

C-4

MIXED USE RESIDENTIAL

DISTRICT INTENT: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. Single family detached dwellings.
2. All uses permitted in the C-2 Commercial District.
3. Single family dwellings in the C-4 District of Lanark shall comply with the standards for the R-1 Single Family District.
4. A combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land.

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire station.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:

One acre with a minimum depth and width of 100 feet or existing lot of record residential; dwelling units. No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: Residential dwelling units to conform with standards for residential housing R-1 and R-2. Business structures to conform to Standards for Commercial Business C-2.

MAXIMUM BUILDING: 35 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of zoning ordinance.

NOTES: C-4 MIXED USE COMMERCIAL RESIDENTIAL

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.

C-2

COMMERCIAL BUSINESS DISTRICT

DISTRICT INTENT: To provide for commercial development in the unincorporated county near present concentrations of population.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. Financial, real estate, insurance and other professional services.
2. Retail sales including such retail services as barber and beauty shops, laundry and dry-cleaning facilities.
3. Restaurants, lounges, food services, public assembly halls and entertainment centers.
4. Automotive and engine repair shops and other repair services.
5. Warehouse and storage facilities.
6. Uses determined by the Planning and Zoning Commission to be similar to the above.
7. Hotels and motels (low impact 50 or fewer units).

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire stations.

PROHIBITED USES AND STRUCTURES:

- herein.
1. All uses not specifically or provisionally permitted herein.
 2. Major automotive and engine repair within one thousand (1000) feet of any body of water ten acres or larger.
 3. Residential uses.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Hotels, motels, and time sharing vacation units (high impact over 50 units) subject to review as provided by Section 301.06 of zoning ordinance.
2. Churches and community houses.
3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: For all commercial or accessory structures there will be provided:

- (A) A setback of twenty-five (25) feet from the boundary of the property line bordering any private, local, arterial or collector road.
- (B) Setback a minimum of ten (10) feet from any other property line, except for attached or commonwall construction.

MAXIMUM BUILDING: 35 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Parking should be on a permeable surface, or areas with impervious surfaces must include stormwater holding ponds.
2. See Section 430 and 440 of zoning ordinance.

NOTES: C-2 COMMERCIAL BUSINESS DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
2. All hotels, motels, or time-share vacation units of high impact as defined in Section 220.64 shall provide, on the same parcel upon which such development is located, an area of recreational open space equal to or exceeding that covered by all structures included in the development; i.e., "development footprint". Such recreational open space shall be set aside for and available to the occupants of the development in a manner consistent with the Franklin County Comprehensive Plan.
3. All new construction shall implement best management practices for the reduction of erosion, fugitive dust, and air emissions related to the construction of the development.