



NOTES AND REFERENCES:

1. INFORMATION HEREON IS SHOWN APPROXIMATELY BASED ON THE FOLLOWING:

- FRANKFORD TOWNSHIP TAX MAPS
- DEEDS AS REFERENCED ON THIS MAP
- USGS LIDAR (2017)
- NJGIN ORTHOGRAPHIC IMAGES
- NJ-GEOWEB

2. THIS MAP WAS PREPARED FOR CONCEPTUAL PLANNING PURPOSES ONLY. ADDITIONAL DEED RESEARCH AND FIELD SURVEYING WOULD BE REQUIRED PRIOR TO DEVELOPMENT.

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

		DYKSTRA WALKER DESIGN DW GROUP PA PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 • LAKE HOPATCONG, NJ 07849 PHONE (973) 663-5540 • FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM	EXISTING CONDITIONS PLAN	DW SCALE: 1" = 50' JOB NO.: 20101 DRAWN BY: KJO CHECKED BY: KDD DATE: 12/23/2024 SHEET NO. 1 OF 1
DATE	REVISION	KENNETH D. DYKSTRA	PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. No. 246B03297200	BLOCK 11, LOTS 6.06 & 6.07 PLAINS ROAD TOWNSHIP OF FRANKFORD SUSSEX COUNTY NEW JERSEY

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Block = 26
Lot = 20.01

Block = 26
Lot = 20.07

Block = 26
Lot = 20.06

Block = 26
Lot = 20.05

Block = 11
Lot = 0.07

Block = 11
Lot = 0.06

Block = 11
Lot = 0.05

Block = 11
Lot = 0.04

Block = 11

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]

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													
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	
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						

FRANKFORD CODE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
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	
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	

COMPREHENSIVE LAND USE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
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 Community	P													
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	

FRANKFORD CODE

USES	AR	C-1	C-2	FCC	FCNS	C-3	* CR	† FCR	LI	FCED	AP	*** CED-1	*** CED-2	RRU
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	
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]

COMPREHENSIVE LAND USE

***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.

TOWN CENTER ZONE LEGEND

FCZ	FRANKFORT CENTER ZONE
FCED	FRANKFORT CENTER ECONOMIC DEVELOPMENT
FCNS	FRANKFORT CENTER NEIGHBORHOOD SERVICE
FCR	FRANKFORT CENTER RECREATION
FRNA	RURAL RESERVED AREA-UTILITY AREA

ZONE LEGEND

AR	AGRICULTURAL / RESIDENTIAL	8 Acres Min. Density 2
AP	AGRICULTURAL / PLANT	20,000 Sq. Ft. 2-4
C-1	COMMERCIAL	40,000 Sq. Ft. 2-4-6
C-2	COMMERCIAL	20,000 Sq. Ft. 4-6-8-10
C-3	COMMERCIAL	40,000 Sq. Ft.
CEB-1	CENTER DOMINANT DISTRICT 1	40,000 Sq. Ft. 4-6-8
CEB-2	CENTER DOMINANT DISTRICT 2	20,000 Sq. Ft. 4-6-8-10



[§ 30-1003.7 Commercial/Professional \(C-3\).](#)

[Ord. No. 2007-04]

The purpose of the C-3 District is to encourage smaller scale office uses and office parks in a residential character in the outer core of the proposed Town Center and in areas of transition between commercial and single family residential.