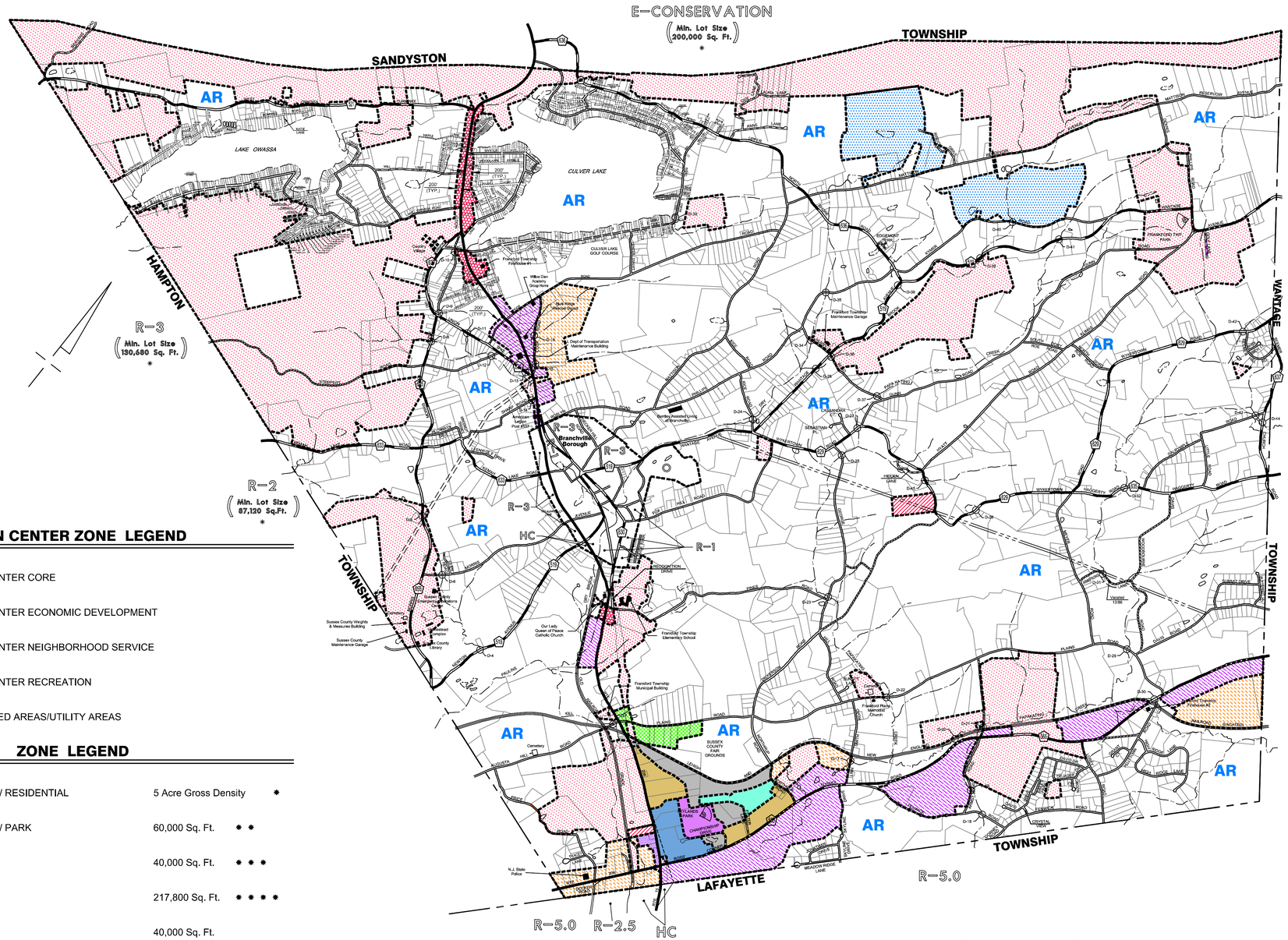
2,000' 1,000' 0 2,000' 4,000'
SCALE IN FEET



TOWN CENTER ZONE LEGEND

FCC	FRANKFORD CENTER CORE
FCED	FRANKFORD CENTER ECONOMIC DEVELOPMENT
FCNS	FRANKFORD CENTER NEIGHBORHOOD SERVICE
FCR	FRANKFORD CENTER RECREATION
RRU	RURAL RESERVED AREAS/UTILITY AREAS

ZONE LEGEND

AR	AGRICULTURAL / RESIDENTIAL	5 Acre Gross Density	*
AP	AGRICULTURAL / PARK	60,000 Sq. Ft.	* *
C-1	COMMERCIAL	40,000 Sq. Ft.	* * *
C-2	COMMERCIAL	217,800 Sq. Ft.	* * * *
C-3	COMMERCIAL	40,000 Sq. Ft.	
CED-1	CENTER ENHANCEMENT DISTRICT 1	40,000 Sq. Ft.	* * *
CED-2	CENTER ENHANCEMENT DISTRICT 2	217,800 Sq. Ft.	* * * *
C-R	COMMERCIAL / RECREATION RESORT	100 Acres	
LI	LIGHT INDUSTRY	130,680 Sq. Ft.	

* THREE (3) OPTIONS PERMITTED BY ORDINANCE NO. 2003-07
* * NO RESIDENTIAL BUILDINGS PERMITTED, FARMS MINIMUM OF 5 ACRES
* * * MAY BE REDUCED TO 20,000 SQ. FT. WITH SERVICE ROAD
* * * * MAY BE REDUCED TO 130,680 SQ. FT. WITH SERVICE ROAD

NOTE: Zoning Designations in open space lettering (i.e., R-3) represents Zoning in adjacent Municipalities.

NOTES:

1. THE TWO LOTS WHICH MAKE UP THE FORMER LEHIGH AND NEW ENGLAND RAILROAD RIGHT-OF-WAY BETWEEN LINN SMITH ROAD AND COUNTY ROUTE 565 (BLOCK 3 LOT 10 AND BLOCK 9 LOT 10) ARE LOCATED IN THE AP ZONE.

ROADWAY LEGEND

ROADS	IMPROVED	UNIMPROVED
STATE		
COUNTY		
TOWNSHIP		
PRIVATE		
ROADS NOT PLOWED IN WINTER		
TOWNSHIP ROADS VACATED FOR WANT OF USE		

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17	REMOVED DEPTH LIMITS IN CED-2 ZONE	05/08/24
16	UPDATE VARIOUS LOCATION TITLES	11/13/22
15	ADDED PRESERVED LAND TO A/P ZONE	11/13/22
14	CHANGED NEW STREET TO NEW WAY	04/13/22
13	REVISED ZONING AND ADDED TOWN CENTER ZONES	10/15/13
12	ADDED HIGH RIDGE LANE EXT., GRANT COURT AND AMERICAN LEGION	09/28/12
11	ADDED CED-1 & CED-2 ZONES TO MAP	04/28/10
10	REVISED C-2, & A/P ZONES	06/05/08
9	REVISED C-1, C-3 & C-R ZONES	06/27/07
8	REVISED AR DESIGNATION IN LEGEND	01/27/06
7	CHANGED BL 82, LOTS 7 & 8 FROM AR ZONE TO C-1 ZONE (ORD # 2005-11)	06/27/05
6	REVISED AREA FOR AR ZONE FROM 43,560 S.F. TO 87,120 S.F.	05/14/02
5	CHANGED THOMAS DRIVE TO JOHNATHAN DRIVE	03/06/01
4	ADDED ADDITONAL STREETS AND LOTS AS PER TAX MAP REVISIONS	06/15/00
3	REVISED AS PER TAX MAP REVISIONS	4/29/00
2	REVISED & ADDED ADJOINING MUNICIPALITIES ZONING REQUIREMENTS	3/29/00
1	REVISED C2 & LI ACREAGES	5/15/97

FRANKFORD TOWNSHIP ZONING MAP

SUSSEX COUNTY - NEW JERSEY

HPA
HAROLD E. PELLOW & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. 24GA27959300
CONSULTING ENGINEERS
17 PLAINS ROAD - AUGUSTA - N.J. 07822
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DRAWN BY:	R.R.C.	DATE:	MARCH 1998
CHECKED BY:	H.E.P.	SCALE:	AS NOTED
FIELD BOOK:	NONE	SHEET No.	1 of 1
FILE No.	92-027		

HAROLD E. PELLOW, P.E. & L.S.
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. No. 13229
Harold E. Pellow DATE 7/6/2024