

LAND USE AND DEVELOPMENT

90 Attachment 10

Township of Franklin

Schedule of Use Regulations

Ch. 90, Land Use and Development

[Amended 6-14-1993 by Ord. No. 93-5; 4-14-1997 by Ord. No. 97-7; 12-28-1998 by Ord. No. 98-16; 8-14-200 by Ord. No. 2000-12; 8-14-2000 by Ord. No. 2000-13; 8-14-2000 by Ord. No. 2000-14; 6-25-2001 by Ord. No. 2001-6; 12-6-2010 by Ord. No. 2010-14; 9-12-2011 by Ord. No. 2011-7; 7-7-2014 by Ord. No. 2014-4; 12-3-2018 by Ord. No. 2018-9; 3-4-2019 by Ord. No. 2019-4]

| Zone District | Permitted Uses | Accessory Uses | Conditional Uses ¹ |
|-------------------------------|---|---|---|
| RC Rural Conservation | Single-family detached dwellings, agricultural uses, public utility structures, golf courses and civic buildings | Signs, home occupations, home professional offices, private tennis courts, bed-and-breakfast inns in accordance with § 90-56H and any use or structure customarily incidental to principal permitted uses and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Churches and educational uses Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers |
| R-75 Village Residential | Same as RC except golf courses | Same as RC Rural Conservation Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Same as RC Rural Conservation Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers |
| PD Planned Development Option | See § 90-69 Renewable energy facilities | See § 90-69 Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | See § 90-69 Wireless telecommunications antennas placed on existing structures Wireless telecommunications towers |
| C-1 Village Commercial | Local retail activities such as grocery stores, meat markets, seafood markets, delicatessens, bakeries, drug stores, book stores, packaged liquor stores and similar neighborhood retail uses, restaurants and catering facilities, local service activities such as barber and beauty shops, laundromats, tailors and dry cleaners, appliance repair shops and similar service uses. Hunting, fishing and archery sales and service, firearms and ammunition sales, indoor facilities for firearms and archery firing and practice and rental of kayaks, boats and other recreational equipment. Residential uses existing as of December 3, 2018 subject to the requirements of the prior district in which the residence was located. Wireless telecommunications antennas placed on existing structures Renewable energy facilities | Off-street parking, signs, bed-and-breakfast inns in accordance with § 90-56H and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Gasoline service stations Wireless telecommunications towers |

FRANKLIN CODE

| Zone District | Permitted Uses | Accessory Uses | Conditional Uses ¹ |
|-------------------------|--|---|---|
| C-2 Township Commercial | Same as C-1 Village Commercial, hotels, motels, banks and savings institutions, restaurants and eating places, office buildings, shopping centers and agricultural uses Wireless telecommunications antennas placed on existing structures Renewable energy facilities | Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Gasoline service stations Wireless telecommunications towers |
| HC Highway Commercial | Retail sales of electronic equipment, hardware, furniture, appliances, paint, wallpaper, sporting goods, shoes and clothing, department stores, garden centers, pet and hobby sales, restaurants, taverns and auto related uses, such as car washes, auto repair and new car sales Wireless telecommunications antennas placed on existing structures | Accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Wireless telecommunications towers Low-impact storage |
| I Industrial | Storage and warehousing, wholesaling, processing, light manufacturing and assembling, office, research and laboratory uses, computer and data processing centers, agricultural uses Wireless telecommunications antennas placed on existing structures | Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Wireless telecommunications towers |
| OB Office Building | Office buildings intended for business, executive, professional and administrative purposes, banks and similar financial institutions, medical and dental offices and laboratories, computer and data processing centers and churches Wireless telecommunications antennas placed on existing structures | Off-street parking, signs and accessory apartments in accordance with § 90-56G Small wind energy systems in accordance with § 90-59.2 Renewable energy facilities | Wireless telecommunications towers |

NOTE:

¹ECHO Housing is permitted as a conditional use in any residential zone or any nonresidential zone where the lot or tract is occupied by a single-family use, subject to the minimum requirements set forth under § 90-57F

LAND USE AND DEVELOPMENT

90 Attachment 11

Township of Franklin

Schedule of Area, Bulk and Yard Requirements

[Amended 3-12-1984 by Ord. No. 84-3; 3-30-1987 by Ord. No. 87-4; 6-12-1989 by Ord. No. 89-6; 6-29-1992 by Ord. No. 92-5; 8-24-1992 by Ord. No. 92-6; 8-8-1994 by Ord. No. 94-6; 8-14-2000 by Ord. No. 2000-12; 8-14-2000 by Ord. No. 2000-13; 8-14-2000 by Ord. No. 2000-14; 10-29-2001 by Ord. No. 2001-11; 5-12-2003 by Ord. No. 2003-14; 10-1-2007 by Ord. No. 2007-16; 7-7-2014 by Ord. No. 2014-4]

| Zone | Use Type | Minimum Lot Area ² (square feet) | Minimum Lot Frontage and Lot Width ³ (feet) | Minimum Building Setbacks | | | Open Space ⁴ (percent) | Tract Size ^{5,6} (acres) | Maximum Building Height | | Maximum Building Coverage (percent) | Maximum Lot Coverage (percent) | Maximum Density (units per acre) | Maximum Floor Area Ratio | Minimum Buildable Area ⁷ (square feet) | | | | | | |
|------|----------|---|--|---------------------------|-------------|--------------------------|-----------------------------------|-----------------------------------|-------------------------|------------------|-------------------------------------|--------------------------------|----------------------------------|--------------------------|---|---|--|--|--|--|--|
| | | | | Front (feet) | Side (feet) | Rear ⁸ (feet) | | | | | | | | | | | | | | | |
| RC | DSF | 217,800 | 350 | 100 | 50 | 70 | — | — | 2 1/2 | 35 | — | 7.5 ⁹ | 0.2 | — | 21,780 | | | | | | |
| | CSFD | 65,000 | 200 | 75 | 40 | 60 | 60 | 50 | 2 1/2 | 35 | — | 15 | 0.2 | — | 21,780 | | | | | | |
| | LA | 65,000 | 200 | 75 | 40 | 60 | — | 10 | 2 1/2 | 35 | — | 15 | 0.2 | — | 21,780 | | | | | | |
| R-75 | DSF | 30,000 | 100 | 50 | 20 | 40 | — | — | 2 1/2 | 35 | — | 25 | — | — | 8,000 | | | | | | |
| PD | | | | | | | See §90-69 | | | | | | | | | | | | | | |
| C-1 | PS | 30,000 | 100 | 50 | 20 | 40 | — | — | — | 35 | 30 | 60 | — | 0.30 | — | — | | | | | |
| | OSS | 60,000 | 200 | 50 | 40 | 100 | — | — | — | 35 | 30 | 60 | — | 0.30 | — | — | | | | | |
| C-2 | | 217,800 | 600 | 100 | 75 | 100 | — | — | — | 35 | 25 | 55 | — | 0.25 | — | — | | | | | |
| HC | | 130,000 | 250 | 75 | 50 | 50 | — | — | — | 35 | 20 | 50 | — | 0.20 | — | — | | | | | |
| I | | 130,000 | 250 | 75 | 50 | 70 | — | — | — | 35 ¹⁰ | 25 | 40 | — | 0.25 | — | — | | | | | |
| OB | | 130,000 | 250 | 100 | 50 | 70 | — | — | — | 35 | 25 | 50 | — | 0.25 | — | — | | | | | |

NOTES:

1 Use types identified by abbreviations as follows:

DSF = Detached single-family residential; conventional subdivision

CSFD = Cluster single-family development with on-site well and septic

CSF-1 = Cluster single-family (detached units), residential subdivision with public water

CSF-2 = Cluster single-family (detached units), residential subdivision with public water and public sanitary sewers

LA = Lot averaging

OSS = On-site septic systems

PS = Public sewers

2 The minimum lot area shall be provided within each building lot as provided in this schedule.

3 The minimum lot frontage for a flag lot as measured at the public street right-of-way shall be 50 feet in accordance with § 90-49B(1) of this chapter.

4 Each cluster development shall provide the minimum proportion of open space required in this schedule, as calculated based upon the gross area of the tract to be developed. All open spaces shall be contiguous with the tract to be developed. This figure is a minimum amount of open space. All lands not contained within the lot area of the maximum number of lots permitted shall be in established open space.

5 The minimum area of contiguous land which must be available for development with each application for a cluster residential subdivision, lot averaging subdivision or industrial park.

6 The minimum tract for farming shall be six acres.

7 Each lot shall be shown to be capable of having inscribed within the building envelope as established by the applicable front, side and rear setback dimensions, the minimum buildable area in accordance with the standards contained herein.

8 Any principal or accessory building or parking or loading area in the HC Highway Commercial Zone District shall be situated a maximum distance of 500 feet from the front property line. Any area located more than 500 feet from the front property line shall be utilized strictly as open space. The front property line shall be deemed the property line parallel to the front façade of the principal building.

9 For lots 10 acres (435,600 square feet) or greater in lot area, the maximum lot coverage will be 5%.

10 For warehouse uses, the maximum building height shall be 48 feet with a maximum of 1 story.