

TOWNSHIP OF FRANKFORD

AN ORDINANCE AMENDING CHAPTER XVI, ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF FRANKFORD.

ORDINANCE NO. 2008- 04

WHEREAS, the Township Committee of the Township of Frankford has determined it is in the best interests of the Township to add an Agriculture Commercial District as a Zoning District, to change the zoning designation of a certain C-2 Commercial Property within the Township, and to prohibit certain uses in the C-1 and C-2 Commercial zones.

BE IT ORDAINED by the Township Committee of the Township of Frankford as follows:

Section 1. The Agriculture Commercial District (“AC”) is hereby adopted to be a Zoning District:

Agriculture Commercial District (“AC”)

Purpose: The purpose of the Agriculture Commercial District is to permit less intense commercial uses along the major roadways in the Township to promote Agribusiness and to function as a transition between commercial and agricultural and associated residential uses.

1. Permitted Uses:

- a. Farm and produce stands, for the sale of farm products and related goods customarily sold in such businesses
- b. Agricultural industries related to the sale of farm products, including cheese production and butchers
- c. Agricultural farm product and farm equipment sales shops
- d. Professional offices
- d. Nurseries (agricultural)
- f. Single Family Residential Dwellings, only in conjunction with an agricultural commercial use on the property
- g. Second floor apartment over professional offices, if the entire floor is residential
- h. Retail sales of products and goods associated with agricultural uses, and other retail goods customarily sold in such shops
- i. Sales and/or service of equipment associated with agricultural uses
- j. Bed and Breakfasts and a restaurant or retail shop associated with the Bed and Breakfast on the same property
- k. Agriculture and farms, and on-farm shops or businesses such as cider mills, pumpkin patches, retail meat shops, wineries, Christmas trees sales, multi-farmers markets, sleigh/hay rides, gift shops, flower markets or bakeries
- l. Public buildings and public uses.

2. Prohibited Uses:

- a. Any commercial and retail use not listed as permitted in Section 1 (such as convenience stores, dry cleaners, movie and video stores, drive-thru restaurants, restaurants without wait-staff, personal service establishments, processing plants, automotive service stations and garages and similar uses).
- b. Strip malls.

3. Accessory Uses:

- a. The same accessory uses as permitted in the AR Agricultural/ Residential Zoning District.

4. Bulk Requirements and Other Conditions:

- a. Minimum Lot Size = 3 acres
- b. Lot Frontage = 300 feet
- c. Front Yard Setback = 100 feet
- d. Side Yard Setback = 50 feet
- e. Rear Yard Setback = 75 feet
- f. Minimum Lot Depth = 250 feet
- g. Impervious Coverage = 40% of lot area
- h. Off Street Parking shall be required as per the Ordinance

5. Properties. The properties included in this zone are all of the properties in the Commercial C-2 and C-3 Zones located as follows:

- a. On the eastern side of Route 565 from Ross' Corner to the Wantage Township line.
- b. On the western side of Route 565 from Northrup Road to Linn Smith Road and from Armstrong Road to the vacated railroad right-of-way just west of the Pelletown Road intersection.

Section 2. On Route 206 north of Augusta Hill Road and Plains Road, and also including those properties bound by Ridge Road and Cook Road, the uses in the C-1 Commercial and C-2 Commercial zones as published in the Schedule of Limitations shall be permitted excluding the following prohibited uses: strip malls, automotive service stations, repair garages and similar uses, drive-in and drive-thru restaurants and facilities, restaurants without wait-staff, box stores, junkyards, automobile dealerships and car washes.

Section 3. The zoning designation of Block 18, Lot 7 currently in the C-2 Commercial District is changed to AP, Agricultural Park District in accordance with Frankford's Master Plan.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable and the remaining portions of this Ordinance shall remain in full force and effect.

Section 5. Repealer. All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

Section 6. Effective Date. This ordinance shall take effect after publication and passage according to law.

NOTICE

TAKE NOTICE that the above entitled ordinance was introduced at a regular meeting of the Mayor and Township Committee of the Township of Frankford, County of Sussex, New Jersey, held on March 27, 2008, and will be considered for final passage after public hearing at a regular meeting of the Mayor and Township Committee to be held on Thursday, April 10, 2008 at 7:30 p.m. at the Sussex County Fairgrounds, Augusta, New Jersey. During the preceding week, copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public.