

ORDINANCE NO. 3846

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, MORE PARTICULARLY CHAPTER 112, DEVELOPMENT, SECTION 112-4, DEFINITIONS, AND SCHEDULE 2, LOT AND YARD REQUIREMENTS

SUMMARY

This ordinance adds a definition for “Dwelling, Single Family (Zero Lot Line)”, amends the minimum lot area requirement for two-family dwellings in the R-7 zone and establishes lot and yard requirements for zero lot line single-family dwellings in a R-7 zone.

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 – Section 112-4, Definitions, is amended as follows to add a definition for Dwelling, Single Family (Zero Lot Line):

Dwelling, Single Family (Zero Lot Line) – A single-family dwelling unit contained within a building containing two dwelling units on two lots (one dwelling unit on each lot), each of which is separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall except for a common stairwell exterior to both dwelling units.

SECTION II

Chapter 112, Land Development – Schedule 2 Lot and Yard Requirements is amended as follows to: (1) increase the minimum lot area requirement for two-family dwellings in the R-7 zone to 15,000 square feet (with commensurate increases in required lot frontage); and (2) establish lot and yard requirements for zero lot line single-family dwellings in a R-7 zone:

SCHEDULE 2 - LOT AND YARD REQUIREMENTS

	MINIMUM SIZE OF LOT				MINIMUM REQUIRED YARD DEPTH IN FEET							
	INTERIOR LOTS		CORNER LOTS		PRINCIPAL BUILDING				ACCESSORY BUILDING		GARDEN SHED ¹⁰ ACCESSORY BLDG	
	AREA (square feet)	FRONT-AGE (feet)	AREA (square feet)	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
A ⁵	6 AC	400	6 AC	400	100	75	150	200	50	150	5	5
CP ⁶	6 AC	400	6 AC	400	100	75	150	200	50	150	-	-
RR3	3 AC	200	3 AC	200	50 ⁴	25	75	50	25	25	5	5
RR5	5 AC	200	5 AC	200	50 ⁴	25	75	50	25	25	5	5

	MINIMUM SIZE OF LOT				MINIMUM REQUIRED YARD DEPTH IN FEET							
	INTERIOR LOTS		CORNER LOTS		PRINCIPAL BUILDING				ACCESSORY BUILDING		GARDEN SHED ¹⁰ ACCESSORY BLDG	
	AREA (square feet)	FRONT-AGE (feet)	AREA (square feet)	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
R40 ⁵	40,000	200	40,000	200	40 ⁴	25	75	50	25	25	5	5
R-20	20,000	100	26,000	130	35 ⁴	15	30	50	15	25	5	5
R-15	15,000 ²	100	18,000 ²	120	30 ⁴	10	30	50	10	25	5	5
R-10	10,000 ²	100	13,125 ²	105	25 ⁴	8	20	40	8	20	3	5
R-10A	10,000	75	10,000	75	25	8	-	25	8 ⁹	10 ⁹	3	5
R-10B ⁹	7,500	75	7,500	75	25	8	20	20	8	10	3	5
R-7 SF	7,500 ²	75	9,000 ²	90	25 ⁴	8	20	20	8	10	3	5
R-7SE (Zero lot line)	7,500 ²	75	7,500 ²	75	25 ⁴	0	20	20	8	10	3	5
R-7 2F	10,000 15,000 ²		12,000 15,000 ²		25 ⁴	8	20	20	8	10	3	5
C-R SF	20,000	100	26,000	130	35 ⁴	15	30	50	15	25	5	5
C-R 2F	24,000	120	28,000	160	35 ⁴	15	30	50	15	25	5	5
C-R APT TNH	10 AC	300	10 AC	300	75 ⁴	45	100	75	30	40	5	5
G-B	80,000	100	80,000	100	20	10	40	30	10	10	-	-
N-B	20,000	100	20,000	100	20	10	25	30	10	10	-	-
O-P SF ⁷	7,500 ²	75	9,000 ²	90	25 ⁴	8	20	20	8	10	3	5
O-P 2F ⁷	10,000 ²	100	12,000 ²	115	25 ⁴	8	20	20	8	10	3	5
O-P OFF	10,000	100	10,000	100	40	10	20	30	-	-	-	-
ROL	25 AC	800	25 AC	800	150	200	500	500	100	200	-	-
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		
M-3	2 AC ³	150	2 AC	170	50	10	50	25	20	25	-	-
HBD	10,000	100	10,000	100	Varies ¹¹	0/	15	20	5	5	3	5
RDO	80,000	100	80,000	100	20	10	40	30	10	10	-	-

SECTION III

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 IV

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

SECTION V

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

ORDINANCE NO. 3846

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

Introduced: August 11, 2009
Public Hearing: September 22, 2009
Tabled: September 22, 2009
Adoption:
Published:
Effective Date:

Ann M. McCarthy, RMC, CMC, Township Clerk