's non-residential tax base.”

The study also acknowledged increased interest for space in the CB zone for advanced manufacturing and distribution operations, activities that are currently not permitted in the CB zone. Lastly, it noted the strength of the warehousing and light distribution segments due to the rise in ecommerce (uses that are also not permitted in the C-B zone).

As a result of the above factors, the 4ward Zoning Study offered a number of zoning recommendations including:

- Expanding the M-2 Light Industrial zoning district;
- Consolidation of the M1 and M2 districts into a solitary M zone and extend said zone to cover the current CB Zone - merging the Corporate Business CB District with the M-1 and M-2 districts requirements - making light industrial operations a permitted principal use in the CB District and doing away with having both M-1 and M-2 districts, in favor of having, simply, an M zone;
- Anticipate future subdivision of some CB-zoned properties to allow/encourage a broader range of activities in the CB zoning district (typically fronting on Davidson Avenue).
- In the C-B zone, consider the potential of parcels to accommodate uses currently permitted in the M-2 zoning district, while still maintaining a high-quality business campus environment.
- Broaden the list of permitted uses - update zoning to accommodate emerging demand for other compatible business activities that will find the campus environment and excellent access to I-287 and nearby regional transportation network an attractive location. Below are examples of uses that could bring new synergies and investment to the district:
 - indoor sports and recreation
 - showroom retail (e.g., where a light assembly business or manufacturer offers a limited selling space (no more than 10 percent of the gross building area) for purposes of displaying and selling products which are made on site
 - assisted living facilities
 - educational institutions
- Update setback and parking requirements that may be outmoded and calibrated for needs of an earlier period (e.g., the “general office or professional office building” parking requirement may be too high)

Staff Observations, Recommendations, Next Steps

Additional Observations

- The M-1, M-2 and C-B already permit largely the same mixture of uses with few exceptions:

- Warehouse and light manufacturing not permitted in the C-B zone
- M-1 and M-2 zones permit extended stay hotel but not regular hotels or conference facilities
- Limited retail sales permitted in association with warehousing in M-1 but not in M-2 zone
- Indoor recreational uses are permitted in the M-1 and M-2 zone but not the C-B zone
- Staff is unaware of any significant planning rationale for requiring 5 acres in the M-1 zone and 2 acres in the M-2 zone

Recommendations

Having reviewed this matter and the 4ward Zoning Study, Staff recommends the following:

- Consolidating the M-1, M-2 and C-B zones into one zone with set of permitted uses in this combined zone which permits:
 - all uses currently permitted in the M-1, M-2 and C-B in this new combined zone
 - data centers
 - “showroom retail” up to 10% in warehouses
 - assisted living and similar facilities
 - trade schools and skills-oriented uses (e.g., karate school, cross-fit, etc)
 - fitness centers (e.g., Planet Fitness) subject to specific parking requirements due to large parking needs for such uses
 - sit-down restaurants
- Having one set of bulk standards (lot area, setbacks, building height, lot and impervious coverage, FAR) for this new combined zone
 - Use M-2 zone standards for lot area, frontage, setbacks, and lot and impervious coverage
 - Use C-B zone standards for building height
 - Eliminate footnotes that allows hotels to be 12 stories in height and which exempt them from FAR; add footnote requiring 4 acres for hotel
 - Continue to limit building height to 50 feet for properties adjoining residential zones
 - Require larger yards where such yards adjoins residential zones
- Have one set of consistent buffer requirements with larger buffer where adjoining a residential zone
- Examine parking requirements for permitted uses and add requirements for uses to be added (e.g., data center, fitness centers)

Next Steps

- Preparation of *Master Plan amendment*
- Preparation of draft *zoning ordinance*

Figure 3

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
C-B Corporate Business	<ul style="list-style-type: none"> •General and professional office buildings •Laboratories of an experimental, research or testing nature •Data processing and communications businesses •Hotel and/or conference center •Hotels, extended stay •Child-care centers •Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site 	<ul style="list-style-type: none"> •Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.) 	<ul style="list-style-type: none"> •Public utility installations (See § 112-48.) •Hospitals •Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI

Figure 4

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
M-1 Light Manufacturing	<ul style="list-style-type: none"> •Manufacturing, fabrication and assembly of light machinery •Manufacturing and fabrication of wire, sheet and related strip; wood and paper products; toys; bags; book binding; boxes and packaging materials; office supplies; bottling of food and beverage; food and cereal mixing and milling food processing; food sundry manufacturing; ice cream manufacturing; manufacturing of spirituous liquors; other uses of the same nature and type. •Biological, chemical, dental, electronic, pharmaceutical and general laboratories •Industrial parks •General office buildings •Warehouses •Indoor recreational •Hotels, extended stay •Child-care centers •Personal storage/mini-warehouses •Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site 	<ul style="list-style-type: none"> •Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.) •Retail sales as part of a warehouse operation provided: <ul style="list-style-type: none"> (a)The items offered for sale are those manufactured and/or distributed by the warehouse operator. (b)The area of said sales does not exceed 5% of the total building area or 8,000 square feet, whichever is less; (c)The property on which the warehouse operation is located is not closer than 500 feet to a residential zone boundary. 	<ul style="list-style-type: none"> •Public utility installations (See § 112-48.) •Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI

Figure 5

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
M-2 Light Manufacturing	<ul style="list-style-type: none"> •Manufacturing, fabrication and assembly of light machinery; wood and paper products; metal furniture; toys; bags; book binding; boxes and packaging materials; office supplies; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing; manufacturing of spirituous liquors; other uses of the same nature and type. •Biological, chemical, dental, electronic, pharmaceutical and general laboratories •Industrial parks •Warehouses provided no goods are sold at the premises •General office buildings •Administrative and dispatch services for taxi and limousine service excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site. •Indoor recreational uses •Hotels, extended stay •Child-care centers •Personal storage/mini-warehouses 	<ul style="list-style-type: none"> •Buildings customary and incidental to the operation of the principal use •Signs (See Article XII.) 	<ul style="list-style-type: none"> •Public utility installations (See § 112-48.) •Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI •Billboards

Figure 6

Zone	MINIMUM SIZE OF LOT ¹⁴				MINIMUM REQUIRED YARD DEPTH (IN FEET)							
	INTERIOR LOTS		CORNER LOTS		PRINCIPAL BUILDING				ACCESSORY BUILDING		GARDEN SHED ¹⁰ ACCESSORY BLDG	
	AREA (square feet or acres)	FRONT-AGE (feet)	AREA (square feet or acres)	EACH FRONT-AGE (feet)	FRONT YARD	ANY ONE SIDE YARD	TOTAL OF TWO SIDE YARDS	REAR YARD	SIDE YARD	REAR YARD	SIDE YARD	REAR YARD
C-B	5 AC	300	5 AC	300	75	50	120	100	40	50	-	-
M-1	5 AC	300	5 AC	300	50	40	100	100	40	50	-	-
M-2	2 AC	150	2 AC	170	50	10	50	25	20	25	-	-

Figure 7

Schedule 3
Height, Coverage and Building Requirements
Township of Franklin
 [Amended 3-20-2006 by Ord. No. 3597; 2-12-2008 by Ord. No. 3737;
 10-26-2010 by Ord. No. 3905; 8-11-2015 by Ord. No. 4115-15]

Zone	MAXIMUM HEIGHT		MAXIMUM PERCENT OF LOT COVERAGE	MAXIMUM PERCENT OF IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO (FAR)
	(stories)	(feet)			
C-B	5 ¹	65	30%	55%	0.4
M-1	- ¹	50	50%	60%	0.5 ²
M-2	- ¹	50	50%	65%	0.5 ²

Appendix 2

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 112, DEVELOPMENT, TO CONSOLIDATE THE TOWNSHIP'S C-B (CORPORATE BUSINESS), M-1 (LIGHT MANUFACTURING) AND M-2 (LIGHT MANUFACTURING) ZONING DISTRICTS INTO A NEW ZONING DISTRICT CALLED THE B-I (BUSINESS AND INDUSTRY) ZONE AND TO MAKE ASSOCIATED AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE.

SUMMARY

Consistent with recommendations in the Strategic Zoning and Economic Development Recommendations report prepared by 4Ward Planning and the 2016 Master Plan Reexamination Report, this ordinance consolidates the Township's C-B (Corporate Business), M-1 (Light Manufacturing) and M-2 (Light Manufacturing) zoning districts into a new zoning district called the B-I (Business and Industry) and makes associated amendments to the Land Development Ordinance. The changes recognize that existing and future land uses in the M1, M2 and CB are analogous and creates one set of use and bulk standards to coordinate and encourage economic development in a coherent and appropriate manner. Specifically, ordinance:

- *Section I:* Provides definitions of key terms (e.g., uses permitted in the zone).
- *Section II:* Addresses the creation of the B-I zone and the elimination of the C-B, M-1 and M-2 zones.
- *Sections III, IV and V:* Identify the properties being rezoned from the C-B, M-1 or M-2 zones to the new B-I zone.
- *Sections VI and VII:* Rezone certain small, isolated lots located along Weston Canal Road consistent with zoning in the surrounding area.
- *Sections VIII and IX:* Amends Section 112-8, Purposes of Districts, reflective of the creation of the B-I zone and the elimination of the C-B, M-1 and M-2 zones.
- *Section IX:* Updates Schedule 1, Permitted Uses, to outline the uses permitted within the new B-I zone and to reflect the elimination of the C-B, M-1 and M-2 zones.
- *Section X:* Amends Schedule 2, Lot and Yard Requirements, to outline bulk requirements (e.g., lot area, setbacks) applicable to the new B-I zone, to provide applicable footnotes and to reflect the elimination of the C-B, M-1 and M-2 zones.
- *Section XI:* Amends Schedule 3, Height, Coverage and Building Requirements, to provide building height and coverage (lot and impervious) applicable to the new B-I zone, to update applicable footnotes and to reflect the elimination of the C-B, M-1 and M-2 zones.
- *Section XII:* Amends Schedule 4, Parking Requirements, to provide new or updated parking requirements for certain uses permitted in the B-I zone.
- *Section XIII:* Amends Schedule 5, Sign Regulations, to include uses permitted in the B-I zone.
- *Section XIV:* Updates Schedule 6, Landscaping and Buffer Requirements, to provide perimeter buffering requirements for the new B-I zone consistent with those required in the C-B, M-1 and/or M-2 zones and to reflect the elimination of the C-B, M-1 and M-2 zones.
- *Section XV:* Updates Section 112-33.3, Renewable Energy Facilities, is amended to reflect the proposed zoning district nomenclature (i.e., to replace reference to the M-1 and M-2 zones with reference to the B-I zone).
- *Section XVI:* Amends Article XI, Off-Street Parking and Loading, Sections 112-102.G., H., I, pertaining to required setbacks for parking and loading areas, to reflect the proposed zoning district nomenclature and to provide parking lot and loading setback requirements for the B-I zone.
- *Sections XVII and XVIII:* Updates sections pertaining to billboards to reflect proposed zoning district nomenclature (i.e., to replace reference to the M-2 zone with reference to the B-I zone).
- *Section XIX:* Amends Section 112-280.J to reflect proposed zoning district nomenclature (i.e., to replace reference to the M-2 zone with reference to the B-I zone).
- *Section XX:* Deletes Section 112-51 as the referenced requirements are not applicable to any zone in the Township.
- *Section XXI:* Clarifies the regulation of adult day care facilities in the zoning ordinance.
- *Section XXII:* Creates new Section 112-33.5 so as to "grandfather" existing single-family residences in the Business and Industry Zone and to establish appropriate bulk requirements to allow reasonable property improvements to such existing homes without the need for a use variance.
- *Section XXIII:* Provides design considerations for business and industry uses.

BE IT ORDAINED by the Township Council of the Township of Franklin, County of Somerset, State of New Jersey that the Code of the Township of Franklin is hereby amended as follows:

SECTION I

Chapter 112, Land Development, is hereby amended to amend Section 112-4, Definitions, in Article II, General Provisions, to add or amend the following definitions as follows:

ADULT DAY CARE

A facility that provides a variety of supervised therapeutic, social and recreational activities for adults who cannot live independently (due to physical or mental impairment), but do not need 24-hour institutional care.

BANQUET FACILITY

An establishment that provides food prepared and served in a formal setting for corporate events or conferences and/or for special occasions such as weddings, bar/ bat mitzvahs, family reunions, charitable benefits and other special events.

CHILD CARE CENTER

A facility which is maintained for the care, development or supervision of six or more children who attend the facility for less than 24 hours a day for which a license is required from the Department of Human Services pursuant to P.L. 1983, c.492 (C.30:5B-1 et seq.).

DATA CENTER

A building, dedicated space within a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup components and infrastructure for power supply, data communications connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices.

HOTEL

A building containing furnished rooms with beds rented out for overnight stays for sleeping purposes by transient guests who have their residence elsewhere and do not use for a permanent address, which may or may not provide in-room cooking facilities, and which provide services such as maid services, laundering of linen, telephone and secretarial or desk service, and which may provide accessory and incidental uses as restaurant, bar, and other facilities primarily intended for use of overnight guests such as meeting rooms and exercise accommodations. The term hotel shall also include extended-stay hotels which are limited-stay hotels that contain furnished rooms with refrigerator, cook tops, microwave ovens, dishes, and washers and dryers on the premises rented out to be occupied by transient guests who have their residence elsewhere and do not use as a permanent address where transient guests stay five or more days, with an average of 7-10 days, and may contain a variety of room types, including studio and one- and two-bedroom suites. ~~An establishment offering to the general public transient lodging accommodations including one bathroom to each room but not including cooking facilities and which may provide additional services such as restaurants, meeting rooms, and recreation facilities.~~

HOTEL, EXTENDED STAY

Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes for transient guests. Extended stay hotels shall contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves and ovens. Appliances shall be either in a self-contained single unit or compact in size. Extended stay hotels may provide additional services such as restaurants, meeting rooms, and recreation facilities. Residence shall be limited to one year or less, with 50% of the units limited to a maximum stay of 90 days.

INDOOR RECREATION

Sporting activities, conducted within a covered structure, which include sport, training, instruction and leisure activities such as swimming, soccer, archery, ice skating, ice hockey, trampolining, basketball, karate, dance, football, racquet sports, baseball, cricket, rock climbing, paintball, laser tag and other such activities. Indoor commercial recreation does not include activities such as pool halls, theaters for music, live presentations or motion-picture presentations, or video arcades. Facilities may also include accessory eating and retail services within the facility.

LABORATORY

A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture of products, except as incidental to the main purpose of the laboratory, nor outpatient medical laboratories which shall be considered medical office use.

LIGHT MANUFACTURING

A land use where the only activity involved is one of the fabrication, maintenance, alteration, repairing, finishing, or assembling of standardized parts including manufacturing and fabrication of wire, sheet and related strip, wood and paper products, toys, bags, book binding, boxes and packaging materials, office supplies, pharmaceuticals, bottling of food and beverage, food and cereal mixing and milling food processing, food sundry manufacturing, ice cream manufacturing, manufacturing of spirituous liquors, other uses of the same nature and type, and including accessory office space. Light manufacturing shall not be considered to consist of a processing activity which would involve a physical or chemical process that would change the nature or character of the product or raw material. Any and all manufacturing, fabrication, maintenance, alteration, repairing, finishing, or assembling shall be carried on within and confined to an enclosed structure or structures.

NET FLOOR AREA

The sum of all floor areas of a building, measured between the inside face of the exterior walls or from the center line of walls common to two buildings, excluding stairwells and elevator shafts, floor space in open balconies, vent shafts and courts, equipment and/or mechanical rooms, interior parking or loading, garages, and cellar floors, or 85% of the gross floor area.

NURSING HOME

A facility which is licensed by the department of health, in accordance with N.J.A.C. 8:39 to provide health care under medical supervision and continuous nursing care for twenty-four or more consecutive hours to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing home-level care. ~~A building providing lodging and nursing care for convalescents, or providing facilities for rehabilitation to the aged, infirm, ill or handicapped, and which includes those establishments generally known or recognized as convalescent homes, nursing homes or rehabilitation homes.~~

OFFICE, MEDICAL

A building or portion thereof providing diagnostic, therapeutic, or preventive medical, osteopathic, physical therapy, chiropractic, dental, psychological and similar or related treatment by a practitioner or group of practitioners licensed to perform such services on an outpatient basis only, without facilities for inpatient care. Medical imaging facilities, outpatient medical laboratories and similar services provided on an outpatient basis shall also be considered medical office.

OFFICE, PROFESSIONAL AND GENERAL

A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government, and generally furnished with desks, tables, files and communication equipment, including offices of general, medical, business, executive, legal, accounting, architecture, engineering, marketing and sales management services, data processing and communications businesses, information technology, business consulting and advertising and public relations services, and real estate agencies. The term professional and general office is inclusive of professional, managerial and industrial instruction and training but shall not include businesses that offer a product or merchandise for on-site sale to the public and does not involve the manufacturing, fabrication, assemblage of goods, nor personal service uses, banks or laboratories.

SELF-STORAGE FACILITY

A fully enclosed building or group of fully enclosed buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.

WAREHOUSE AND DISTRIBUTION

A fully enclosed building, the principal use of which is for the storage of merchandise or commodities on a short- or long-term basis, along with facilities designed to store, deposit or hold merchandise on a temporary basis for further shipment or distribution, and including accessory office space. This term shall be inclusive of wholesale business.

WHOLESALE BUSINESS

Any building in which the principal business, operation or industry involves handling and resale of goods in comparatively large quantities to others, but not to the ultimate consumer of an individual unit.

SECTION II

Chapter 112, Land Development, is amended to amend Section 112-5, Districts enumerated, in Article II, Zoning Districts and Zoning Map, to add reference to the new B-I (Business and Industry) zone to delete the C-B (Corporate Business), M-1 (Light Manufacturing) and M-2 (Light Manufacturing) zones as follows:

- B-I Business and Industry
- ~~C-B Corporate Business~~
- ~~M-1 Light Manufacturing~~
- ~~M-2 Light Manufacturing~~

SECTION III

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the C-B (Corporate Business) zone to the B-I (Business and Industry) zone as reflected on the attached maps:

BLOCK	LOT		BLOCK	LOT		BLOCK	LOT		BLOCK	LOT
467	1.01		502.02	37.01		534	13		536.01	6
467	1.02		502.02	38.01		534	14		536.01	7
468.01	14.01		502.02	39.02		534	15		536.01	8
468.01	15.01		502.02	39.05		534	16		536.01	9
468.01	17.01		502.02	39.06		534	17		536.01	10
468.01	18.01		502.02	42.01		534	18		536.01	11
468.01	19.01		502.02	43.02		534	19		536.01	12
468.01	20.01		502.02	44.04		534	20		537	1
468.01	21.02		529	1		534	21			
468.01	21.03		529	2		534	22			
468.01	21.04		529	3		534	23			
468.01	21.06		529	4		534	24			
468.01	21.11		529	5		534	25			
468.01	21.12		529	6		534	26			
468.01	24.01		529	7		534	27			
468.01	26.01		529	8		534	28			
468.01	26.02		529	9		534	29			
468.01	26.03		529	10		534	30			
468.12	1.01		529	11		534	31			
468.12	1.03		529	12		534	32			
468.12	2.01		529	13		534	33			
468.12	3.01		529	14		534	34.02			
468.12	4.01		529	15		534	35			
468.12	5.02		529	16		534	36			
468.12	11.02		529	17		534	37			
469	1.03		529	18		534	38			
469	1.04		529	19		534	39			
469	1.06		529	20		534	43			
469	1.07		529	21		534	44			
502.01	2		529	22		534	45			
502.01	3.01		529	23		534	46			
502.01	4		529	24		534	47			
502.01	5		529	25		534	48			
502.01	6.01		529	26		534	49			

BLOCK	LOT		BLOCK	LOT		BLOCK	LOT		BLOCK	LOT
502.01	7.01		529	27		534	50			
502.01	10.03		530.04	1.01		535	1.01			
502.01	44.03		530.04	2.03		535	4			
502.01	45.01		530.04	3		535	5			
502.01	46.01		530.04	4.01		535	6			
502.01	47.02		530.04	8.01		535	7			
502.01	50.01		531	1.01		535	8			
502.01	51.01		531	30.01		535	9			
502.01	52.01		534	1.01		535	10			
502.01	53.01		534	2		535	11			
502.01	54.01		534	3		535	12			
502.01	55.01		534	4		535	13			
502.01	56.01		534	5		535	14			
502.01	57.01		534	6.01		536.01	1			
502.01	58.02		534	10		536.01	2.03			
502.01	60		534	11		536.01	3.01			
			534	12		536.01	4.01			

SECTION IV

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the M-1 (Light Manufacturing) zone to the B-I (Business and Industry) zone as reflected on the attached maps:

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
507.14	44	517.01	8.08	523.03	27	528.04	19.11	528.05	91
507.14	45	517.01	8.10	523.03	28	528.04	19.28	528.05	92
507.14	46	517.01	8.11	523.03	35.05	528.04	19.29	528.05	93
507.14	59.01	517.01	8.12	523.03	35.07	528.04	19.30	528.05	94
507.14	60.01	517.02	15.06	523.03	35.08	528.04	19.31	528.05	95
507.14	61	517.02	15.07	523.03	44	528.04	19.32	528.05	96
507.14	62	517.02	15.08	523.03	45	528.04	19.33	528.05	97
507.14	63.01	517.02	19.01	523.03	46	528.04	19.34	528.05	98
507.14	63.02	517.02	19.03	523.03	47	528.04	130.01	528.05	99
507.14	64	517.02	20.01	523.03	48	528.04	130.02	528.06	5.06
507.14	65.01	517.02	20.02	523.03	49	528.04	139	528.06	5.07
507.15	1.03	517.03	3.10	523.03	50	528.04	140	528.06	5.08
507.15	2.01	517.03	3.12	523.03	51	528.04	141	528.06	6
507.15	68.01	517.03	3.13	523.03	52	528.04	142	528.06	7
514	1	517.03	3.29	523.03	53	528.04	143	528.06	8
514	2	517.03	3.30	523.03	54	528.04	150	528.07	164
514	3	517.03	3.31	523.03	55	528.04	151	528.07	165
514	4.02	517.03	3.32	523.03	56	528.04	152	528.07	166
514	4.03	517.04	1.01	523.03	57	528.04	153	528.07	167
514	6.01	517.04	2.05	523.03	58	528.04	154	528.07	168
514	6.03	517.04	2.09	523.03	59	528.04	155	528.07	169
514	8.03	517.04	2.10	523.03	60	528.04	161.03	528.07	170
514	10.10	517.04	2.12	523.03	61	528.04	162	528.07	171
514	10.11	517.04	2.13	523.03	62	528.04	163.01	528.07	172
514	10.12	517.04	21.01	523.03	63	528.05	19.09	528.07	173
514	10.13	517.04	21.03	523.03	64	528.05	19.29	528.07	174
514	12	517.04	21.04	523.03	65	528.05	19.31	528.07	175
514	13	517.04	22.01	523.03	66	528.05	19.32	528.07	176
514	14	517.04	22.03	523.04	1.02	528.05	26	528.07	177
514	15	517.05	17.01	525	1.02	528.05	27	528.07	178

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
514	19.03	517.05	35.08	525	1.03	528.05	28	528.07	179
514	20.04	517.05	35.11	525	4	528.05	29	528.07	180
514	25.01	517.05	35.12	525	5	528.05	30	528.07	181
514	26.04	517.05	35.13	525	6	528.05	47	528.07	182
514	30	517.06	9.01	525	7	528.05	48	528.07	183
514	31	517.06	10.02	526	1	528.05	49	528.07	184
514	32	517.06	12	526	2	528.05	50	528.07	185
514	33	517.06	13.02	526	3	528.05	51	528.07	186
514	34	517.06	14	526	4	528.05	52	528.07	187
514	35	517.06	15.03	526	5	528.05	53		
514	54.02	517.06	15.06	526	6	528.05	54		
514	54.03	517.06	15.10	526	7	528.05	55		
516.01	5	517.06	15.11	526	8	528.05	56		
516.01	6.01	517.06	17.03	526	9	528.05	57		
516.01	6.02	517.06	17.04	526	10	528.05	58		
516.01	6.05	518.04	10.04	526	11	528.05	59		
516.01	7.02	518.06	1	526	12	528.05	60		
516.01	7.03	518.06	2	526	13	528.05	61		
516.01	8	518.06	3.01	526	14	528.05	62		
516.01	9	521.02	1	526	15	528.05	63		
516.01	11.01	521.02	2	526	16	528.05	64		
516.01	12	521.02	3	526	17	528.05	65		
517.01	2.01	521.02	4	526	18	528.05	66		
517.01	2.02	521.02	5.03	526	19	528.05	67		
517.01	2.03	521.02	5.04	526	20	528.05	68		
517.01	2.04	521.02	5.05	526	21	528.05	69		
517.01	3.06	521.02	5.06	526	22	528.05	70		
517.01	3.15	521.02	25	526	23	528.05	71		
517.01	3.16	523.03	13	526	24	528.05	72		
517.01	3.17	523.03	14	526	25	528.05	73		
517.01	3.18	523.03	15	526	26	528.05	74		
517.01	3.19	523.03	16	526	27.01	528.05	75		
517.01	3.20	523.03	17	528.03	169.02	528.05	82		
517.01	5.01	523.03	18	528.03	169.03	528.05	83		
517.01	6	523.03	19	528.03	188	528.05	84		
517.01	7.01	523.03	20	528.03	189	528.05	85		
517.01	7.02	523.03	21	528.03	190	528.05	86		
517.01	7.03	523.03	22	528.03	191	528.05	87		
517.01	8.03	523.03	23	528.04	19.03	528.05	88		
517.01	8.04	523.03	24	528.04	19.05	528.05	89		
517.01	8.05	523.03	25	528.04	19.10	528.05	90		
517.01	8.06	523.03	26						
517.01	8.07								

SECTION V

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to rezone the following properties, now or formerly designated with the block and lot numbers indicated below, from the M-2 (Light Manufacturing) zone to the B-I (Business and Industry) zone as reflected on the attached maps:

BLOCK	LOT	BLOCK	LOT	QCODE	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
86.01	4.01	88.02	82		89.02	1.08	102	49	502.02	16
86.01	4.03	88.02	83		89.02	1.09	102	50	502.02	17
86.01	4.04	88.02	84		89.02	1.10	102	51	502.02	18
86.01	10.20	88.02	85		89.02	1.11	103	1	502.02	19

BLOCK	LOT	BLOCK	LOT	QCODE	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
86.01	10.23	88.02	86.01		89.02	1.12	103	2	502.02	20
86.01	10.24	88.02	88.01		89.02	1.13	103	3	502.02	21.01
86.01	10.27	88.02	88.02		89.02	1.14	103	4	502.02	22.01
86.01	10.28	88.02	89		89.02	1.15	103	5	502.02	23
86.01	10.29	89.01	1.01	C1505	89.02	1.16	103	6	502.02	24
86.01	10.30	89.01	1.01	C1403	89.02	1.17	103	7	502.02	25
86.02	1.03	89.01	1.01	C1204	89.02	1.18	103	8.01	502.02	26.01
86.02	1.06	89.01	1.01	C1503	89.02	3.01	103	9	502.02	27.01
86.02	2.02	89.01	1.01	C0301	89.02	11	103	10	502.02	28
86.02	2.03	89.01	1.01	C1502	89.02	12	103	11	502.02	29
86.02	3.02	89.01	1.01	C1203	89.03	3.01	103	12.01	502.02	30
86.02	3.03	89.01	1.01	C1303	89.03	4	104	9	502.02	31
86.02	10.17	89.01	1.01	C1202	89.03	5	104	10	502.02	33.03
86.03	1.02	89.01	1.01	C0204	89.03	6	104	11	504	1
86.03	1.07	89.01	1.01	C0801	89.03	7.01	110	1.01	504	2
86.03	1.08	89.01	1.01	C0704	89.03	8	468.07	44.01	505	1
86.03	10.25	89.01	1.01	C1401	89.03	9	468.07	44.03	505	2
86.03	10.26	89.01	1.01	C0902	89.03	10.04	468.07	44.06	505	3
86.03	10.32	89.01	1.01	C0201	89.03	10.09	468.08	2.02	505	4
88.01	4.02	89.01	1.01	C1004	89.03	10.10	468.08	2.03	505	5
88.01	5	89.01	1.01	C1205	89.03	10.11	468.09	46	505	6
88.01	6.01	89.01	1.01	C0302	90	1.01	468.09	47.01	505	7
88.01	6.03	89.01	1.01	C0403	90	3	468.09	47.02	505	8
88.01	7	89.01	1.01	C0401	90	4	468.09	48	505	9
88.01	8	89.01	1.01	C1001	90	5	468.09	49	505	10
88.01	9.01	89.01	1.01	C0601	90	6	468.09	50	505	11
88.01	44	89.01	1.01	C0303	90	7	468.09	51	505	12
88.01	45	89.01	1.01	C0901	90	8.01	468.09	52	505	13
88.01	46	89.01	1.01	C1305	90	8.02	468.09	53	505	14
88.01	47	89.01	1.01	C1602	90	9	468.09	54	505	15
88.01	48	89.01	1.01	C1302	90	10	468.09	55	505	16
88.01	49	89.01	1.01	C0305	91	1.01	468.09	56.01	505	17
88.01	50	89.01	1.01	C0404	91	1.03	468.09	58.01	505	18
88.01	51	89.01	1.01	C1404	91	3.01	468.09	59	505	19
88.01	52	89.01	1.01	C1304	91	6.01	468.09	60	506.01	19
88.01	53	89.01	1.01	C0501	91	7.01	468.09	61	506.01	20
88.01	54	89.01	1.01	C0502	91	8.01	468.09	62.02	506.01	21
88.01	55	89.01	1.01	C0402	95	1	468.09	66	506.01	22
88.01	56	89.01	1.01	C1504	95	2.02	468.09	67	506.02	1
88.01	57.01	89.01	1.01	C1301	95	2.03	468.09	68	506.02	2
88.01	59	89.01	1.01	C1102	101	1	468.09	69	506.02	3
88.01	60	89.01	1.01	C1402	101	2	468.09	70	506.02	4
88.01	61	89.01	1.01	C1201	101	3	468.10	1.01	506.02	5
88.01	62.01	89.01	1.01	C0202	101	4	468.10	4.01	506.02	6
88.01	65.01	89.01	1.01	C0104	101	5	468.10	6	506.02	7
88.01	66.01	89.01	1.01	C0701	101	6	468.10	7	506.02	8
88.02	1	89.01	1.01	C0103	101	7	468.10	8	506.02	9
88.02	2	89.01	1.01	C1501	101	8	468.10	9	506.02	10
88.02	3.04	89.01	1.01	C0304	101	9	468.11	10.01	506.02	11
88.02	4.01	89.01	1.01	C1003	101	10	468.11	12	506.02	12
88.02	36.01	89.01	1.01	C0703	101	11	468.11	13	506.02	13
88.02	36.02	89.01	1.01	C0702	101	12	468.11	14	506.02	14
88.02	36.12	89.01	1.01	C0804	101	13	468.11	15	506.02	15
88.02	36.13	89.01	1.01	C1101	101	14	468.11	16	506.02	16
88.02	67.01	89.01	1.01	C0602	101	15	468.11	17	506.02	17

BLOCK	LOT	BLOCK	LOT	QCODE	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
88.02	71	89.01	1.01	C1601	101	16	468.11	18.01	506.02	18.01
88.02	72	89.01	1.01	C0203	101	17	468.11	18.04	600	1.02
88.02	73	89.01	1.01	C1002	101	18	468.11	18.05		
88.02	74	89.01	1.01	C0803	101	19	468.11	18.06		
88.02	75	89.01	1.01		101	20	500.01	1		
88.02	76	89.01	1.01	C0802	101	21	502.02	9.01		
88.02	77	89.01	2		101	22	502.02	10.02		
88.02	78	89.02	1.01		101	23	502.02	11.01		
88.02	79	89.02	1.03		101	24	502.02	12.03		
88.02	80	89.02	1.04		101	25	502.02	14.02		
88.02	81	89.02	1.05		101	26	502.02	14.03		
88.02	81.01	89.02	1.06		102	48	502.02	15		
		89.02	1.07							

SECTION VI

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to zone the following properties, now or formerly designated with the block and lot numbers indicated below, from the M-1 (Light Manufacturing) zone to the A (Agricultural) zone as reflected on the attached maps:

BLOCK	LOT
516.01	4.05

SECTION VII

Chapter 112, Land Development, Article II, Section 112-6, Zoning Map, Paragraph B, Official Zoning Map, is amended as follows to rezone the following property, now or formerly designated with the block and lot numbers indicated below, from the PAC (Planned Adult Community) to the B-I (Business and Industry) zone, as reflected on the attached maps:

BLOCK	LOT
516.01	4.03

SECTION VIII

Chapter 112, Land Development, Section 112-8, Purposes of Districts, is amended to update Section 112-8.N to delete reference to the C-B zone and replace it with purpose pertaining to the B-I (Business and Industry) zone and to delete Sections 112-8.Q and R, pertaining to the M-1 and M-2 zones as follows:

- N. B-I Business and Industry. To provide sufficient space in appropriate locations for a mixture of office, laboratory, hotel, data processing and communication, light industrial, manufacturing, warehouse and other such compatible uses which provides opportunities for job creation by taking advantage of Franklin’s centralized location in the Tri-State area with access to the regional transportation corridors including I-287 and the New Jersey Turnpike as well as public transportation. The standards are intended to require maximum attention to proper site design including the location of structures and parking areas, proper ingress and egress, architectural design, storm water management, landscaping and the need to ensure visual harmony and avoidance of nuisances upon adjacent residential areas. ~~C-B Corporate Business. The purpose of the CB District is to take advantage of major highway access to Route 287. The standards are intended to require maximum attention to proper site design including the location of structures and parking areas, proper ingress and egress, architectural design, landscaping and the need to avoid visual intrusions and performance nuisances upon adjacent residential areas. Primary uses are intended to be oriented towards corporate office and research operations with only incidental shipping and receiving related to non-production oriented uses.~~
- Q. ~~M-1 Light Manufacturing. The purpose of the M-1 District is to permit light manufacturing and industrial uses on five-acre minimum lots.~~
- R. ~~M-2 Light Manufacturing. The M-2 District is designated for manufacturing and industrial operations on two-acre minimum lots.~~

SECTION IX

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 1, Permitted Uses, is amended to add a new row pertaining to the B-I zone and to delete the rows pertaining to the C-B, M-1 and M-2 zones, as follows:

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
<u>B-I Business and Industry</u>	<ul style="list-style-type: none"> • <u>General and professional office</u> • <u>Laboratory</u> • <u>Banquet facility</u> • <u>Hotel</u> • <u>Data center</u> • <u>Light manufacturing</u> • <u>Warehouse and distribution</u> • <u>Self-storage facility</u> • <u>Indoor recreation</u> • <u>Child-care center</u> • <u>Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</u> 	<ul style="list-style-type: none"> • <u>Buildings customary and incidental to the operation of the principal use</u> • <u>Signs (See Article XII.)</u> • <u>Retail sales as part of a warehouse or light manufacturing operation provided: (a) The items offered for sale are those manufactured and/or distributed by the warehouse/ light manufacturing operator; (b) parking is provided per the requirements for retail use; (c) such space occupies no more than 10% of the floor area of the principal use</u> 	<ul style="list-style-type: none"> • <u>Public utility installations (See § 112-48.)</u> • <u>Wireless communications antennas per Article VI</u> • <u>Billboards on property fronting I-287 per §112-53.1</u>
<u>C-B Corporate Business</u>	<ul style="list-style-type: none"> • <u>General and professional office buildings</u> • <u>Laboratories of an experimental, research or testing nature</u> • <u>Data processing and communications businesses</u> • <u>Hotel and/or conference center</u> • <u>Hotels, extended stay</u> • <u>Child care centers</u> • <u>Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</u> 	<ul style="list-style-type: none"> • <u>Buildings customary and incidental to the operation of the principal use</u> • <u>Signs (See Article XII.)</u> 	<ul style="list-style-type: none"> • <u>Public utility installations (See § 112-48.)</u> • <u>Hospitals</u> • <u>Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</u>
<u>M-1 Light Manufacturing</u>	<ul style="list-style-type: none"> • <u>Manufacturing, fabrication and assembly of light machinery</u> • <u>Manufacturing and fabrication of wire, sheet and related strip; wood and paper products; toys; bags; book binding; boxes and packaging materials; office supplies; bottling of food and beverage; food and cereal mixing and milling food processing; food sundry manufacturing; ice cream manufacturing; manufacturing of spirituous liquors; other uses of the same nature and type.</u> • <u>Biological, chemical, dental, electronic, pharmaceutical and general laboratories</u> • <u>Industrial parks</u> • <u>General office buildings</u> • <u>Warehouses</u> • <u>Indoor recreational</u> • <u>Hotels, extended stay</u> • <u>Child care centers</u> • <u>Personal storage/miniwarehouses</u> • <u>Administrative and dispatch services excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site</u> 	<ul style="list-style-type: none"> • <u>Buildings customary and incidental to the operation of the principal use</u> • <u>Signs (See Article XII.)</u> • <u>Retail sales as part of a warehouse operation provided: (a) The items offered for sale are those manufactured and/or distributed by the warehouse operator. (b) The area of said sales does not exceed 5% of the total building area or 8,000 square feet, whichever is less; (c) The property on which the warehouse operation is located is not closer than 500 feet to a residential zone boundary</u> 	<ul style="list-style-type: none"> • <u>Public utility installations (See § 112-48.)</u> • <u>Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</u>
<u>M-2 Light Manufacturing</u>	<ul style="list-style-type: none"> • <u>Manufacturing, fabrication and assembly of light machinery; wood and paper products; metal furniture; toys; bags; book binding; boxes and packaging materials; office supplies; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing; ice cream manufacturing; manufacturing of spirituous liquors; other uses of the same nature and type.</u> • <u>Biological, chemical, dental, electronic, pharmaceutical and general laboratories</u> • <u>Industrial parks</u> • <u>Warehouses provided no goods are sold at the premises</u> • <u>General office buildings</u> 	<ul style="list-style-type: none"> • <u>Buildings customary and incidental to the operation of the principal use</u> • <u>Signs (See Article XII.)</u> 	<ul style="list-style-type: none"> • <u>Public utility installations (See § 112-48.)</u> • <u>Wireless communications antennas in accordance with the specific zoning conditions, standards and limitations for their location, approval and operation included within Article VI</u> • <u>Billboards</u>

DISTRICT CATEGORY	PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES
	<ul style="list-style-type: none"> •Administrative and dispatch services for taxi and limousine service excluding the idling, parking, storage, service, fueling or repair of vehicles used in such service or site. •Indoor recreational uses •Hotels, extended stay •Child care centers •Personal storage/miniwarehouses 		

SECTION X

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 2, Lot and Yard Requirements, is amended to: add a new row pertaining to the B-I zone; to provide requirements applicable to that zone; to add new footnotes 15 and 16; and to delete the rows pertaining to the C-B, M-1 and M-2 zones, as follows:

Zone	MINIMUM LOT SIZE				MINIMUM REQUIRED YARD DEPTH							
	INTERIOR LOT		CORNER LOTS		PRINCIPAL BUILDING				ACCESSORY BUILDING		GARDEN SHED	
	AREA (square feet or acres)	FRONT AGE (feet)	AREA (square feet or acres)	FRONT AGE (feet)	FRONT YARD	ANY ONE SIDE YARD	TOTAL OF TWO SIDE YARDS	REAR YARD	SIDE YARD	REAR YARD	SIDE YARD	REAR YARD
B-I ^{15,16}	2 AC	150	2 AC	150	50	10	50	25	20	25		
C-B	5 AC	300	5 AC	300	75	50	120	100	40	50		
M-1	5 AC	300	5 AC	300	50	40	100	100	40	50		
M-2	2 AC	150	2 AC	170	50	10	50	25	20	25		

15. The following building setbacks shall apply to buildings taller than 50 feet in building height: front yard – 75 feet; any one side yard – 40 feet; total of two side yards – 100 feet; rear yard – 100 feet.
16. No building shall be located within 100 feet of an abutting property located within a residential district including the PAC, SCV, CMMR and C-R zones. Such setback shall increase to 150 feet for buildings taller than 50 feet in building height.

SECTION XI

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 3, Height, Coverage and Building Requirements, is amended to: add a new row pertaining to the B-I zone; to provide requirements applicable to that zone; to update applicable footnotes; and to delete the rows pertaining to the C-B, M-1 and M-2 zones, as follows:

Zone	MAXIMUM HEIGHT		MAXIMUM PERCENT LOT COVERAGE	MAXIMUM PERCENT IMPERVIOUS COVERAGE	MAXIMUM FLOOR AREA RATIO (FAR)
	(stories)	(feet)			
B-1	<u>5</u> ¹	<u>65</u> ^{1,2}	<u>50%</u>	<u>60%</u>	<u>0.5</u>
C-B	5	65	30%	55%	0.4
M-1	- ¹	50	50%	60%	0.5 ²
M-2	- ¹	50	50%	55%	0.5 ²

1. Except for existing hotel uses which exceeded this height prior to September 1, 2020 which shall not exceed 12 stories or 120 feet.
2. Does not apply to hotel uses—Refer to footnote 15 and 16 in Schedule 2 for applicable setbacks for buildings over 50 feet in height.

SECTION XII

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 4, Parking Requirements, is amended to provide new or updated parking requirements for certain uses with the parking requirements for other uses remaining unchanged, as follows:

TYPE OF USE	REQUIRED NUMBER OF SPACES	ADDITIONAL REQUIREMENTS
<u>Adult day care</u>	<u>1 for each employee on maximum shift</u>	<u>See Note 2.</u>
<u>Nursing homes and assisted living facilities</u>	<u>0.3 spaces per bed plus 1.0 spaces per employee on maximum shift</u>	<u>See Note 2.</u>
<u>Banquet facility</u>	<u>1 space for every 3 seats based on maximum seating capacity</u>	<u>See Note 2.</u>
Commercial or personal service	1 space for each 200 square feet of gross first	See Note 2.

establishment	floor area	
<u>Data center</u>	<u>1 space for each 5,000 square feet</u>	<u>See Note 2.</u>
<u>General office or and professional offices building</u>	1 for each 250 square feet of net usable -floor area	See Note 2.
<u>Hotel and extended stay hotels</u>	4-1 <u>1.0 per room, requirements for conference and/or banquet facilities shall be in addition to these requirements.</u>	See Note 2.
<u>Indoor recreation</u>	<u>1 space for every 3 persons at maximum usage</u>	<u>See Note 2.</u>
<u>Indoor tennis, handball and racquetball</u>	3 spaces per court plus as required for each additional use or accessory use	See Note 2.
<u>Indoor soccer</u>	50 spaces for each playing field plus 1 for every 3 seats of spectator seating (1 seat = 2 feet of bench length), plus 2 spaces for each 3 employees on the maximum shift; but in no case less than 100 spaces	See Note 2.
<u>Skating rink</u>	1 space per 200 feet of floor area	See Note 2.
<u>Theater, auditorium, indoor sports arenas</u>	1 space for each <u>34 seats or similar vantage accommodations provided</u>	See Note 2.
<u>Industrial or Light-manufacturing establishment</u>	1 space for 1,000 square feet of gross floor area for the first 5,000 square feet then 1 space for each 2,500 square feet	See Note 2.
<u>Laboratory</u>	<u>1 space for 1,000 square feet of gross floor area for the first 5,000 square feet then 1 space for each 2,500 square feet</u>	<u>See Note 2.</u>
<u>Medical or dental practitioner's office</u>	4 spaces for each professional person in each office plus 1 for each employee or one 1 space for each 150 square feet of gross floor area; whichever is greater	See Note 2.
<u>Self-storage facility</u>	<u>1 space for each 5,000 square feet</u>	<u>See Note 2.</u>
<u>Shopping center more than 25,000 square feet</u>	1 space for each 225 square feet of gross first floor area	See Note 2.
<u>Warehouse and distribution.</u>	1 space for 1,000 square feet of gross floor area for the first 5,000 square feet then 1 space for each 2,500 square feet	See Note 2.

SECTION XIII

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 5, Sign Regulations, is updated to include uses permitted in the B-I zone, as follows:

	FREESTANDING SIGNS				ATTACHED SIGNS						
					SINGLE TENANT			MULTIPLE TENANTS			
	MAX. #	MAX. SIGN AREA (square feet)	MAX. SIGN HT. (feet)	MAX. LOT LINE SETBACK	MAX. #	MAX. SIGN AREA (square feet)	MAX. VERT. DIM. HT. (feet)	MAX. #	MAX. SIGN AREA (square feet)	MAX. VERT. DIM. HT. (feet)	
Retail and service activities <u>and shopping centers, banquet facility, hotels and banks</u>	1	100	20	20	1	30	3	1 per tenant	30 per tenant	3	(4) (5)
General and professional offices, <u>data center, light manufacturing, indoor recreation, warehouses and distribution, self-storage facility, and laboratories</u>	1	100	10	10	1	5% of the first floor building face area, 100 square feet	4	1 per building side tenant	5 per tenant 100 per sign	≥ 4	(6) (7) (8)

SECTION XIV

Chapter 112, Land Development – Article III, General Zoning Regulations, Schedule 6, Landscaping and Buffer Requirements, is amended to add a new row pertaining to the B-I zone and to delete the rows pertaining to the C-B, M-1 and M-2 zones, as follows:

DISTRICT CATEGORY	BUFFER REQUIREMENT	LANDSCAPING REQUIREMENTS
<u>B-I</u>	<u>Buffer zone area not less than 50 feet in width and consisting of mass evergreen plantings and a solid 6-foot high fence shall be required along and abutting all residential zone boundaries including the PAC, SCV, CMMR and C-R zones, except that no buffer shall be required with an arterial street or highway as shown on the adopted Master Plan of the Township of Franklin located between the B-I zone and such residential zone. Such buffer area shall increase to 75 feet for sites containing a building taller than 50 feet in building height. Refer to Schedule 2, Lot and Yard Requirements, for applicable building setbacks. With the exception of necessary access drive(s) and fencing or other screening approved as part of development application, no improvements (e.g., stormwater basin, parking lots, etc.) may be permitted within such buffer areas.</u>	<ul style="list-style-type: none"> • <u>Evergreen and deciduous trees shall be required in all side and/or rear yard areas which abut residential zone boundary lines. One tree shall be required for each five-foot length of side and/or rear yard area. Evergreen trees shall be at least six feet in height at the time of planting, and deciduous trees shall be at least 2- 1/2 inches caliper.</u> • <u>The approving authority may waive all or a portion of the required landscaping if adequate numbers of trees exist or for reason of topographical change.</u> • <u>Landscaping on site shall include one tree (deciduous trees at least 2- 1/2 inches caliper and evergreens at least 6-foot height) for each 2,000 square feet of paved area.</u>
<u>C-B</u>	<u>A belt of massed evergreen plantings not less than 25 feet in width shall be required adjacent to and along any residential zone boundary line except when an arterial street or highway as shown on the adopted Master Plan of the Township of Franklin is located between a C-B and any residential zone. Said landscaping shall be located within a buffer area of 50 feet in width.</u>	<ul style="list-style-type: none"> • <u>Evergreen and deciduous trees shall be required in all side and/or rear yard areas which abut residential zone boundary lines. One tree shall be required for each ten foot length of side and/or rear yard area. Evergreen trees shall be at least three feet in height at the time of planting, and deciduous trees shall be at least 3 1/2 inches caliper at a point two feet above the ground.</u> • <u>The approving authority may waive all or a portion of the required landscaping if adequate numbers of trees exist or for reason of topographical change.</u> • <u>A belt of landscaping at least five feet in width of massed plantings which plantings shall consist of one two inch caliper tree for each 2,000 square feet of paved area.</u>
<u>M-1</u>	<u>Buffer zone area of mass evergreen plantings not less than 75 feet in width shall be required along and adjacent to all residential zone boundaries except that no buffer area shall be required with an arterial street or highway as shown on the adopted Master Plan of the Township of Franklin is located between the M-1 and any residential zones. Further, no buildings shall be located within 150 feet of a lot line abutting a residential zone.</u>	<ul style="list-style-type: none"> • <u>Evergreen trees shall be required in all side and/or rear yard areas which abut a residential zone boundary. Evergreen trees shall be at least three feet in height at the time of planting. One tree shall be required for each ten foot length of side and/or rear yard area abutting a residential zone.</u> • <u>The approving authority may waive a portion or all of the required number of trees if existing trees provide adequate visual separation between the industrial and residential zoned lands.</u> • <u>A belt of landscaping at least five feet in width of massed plantings which plantings shall consist of one two inch caliper tree for each 2,000 square feet of paved area.</u>
<u>M-2</u>	<u>Buffer zone area of mass evergreen plantings not less than 50 feet in width shall be required along and abutting all residential zone boundaries or along or abutting a corporate residential campus, except that no buffer shall be required with an arterial street or highway as shown on the adopted Master Plan of the Township of Franklin located between the M-2 Zone and any residential zones. Further, no building shall be located within 100 feet of an abutting residential zone or abutting a corporate residential campus.</u>	<u>M-1 landscaping requirements</u>

SECTION XV

Chapter 112, Land Development – Article IV, Supplementary Zoning Regulations, Section 112-33.3, Renewable Energy Facilities, is amended to reflect the proposed zoning district nomenclature, as follows:

§ 112-33.3 Renewable Energy Facilities.

Consistent with the provisions of N.J.S.A. 40:55D-66.11 of the New Jersey Municipal Land Use Law, a renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres that are owned by the same person shall be a permitted use within the Township's ~~M-1, M-2~~ B-1 and M-3 Zoning Districts. For the purposes of this section, “renewable energy facility” means a facility that engages in the production of electric energy from solar technologies, photovoltaic technologies, or wind energy and shall include associated equipment necessary for the generation and transmission of electric energy from the renewable energy facility.

SECTION XVI

Chapter 112, Land Development – Article XI, Off-Street Parking and Loading, Sections 112-102.G., H., I, pertaining to required setbacks for parking and loading areas, is amended to reflect the proposed zoning district nomenclature and to provide parking lot and loading setback requirements for the B-I (Business and Industry) zone, as follows:

- G. ~~B-I C-B and M-1~~: No parking area shall be located in the required 50-foot wide front yard area ~~nor closer than 50 feet from a residence zone~~ nor closer than five feet from a side or rear property line. Ingress and egress shall be provided by not more than two driveways, each not less than 20 feet nor more than 36 feet in width. No parking lot may be located within buffer zone areas required in Schedule 6.
- H. ~~[Reserved] M-2~~: ~~No parking area shall be located in the required front yard area nor closer than 25 feet from a residence zone nor closer than five feet from a side or rear property line. Ingress and egress shall be provided by not more than two driveways, each not less than 20 feet nor more than 36 feet in width.~~
- I. No required off-street loading space, including maneuvering area for such off-street loading space shall be established in the area between the front building setback line and the street right-of-way line in any industrial district unless otherwise specified in this chapter.

SECTION XVII

Chapter 112, Land Development – Article XII, Sign Regulations, Section 112-114.1, Billboards in the M-2 District, is amended to reflect the proposed zoning district nomenclature, as follows:

§112-114.1 Billboards in the ~~M-2~~ B-I District.

Billboards shall be permitted as a conditional use in the ~~M-2~~ B-I District and shall be subject to the requirements provided in Article V of Chapter 112.

SECTION XVIII

Chapter 112, Land Development – Article V, Conditional Uses, Section 112-53.1, Billboards, is amended to reflect the proposed zoning district nomenclature, as follows:

§ 112-53.1 Billboards.

Billboards may be permitted upon authorization of the Planning Board in accordance with the following standards and site plan review:

A. Location.

- (1) Billboards shall be located in the ~~M-2~~ B-I District.
- (2) Billboards shall only be located on a lot fronting on an interstate highway (i.e., I-287) and shall be located, positioned and designed so that the advertising surface is visible only from the interstate highway and not local roadways or residential uses to the greatest degree possible, and no portion of a billboard shall be more than 200 feet from the property line adjoining the Interstate Highway.

- (3) No portion of a billboard shall be within 200 feet of a right-of-way of an improved County or local road.
- (4) Only one billboard shall be permitted on any one lot.
- (5) No portion of a billboard shall be within 1,000 feet of any portion of another billboard or the applicable spacing requirements of the New Jersey State Department of Transportation, whichever is greater.
- (6) No portion of a billboard shall be located within 300 feet of a lot containing a residential use.

B. Bulk requirements.

- (1) Billboards are a principal structure subject to the ~~M-2~~ B-1 District bulk requirements and size and design requirements except as provided in Subsections B and C.
- (2) Billboards may be placed zero feet from the property line adjoining the Interstate Highway; however, no portion of the billboard shall extend beyond such property line. No portion of a billboard shall be less than 50 feet from any other property line.
- (3) The minimum distance from any portion of a billboard to any portion of a nonbillboard structure shall be 100 feet.

C. Size and design.

- (1) A billboard display area shall not exceed 50 feet in height above the elevation of the outside stripe of the nearest portion of the adjoining highway, nor shall it be less than 25 feet from grade.
- (2) A billboard display area shall not exceed 672 square feet.
- (3) No billboard or billboard display area or portion thereof shall rotate, move, produce noise or smoke, give the illusion of movement, display video or other changing imagery, automatically change, or be animated or blinking, nor shall any billboard or portion thereof have any electronic, digital, tri-vision or other animated characteristics resulting in an automatically changing depiction.
- (4) A billboard shall contain no more than two billboard display areas. A triangular (three-sided) configuration shall not be permitted. Two-sided billboards with an angle of deflection of no greater than 35 degrees shall be permitted.
- (5) Billboard display areas may be illuminated subject to the following conditions:
 - (a) Illuminating lights shall be arranged so as to direct illumination only towards the billboard display area and to reduce overglow and glare.
 - (b) Illuminating lights shall be arranged so that overglow and glare shall not be visible from any residential properties at any time of year.
 - (c) Illuminating lights shall be shielded from view of all vehicular traffic and shall be arranged so that there exists no glare to any vehicular traffic.
 - (d) No billboard shall be illuminated by means of intermittent, flashing, or blinking lights.
 - (e) Illuminating lights shall only be permitted to be arranged on the base margin of any billboard display area.
- (6) No billboard or billboard display area be painted with, or composed of, any material of a fluorescent, phosphorescent, or holographic material.
- (7) No billboard shall display pornographic or sexually indecent and/or obscene pictures, depictions, or images, whether such images are actual pictures, illustrations, or computer-generated. For the purposes of this section, pornographic or sexually indecent and/or obscene pictures, depictions, or images shall include, but not be limited to, images of unclothed humanoid genitalia, humanoid breasts, humanoid buttocks, and other sexually explicit imagery such as gratuitous humanoid breast cleavage. No billboard shall display

obscene, vulgar, or profane words or symbols, which shall include, but not be limited to, words, phrases and symbols that are commonly restricted from public broadcast pursuant to 18 U.S.C. § 1464.

- (8) No billboard shall display and words or symbols that connotes traffic control commands, including but not limited to "stop" or "danger," or which may be confused as a sign displayed by a public authority.
- (9) No billboard shall be placed on any building.
- (10) No billboard shall be erected so as to cause any visual obstruction to traffic or impair traffic control devices.

D. Administration.

- (1) Any application for the construction of a billboard shall require compliance with the Road Side Sign Control and Outdoor Advertising Act as found at N.J.S.A. 27:5-5, et seq., and such other laws and applicable regulations related to the construction of structures and/or billboards.
- (2) Applications for the construction of a billboard shall comply with the requirements contained within this chapter as to site plan and conditional use review procedures.

SECTION XIX

Chapter 112, Land Development – Article XXXV, Renaissance 2000 Redevelopment Plan, Section 112-280.J, is amended to reflect the proposed zoning district nomenclature, as follows:

- J. The permitted uses, accessory uses and conditional uses, bulk standards and design standards applicable to the R-10 and ~~M-2~~ B-I Zones within the Underlying Zone Plan are as set forth elsewhere in this chapter for the R-10 and ~~M-2~~ B-I Zones respectively.

SECTION XX

Chapter 112, Land Development – Article V, Conditional Uses, Section 112-51, Warehouses, is deleted in its entirety as warehouses are not identified as a conditional uses in any of the Township’s zoning districts, as follows:

§ 112-51 ~~[Reserved] Warehouses.~~

~~The following uses may be permitted subject to the authorization by the Planning Board in accordance with the following standards and site plan review:~~

- ~~A. No warehouse building shall be higher than one story; in any event no warehouse building shall be higher than 30 feet.~~
- ~~B. Lot coverage shall not exceed 40%.~~
- ~~C. Floor area ratio shall not exceed a maximum of 0.4.~~
- ~~D. Impervious lot coverage shall not exceed 60% of lot area.~~
- ~~E. Loading bays/areas shall not be located in the front of the building or in any yard adjacent to a residential district and shall not be on any side of a building which faces a street.~~
- ~~F. No sale of goods to the general public shall be permitted on the premises.~~

SECTION XXI

Chapter 112, Land Development – Article III, General Zoning Regulations, Section 112-12, Permitted Uses, is amended to add new Section 112-12.F addressing adult day care facilities, as follows:

- F. Adult day care facilities shall be permitted in all non-residential zoning districts. However, adult day care facilities shall not be subject to the same exemptions provided to child care centers pursuant to the Municipal Land Use Law.

SECTION XXII

New Section 112-33.5, Existing Residences in the Business and Industry (B-I) Zone, is added to Article IV, Supplemental Zoning Regulations, of Chapter 112, Land Development, so as to "grandfather" existing single-family residences and to establish appropriate bulk requirements.

§ 112-33.5 Existing Residences in the Business and Industry (B-I) Zone

Single-family residences existing within the B-I (Business and Industry) Zone as of September 1, 2020 shall be considered permitted uses in the B-I Zone and shall be subject to the bulk requirements applicable to a single-residence in the R-10 Residential zoning district. This section shall not be construed to render the creation of new single-family homes in the B-I as a permitted use.

SECTION XXIII

Chapter 112, Land Development – Article IV, Supplementary Zoning Regulations, is amended to add new Section 112-33.6, Design of Business and Industry Uses, as follows:

§ 112-33.6 Design of Business and Industry Uses

Warehouses, laboratories, manufacturing uses, and other such light industrial uses exempt from Article XXVIA, Commercial Design Standards, shall still be designed to present an attractive appearance to adjoining roadways and adjoining properties (particularly where adjoining residential zones), provide effective buffering and screening of adjoining uses as required by Schedule 6, and appropriately provide for alternative modes of transportation. Development applications for such uses shall take such matters into consideration including but not necessarily limited to the following:

- A. The front yard should be attractively landscaped. The landscaping in the front yard should include the planting of street trees planted no greater than 40-feet on center. Additional landscaping in the front yard should consist of ornamental landscaping to provide an attractive streetscape and/or functional landscaping as necessary to screen parking, loading, or service areas located beyond the front yard.
- B. There should be an emphasis on providing a portion of the required landscaping required in Schedule 6 (i.e., 1 tree/ 2,000 square feet of pavement) within the interior of the site in the form of landscape islands – i.e., this requirement should not be met solely by placing trees around the perimeter of the site.
- C. Loading docks, truck parking, outdoor storage, trash collection/ compaction, and other service functions should be located in a manner than minimizes their view from adjoining roadways and from adjoining residential properties. Where such placement is unavoidable, such areas should be screened to the maximum degree practicable through the use of landscaping, fences and/or walls.
- D. The side(s) of the building facing and visible from adjoining roadway(s) should be designed and finished in an attractive manner and should present architecturally as the front of the building.
- E. Mechanical equipment, whether on the roof, sides of the building, or mounted on the ground, should be screened from view from adjoining roadways and residential districts. In such instances, screening should be architecturally integrated with the building through materials, color, texture, shape, size, and with design features, such as facade parapets.
- F. Development applications for such uses should appropriately take into consideration non-automotive modes of transportation. Site plans should provide convenient and safe interconnection of sidewalks between parking areas and building entrances within the site and extending to the street. Sidewalks should be provided along the site frontage. Site plans should incorporate bicycle parking as well as electric vehicle charging stations.
- G. For larger sites and/or sites where a significant portion of the employees are not expected to commute by their own automobiles, there should be appropriate accommodation for pick-up/drop-off area(s) for ride hailing services, bus and/or shuttle.

SECTION XXIV

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION XXV

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed as the extent of such inconsistency.

SECTION XXVI

This ordinance shall take effect immediately upon adoption and publication according to law.

This is a true copy of an ordinance adopted by the Township Council, Township of Franklin, Somerset County, New Jersey.

Introduced:
Public Hearing:
Adoption:
Published:
Effective:

Ann Marie McCarthy, Township Clerk

MAPS

Figure 1: "Route 287" Existing Zoning

BEFORE

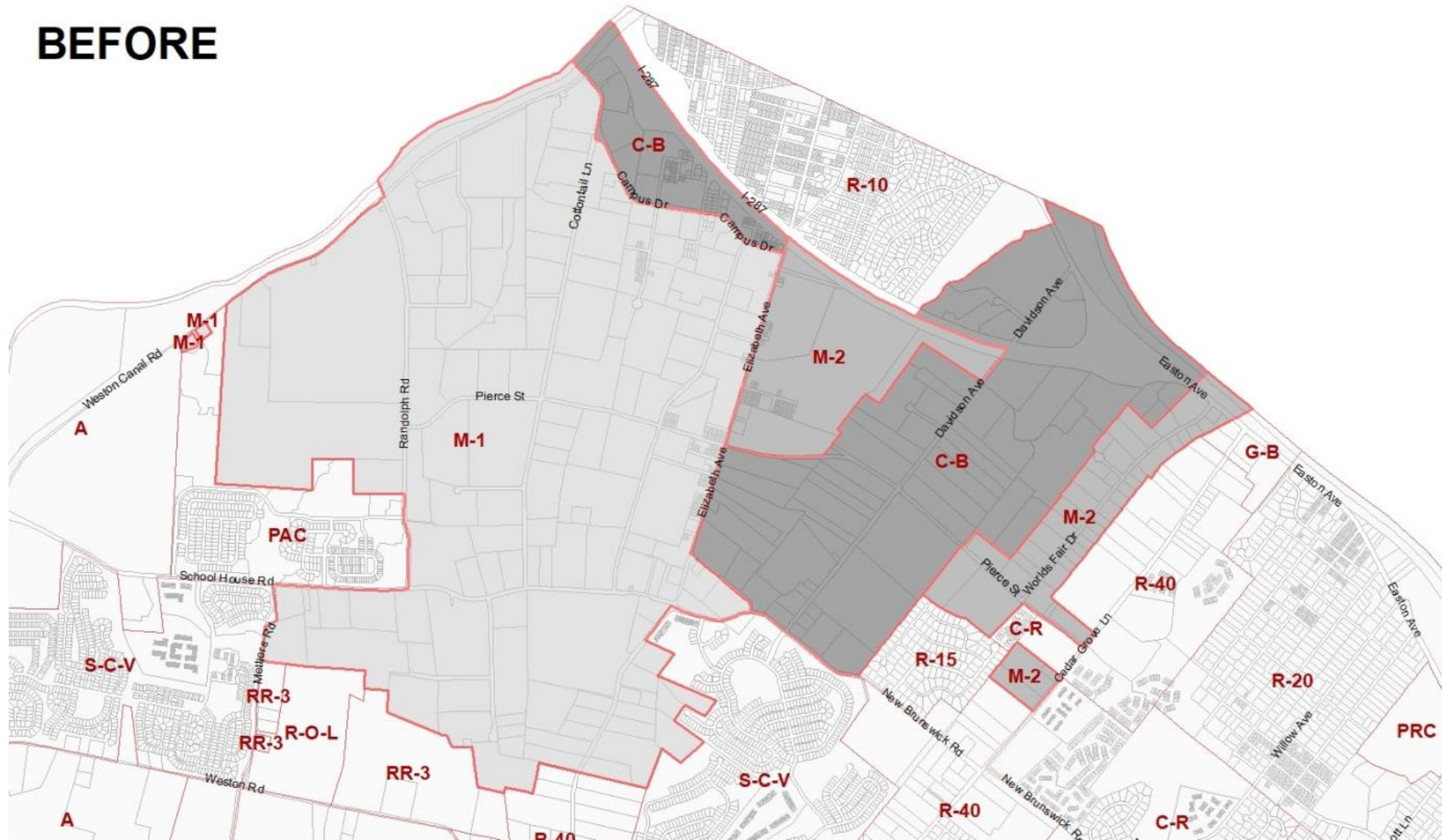


Figure 2: "Somerset Area" Existing Zoning

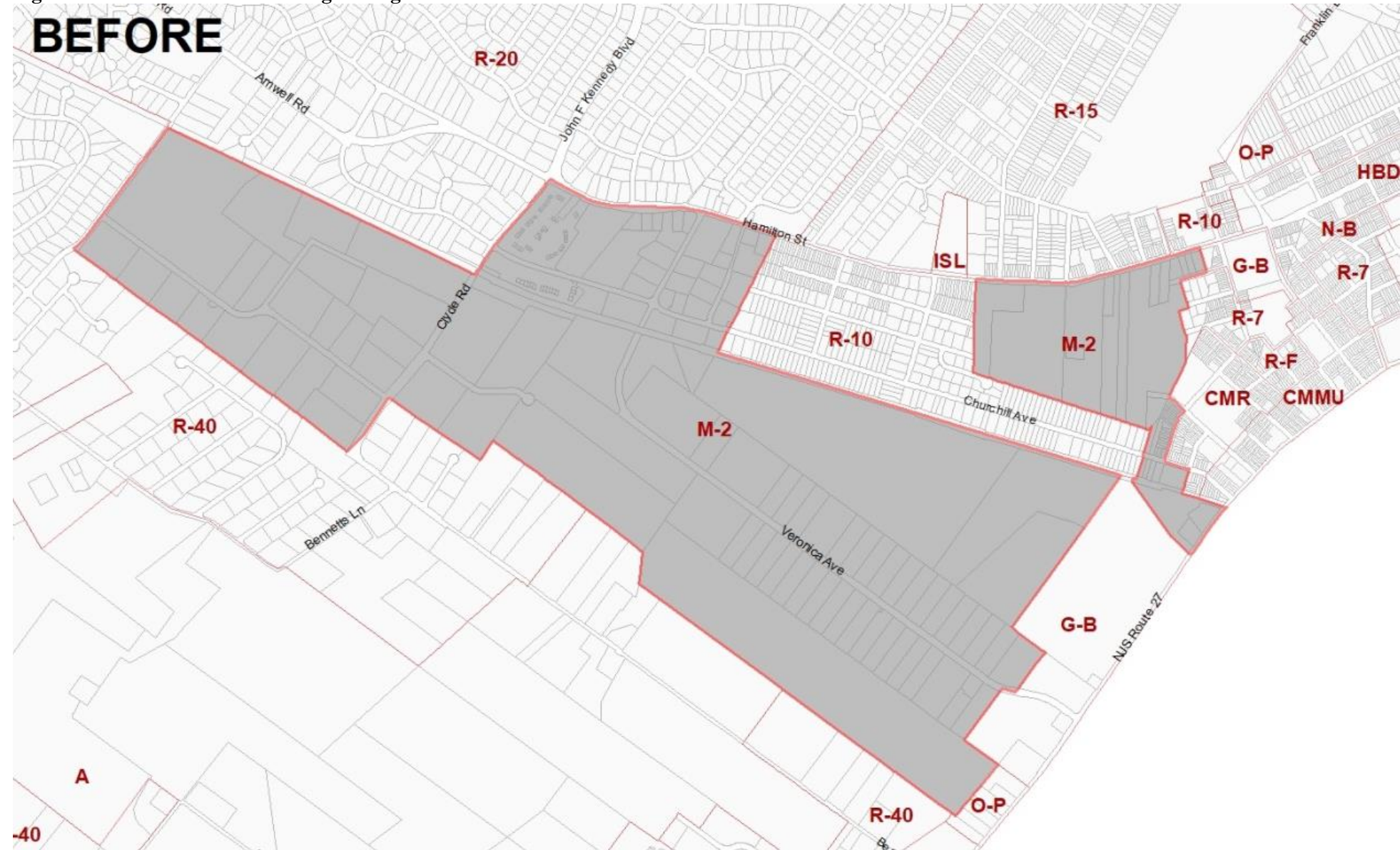


Figure 3: "Route 287 Area" Zoning Changes

PROPOSED

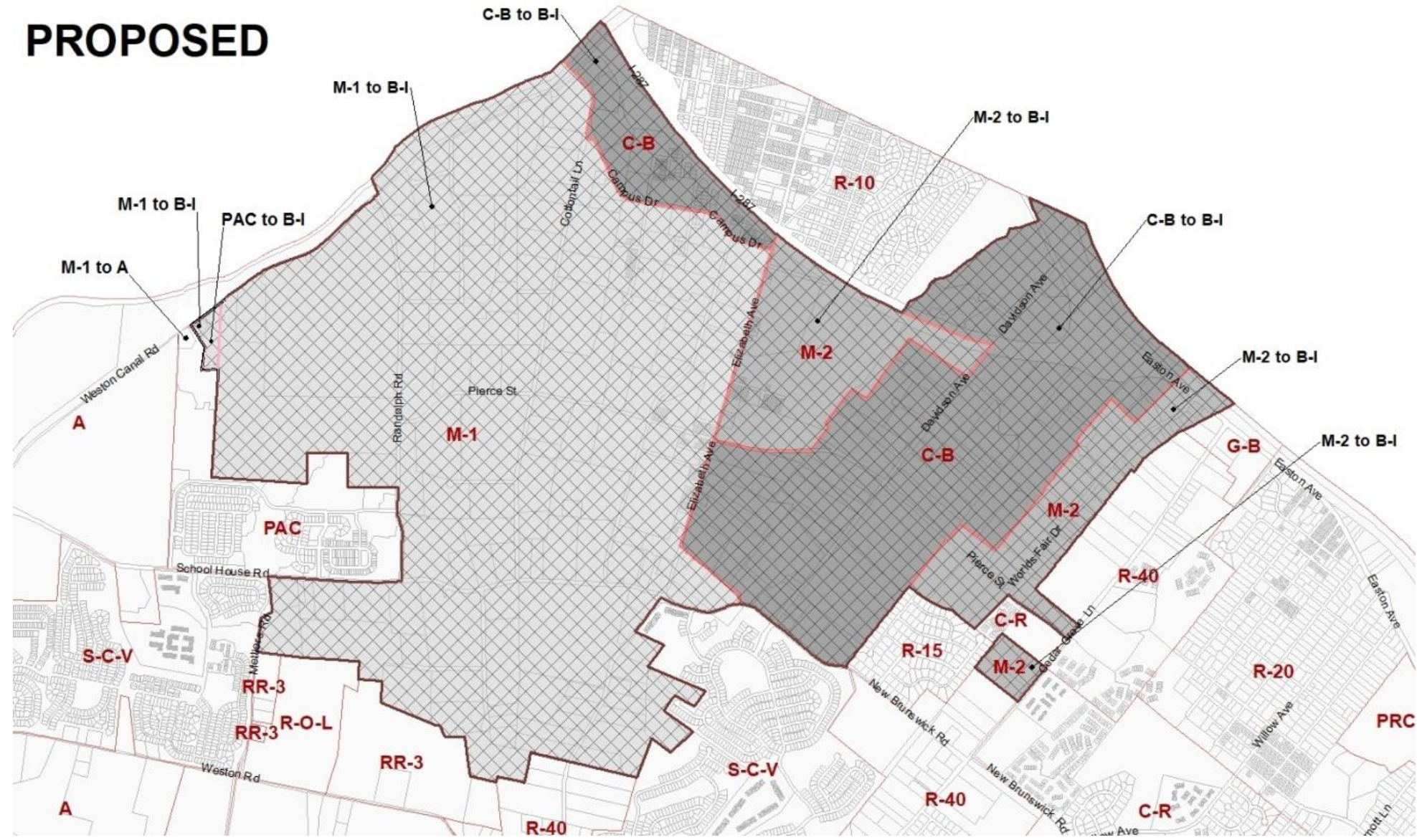


Figure 4: "Somerset Area" Zoning Changes

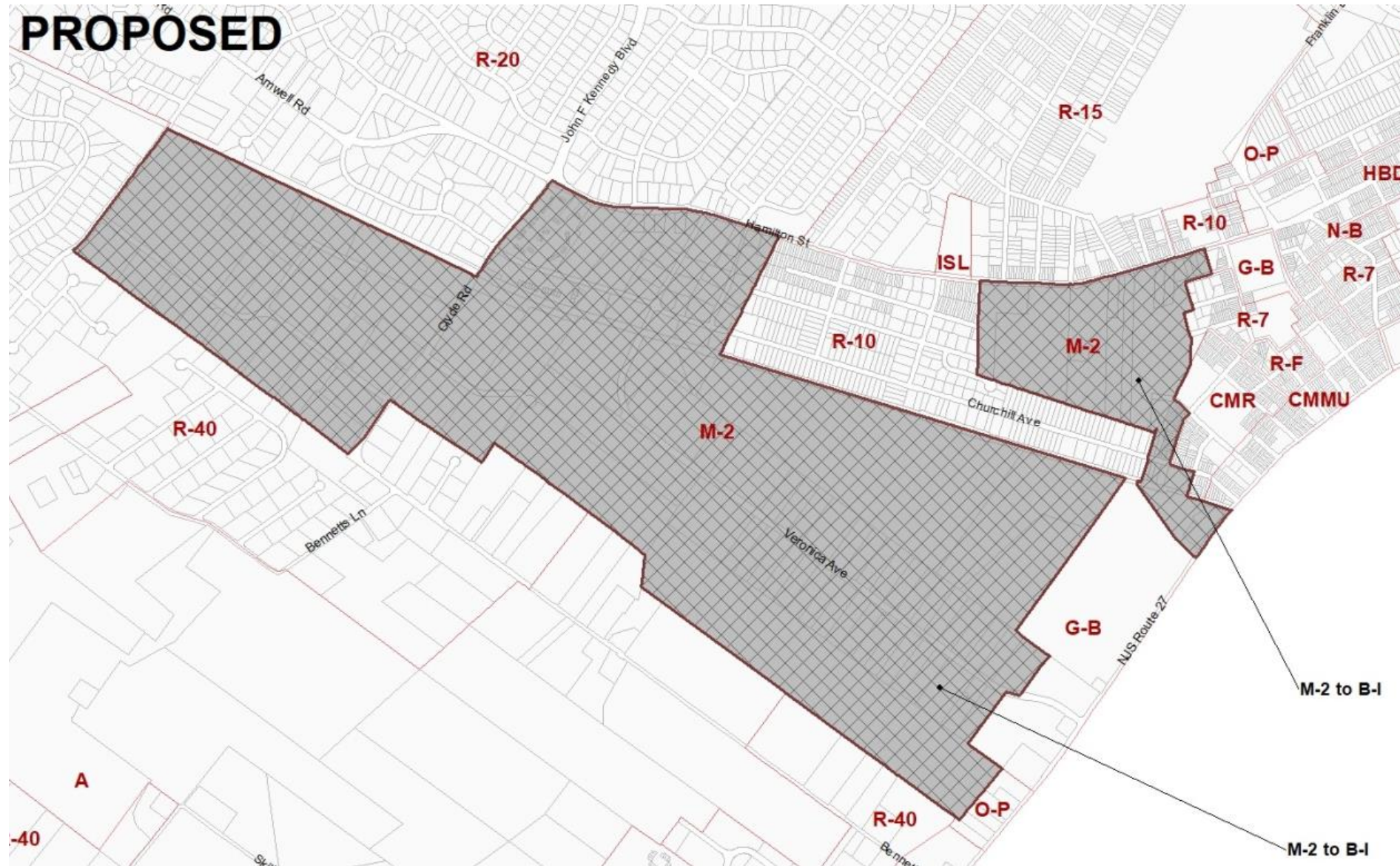


Figure 5: "Route 287" Proposed Zoning

AFTER

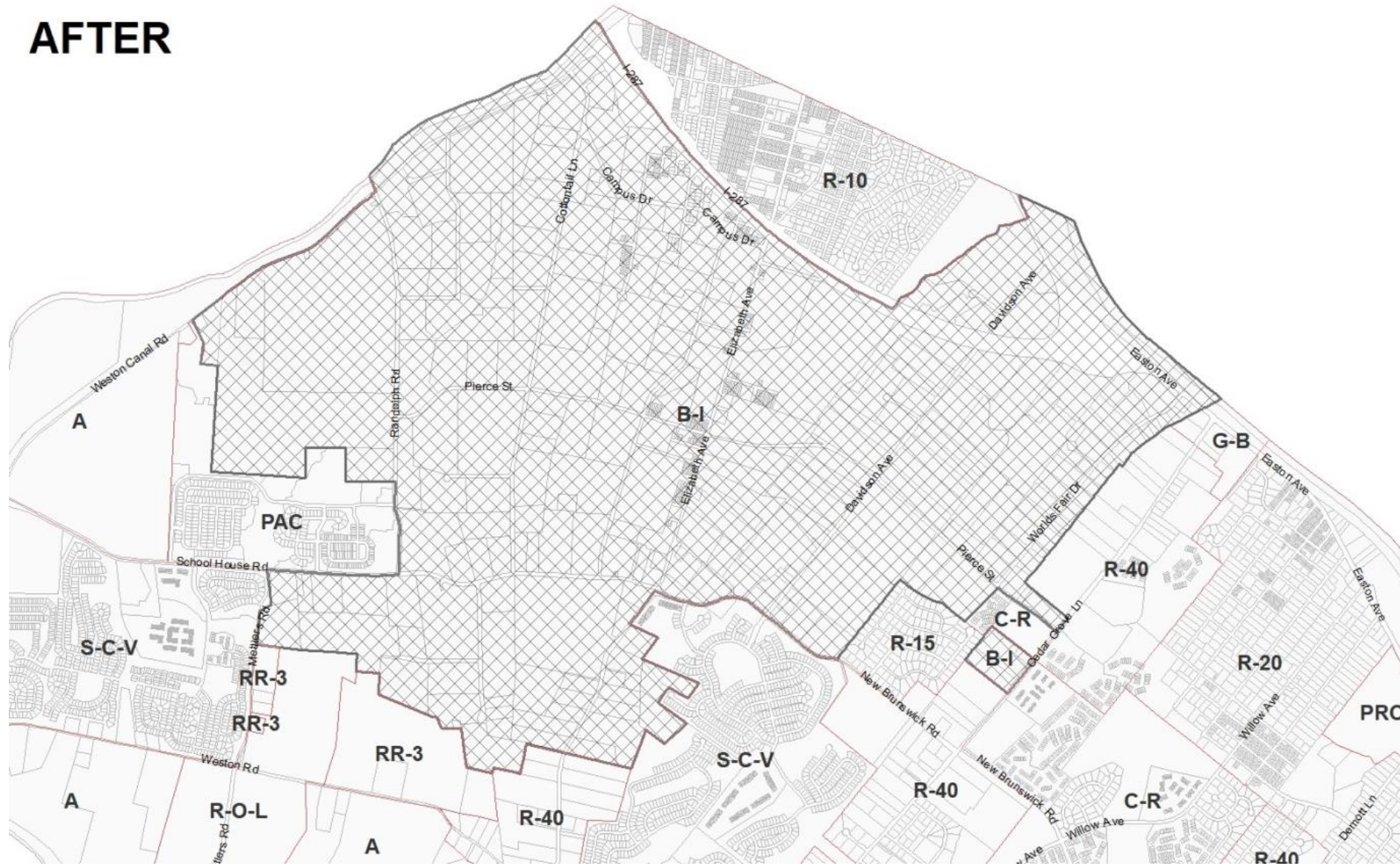


Figure 6: "Somerset Area" Proposed Zoning

