

COMPREHENSIVE LAND USE

30 Attachment 1

Schedule A Permitted, Conditional and Accessory Uses and Structures

(Subsection 30-1003.2 and Section 30-1006)

[Ord. No. 2007-04; Ord. No. 2010-08; Ord. No. 2011-07 § 17; Ord. No. 2011-08; Ord. No. 2011-09 § 2; Ord. No. 2014-01 § 5; Ord. No. 2017-01; Ord. No. 2017-05; 9-14-2021 by Ord. No. 2021-016]

Permitted (P), Conditional (C) and Accessory (A) Uses and Structures
Township of Frankford, Sussex County, New Jersey

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Accessory uses; customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture/Farm****	P	P	P	P	P	P	P		P	P	P	P	P	
Antique Shop		P	P	P	P		P					P	P	
Athletic Events (Typical school athletic field and similar activities are permitted in all zones)	C							P						
Automobile Service Station		C							P			C	C	
Banks, Savings and Financial Offices		P	P	P	P	P						P	P	
Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Boarding Stable	P		P				C				C		P	
Business Services		P	P	P	P	P			P	P		P	P	
Campgrounds	C													
Cannabis Cultivation Center	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Manufacturing Facility	P	P	P	P	P	P	P		P	P		P	P	
Cannabis Microbusiness	P	P	P	P	P	P	P		P	P		P	P	
Child Care Center	P	P	P	P	P	P		P	P	P		P	P	
Church	C	C	C	C	C	C	C		C	C	C	C	C	
Clubhouse	C			P	P		P		C	C			P	

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Colleges and Private Schools for Academic Instruction	C			P	P			P						
Community Residences for the Developmentally Disabled Over 15 persons	P C			P	P			P						
Community Shelters for Victims of Domestic Violence	P			P	P									
Concerts and Entertainment								P						
Country Club	C			C	C		P		C		P		P	
Craft and Hobby	C			P	P							P	P	
Demolition Derbies	C													
Docks	A													
Drive-thru facilities		P	P	P	P							P	P	
Dwellings, Single Family	P	A	A	P	P		P		A			A	A	
Dwellings, Attached Townhouses				P	P									
Duplexes, Triplexes, Quadraplexes Live Work Units & Mixed with Office & Retail Use				P	P									
ECHO Housing	A			P	P									
Essential Services/Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Festivals such as Music, Arts and Crafts, and Food, and Seasonal Events				P				P						
Family Day Care Home	P			P	P		P							
Farmstand/Produce	A	P	P	P	P	A	P	P	A	A	A	P	P	
Funeral Home		P	P	P	P	P						P	P	
Galleries		P	P	P	P	P	P					P	P	

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Garage, Repair		C							C	C		C	C	
General Development Plan														
Golf Courses	C						C		C		C		C	
Health Care Facility		P	P	P	P				P	P		P	P	
Health Club		P	P	P	P		P	P	P	P	P	P	P	
Health Services		P	P	P	P	P			P	P		P	P	
Home Occupation	C	C	C	C	C	C	C					C	C	
Home Professional Office	C	C	C	C	C	C						C	C	
Horse Shows/Farm Shows (See Section 1027.2.1.)	C													
Hotel/Motel			P	P	P		C		C	C			P	
Incentive Zoning and Mandatory Set-Asides	P	C	C	C	C	C	C		C	C	C	C	C	
Institutional Uses (hospitals, etc.), excluding Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Light Industry									P	P				
Lodge							P							
Motor Vehicles Facilities/Car Wash		P	P	P	P							P	P	
Multi-family units & mixed with office & retail uses			P	P	P									
Nursery (agricultural)	P	P	P	P	P	P						P	P	
Office		P	P	P	P	P			P	P		P	P	
Open Air Cinema in Stadium								P						
Outdoor Recreation	P						P	P			P			
Personal Service Estab.		P	P	P	P		P					P	P	
Places of Worship	C	C	C	C	C	C	C		C	C	C	C	C	
Planned Adult Community	P				P									
Private Lake	P													

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Community														
Professional Office		P	P	P	P	P			P	P		P	P	
Public Parks	P				P	P				P				
Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recreation Facility, commercial		P	P	P	P		C	P	P	P	P	P	P	
Recreation Facility, private		P	P	P	P				P	P	P	P	P	
Research Labs									P	P				
Residential, Single Family	P	A	A	P	P		P		A			A	A	
Restaurant		P	P	P	P	C	C	P	C	C		P	P	
Resort Oriented Housing							C							
Retail Sales and Service		P	P	P	P		A	A				P	P	
Retail/Shopping Center			P	P	P							P**	P**	
Riding Academy/ Stables	P		P				C				C		P	
Rodeos (in the Stadium in the FCR zone)	C							P						
Shows and Expos such as Motor and Recreational Vehicles, Outdoor, Pets, and Boats, Hunting, Fishing, Sports, Collectors, Car/Truck/Motorcycle, Trade, Fireworks Displays	C							P						
Stadium				P				P						
Studio		P	P	P	P		A					P	P	
Supermarket		P	P	P	P							P	P	
Swimming Pools – Private	A							C						
Swimming Pools – Public	C	C	C	C	C	C	C	C	C	C		C	C	

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USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
Telecommunications Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theater		P	P	P	P	P	C	P	C	C		P	P	
Veterinary Hospital		P	P	P	P	P						P	P	
Wedding Receptions	C		P	P	P			P					P	

*All uses permitted in the AR zone are likewise permitted in the CR zone.

**In this zone, shopping centers shall not be larger than 16,000 square feet on any individual lot and as otherwise permitted by law. [Ord. No. 2010-08]

***The following uses are specifically prohibited uses in the CED-1 and CED-2: Any retail establishments selling publications, paraphernalia and other materials of a sexual nature, fortune telling, tattoo parlors, card reading, adult movie theaters, strip clubs, juice bars, palm reading and crystal therapy shops. [Ord. No. 2010-08]

****Lots with two (2) or more acres with or without a residence may maintain horses as part of their agricultural use.

†Subject to Site Plan review and approval and demonstration of compliance with and compliance with the New Jersey Department of Environmental Protection (NJDEP) Noise Control Regulations, NJAC 7:29-1.1 et seq.

[§ 30-1027.1 General Conditions Applicable to All Conditional Uses.](#)

[Ord. No. 2007-04]

Submission and approval of a complete application for site plan approval, and performance of any terms and conditions thereof.

Satisfaction of all zoning requirements for the respective district contained in Schedules A and B unless the use is more particularly regulated pursuant to this section, in which event the more particular regulation(s) shall control.

Satisfaction of all design standards pursuant to Article 6 and 7 et seq. with respect to site plans and subdivisions unless the use is more particularly regulated pursuant to this section, in which event the more particular regulation(s) shall control.

Satisfaction of all pertinent requirements of this section unless such requirement(s) are supplemented by one or more particular conditions under subsection [30-1027.2](#) of this section.

[h.](#)

Home Occupations. Home occupations subject to the following conditions:

[1.](#)

No more than two persons not residing in the building shall be employed on the premises.

[2.](#)

The residential character of the premises shall remain substantially unchanged.

[3.](#)

The building shall continue to serve as the principal residence of the home practitioner.

[4.](#)

Not more than 40% of the total floor area of the building may be used for the home occupation.

[5.](#)

All of the bulk requirements for the AR Zone pursuant to the Schedule of Limitations shall be satisfied.[\[1\]](#)

[\[1\]](#)

Editor's Note: All Schedules and Appendices are [included as attachments to this chapter](#).

[6.](#)

Indoor storage of material shall consist only of office supplies.

[7.](#)

The home occupation operates no equipment that creates noise, vibration, glare, fumes, odors or electronic interference including interference with telephone, radio or television reception detectable by neighboring residents.

[8.](#)

The use does not require any increased or enhanced electrical or water supply.

[9.](#)

The quantity and type of solid waste disposal is the same as other residential uses in the AR Zone.

[10.](#)

Delivery trucks shall be limited to the US Postal Service, United Parcel Service, Federal Express and other delivery services providing regular service to residential uses in the AR Zone.

[11.](#)

All vehicular traffic to and from the home occupation shall be limited in volume, type and frequency to what is normally associated with other residential uses in the AR Zone.

[i.](#)

Home Professional Offices. Home Professional Offices subject to the following conditions:

[1.](#)

No more than two persons not residing in the building shall be employed on the premises.

[2.](#)

The residential character of the premises shall remain substantially unchanged.

[3.](#)

The building shall continue to serve as the principal residence of the professional practitioner or business person.

4.

Not more than 40% of the total inhabitable floor area of the building may be used for the professional office.

5.

Off-street parking shall be provided as follows:

(a)

One space per 200 square feet of office area, plus two spaces for the resident family, not counting garage spaces.

6.

All of the bulk requirements for the AR Zone pursuant to the Schedule of Limitations shall be satisfied.^[2]

The home professional office operates no equipment that creates noise, vibration, glare, fumes, odors or electronic interference including interference with telephone, radio or television reception detectable by neighboring residents. No permanent residency shall be allowed within a campground facility.

[2]

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j.

Hotels in the CR Districts.