
Article 1303
District Regulations

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1303.01 ZONING MAP

A map entitled the City of Franklin Zoning Map is hereby adopted as part of this Ordinance. The Zoning Map shall be kept on file and be available for examination at the City offices.

1303.02 ZONING DISTRICTS

The City is divided into the districts set forth by this Ordinance and as shown by the district boundaries on the Zoning Map. The districts are:

- (a) Residential Districts: Districts designated for residential use are for dwelling units and uses normally associated with residential neighborhoods. The specific purpose for each of the residential districts is as follows:
 - (1) R-1 Single-Family Residential District: The purpose of this district is to create and encourage the preservation, construction and maintenance of desirable residential neighborhoods and to protect and stabilize property values. These zones are for single family dwellings and related uses.
 - (2) R-2 Medium Density Residential District: The purpose of this district is to relax the restrictiveness of the single family zone without losing the desirable characteristics of residential neighborhoods, to provide for two-family dwelling units, apartment houses, and non-detrimental home occupations.
 - (3) R-3 High Density Residential District: The purpose of this district is to provide for increased density in housing, including apartment houses and multiple unit dwellings, and to provide desirable areas for business and financial services and home occupations while still maintaining the desirable neighborhood characteristics specified to appeal to those with small families or older couples.

- (b) TRC - Transitional Residential Commercial District: This zone is designed to permit a variety of residential and limited business uses in the City. Its purpose is to afford limited commercial activities which are amenable to residential uses while preserving the character of an established residential area.
- (c) Commercial District: The Commercial Districts are designed to provide for needed commercial and related activities within the City.
 - (1) CBD Central Business District: This district is specifically designed for the existing Franklin central business district. It allows for a wide range of commercial and related uses mixed with multiple unit dwellings while recognizing the physical limitations of this already built-up area. Most off-street parking and loading/unloading requirements are eliminated for this zone.
 - (2) C-1 Commercial Business District: This district is designed to accommodate a wide range of commercial, residential and related uses.
- (d) IN Industrial District: Industrial Districts are created to encourage the development and operation of industrial establishments without undue hazard or detriment to adjacent properties or to the community as well as the protection of such industrial area from detrimental encroachment by residential and/or other uses incompatible with industrial development.

1303.03 ANNEXED AREAS

Any territory hereafter annexed by the City will be automatically zoned a R-1 Single-Family Residential District, until otherwise classified by the City.

1303.04 DISTRICT BOUNDARIES

District boundaries that are shown between the lines of streets, streams, and transportation right-of-ways shall be deemed to follow the centerlines. The vacation of streets shall not affect the locations of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district boundary by such centerlines, by the scale or dimensions stated on the Zoning Map, or by the fact that it clearly coincides with a property line, he shall refuse action, and the Zoning Hearing Board, upon appeal, shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purpose set forth in all relevant provisions of this Ordinance.

1303.05 ZONING DISTRICT CHANGES

All approved changes to Zoning Districts shall be promptly recorded on the Zoning Map by the Zoning Officer.

1303.06 PERMITTED USES

The Permitted Uses for each district are shown in Tables 1303.06a through 1303.06g. Uses in each district shall be according to the common meaning of the term or according to definitions set forth in Article 1302. Uses not specifically listed or defined shall not be permitted.

TABLE 1303.06a R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|-------------------------------|--|---------------------------|
| Single Family Dwellings | Religious, Cultural and Fraternal Activity | Commercial Schools |
| Outdoor Recreation | Schools | Bed and Breakfasts |
| Public Services | Family Day Care | Cellular Antenna Towers |
| Accessory Buildings and Uses | Public Utility Stations | Small Wind Energy Systems |
| Accessory Living Quarters | Short-Term Rentals | |
| Temporary Uses | | |
| No Impact Home-Based Business | | |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016; Ord. 1 of 2018, Sect. 2, Passed 5-7-2018)

TABLE 1303.06b R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|---------------------------|--|--------------------------------|
| All Uses Permitted in R-1 | Religious, Cultural and Fraternal Activity | Commercial Schools |
| Two Family Dwellings | Schools | Bed and Breakfasts |
| Short-Term Rentals | Family Day Care | Business or Financial Services |
| | Group Day Care | Medical or Dental Offices |
| | Public Utility Stations | Congregate Residences |
| | Home Occupations | Boarding Houses |
| | Apartment Houses | Cellular Antenna Towers |
| | | Small Wind Energy Systems |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016; Ord. 1 of 2018, Sect. 2, Passed 5-7-2018)

TABLE 1303.06c R-3 HIGH DENSITY RESIDENTIAL DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|--|--------------------------------|---------------------------|
| All Uses Permitted in R-2 | Bed and Breakfasts | Dog Kennels |
| Multiple Unit Dwellings | Family Day Care | Congregate Residences |
| Religious, Cultural and Fraternal Activity | Group Day Care | Boarding Houses |
| Schools | Public Utility Stations | Commercial Parking Lots |
| Commercial Schools | Home Occupations | Cellular Antenna Towers |
| Apartment Houses | Business or Financial Services | Small Wind Energy Systems |
| | Medical or Dental Offices | |
| | Group Homes | |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016)

TABLE 1303.06d TRANSITIONAL RESIDENTIAL (TRC) USE DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|---------------------------|--------------------------------|---------------------------------|
| All Uses Permitted in R-3 | Bed and Breakfasts | Congregate Residences |
| Indoor Recreation | Family Day Care | Boarding Houses |
| Home Occupations | Group Day Care | Dog Kennels |
| | Public Utility Stations | Neighborhood Commercial Centers |
| | Business or Financial Services | Hospitals |
| | Medical or Dental Offices | Similar Uses |
| | Group Homes | Commercial Parking Lots |
| | Light Commercial | Cellular Antenna Towers |
| | Group Care Facilities | Small Wind Energy Systems |
| | Funeral Homes, Mortuaries | |
| | Amusement Centers | |
| | Cash Advance Stores | |
| | Similar Uses | |

TABLE 1303.06e C-1 COMMERCIAL DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|--|--|---------------------------------|
| Accessory Buildings and Uses | Automotive Self-Service Motor Fuel Dispensing Facilities | Wholesale or Storage Warehouse |
| Religious, Cultural and Fraternal Activity | Automotive Service Motor Fuel Dispensing Facilities | Bottle Clubs |
| Automotive Repair, Minor | Automotive Repair, Major | Congregate Residences |
| Business or Financial Services | Public Utility Stations | Boarding Houses |
| Medical and Dental Offices | Bed and Breakfasts | Hospitals |
| Light Commercial | Apartment Houses | Heavy Commercial |
| Commercial Retail Sales and Service | Group Homes | Regional Commercial Centers |
| Schools | Multiple Unit Dwellings | Neighborhood Commercial Centers |
| Commercial Schools | Dog Kennels | Similar Uses |
| Amusement Centers | Veterinary Hospitals | Cellular Antenna Towers |
| Group Day Care | Group Care Facilities | Small Wind Energy Systems |
| Light Manufacturing | Residence as a Secondary Use | |
| Indoor and Outdoor Recreation | Cash Advance Stores | |
| Motel, Hotel | Similar Uses | |
| Public Services | Short-Term Rentals | |
| Funeral Homes, Mortuaries | | |
| Temporary Uses | | |
| Restaurants | | |
| Theaters | | |
| Community Commercial Centers | | |
| Convenience Commercial Centers | | |
| Commercial Parking Lots | | |
| No Impact Home-Based Businesses | | |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016; Ord. 1 of 2018, Sect. 2, Passed 5-7-2018)

TABLE 1303.06f CBD CENTRAL BUSINESS DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|--|--|---------------------------|
| Accessory Buildings and Uses | Automotive Self-Service Motor Fuel Dispensing Facilities | Light Manufacturing |
| Religious, Cultural and Fraternal Activity | Automotive Service Motor Fuel Dispensing Facilities | Bottle Clubs |
| Automotive Repair, Minor | Bed and Breakfasts | Heavy Commercial |
| Business or Financial Services | Apartment Houses | Automotive Repair, Major |
| Medical and Dental Offices | Residence as a Secondary Use | Commercial Parking Lots |
| Light Commercial | Multiple Unit Dwellings | Similar Uses |
| Community Commercial Centers | Similar Uses | Cellular Antenna Towers |
| Convenience Commercial Centers | Short-Term Rentals | Small Wind Energy Systems |
| Commercial Rail Sales and Service | | |
| Commercial Schools | | |
| Group Day Care | | |
| Amusement Centers | | |
| Funeral Homes, Mortuaries | | |
| Motel, Hotel | | |
| Schools | | |
| Public Services | | |
| Indoor and Outdoor Recreation | | |
| Temporary Uses | | |
| Restaurants | | |
| Theaters | | |
| No Impact Home-Based Businesses | | |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016; Ord. 1 of 2018, Sect. 2, Passed 5-7-2018)

TABLE 1303.06g IN INDUSTRIAL USE DISTRICT

| <u>Permitted Uses</u> | <u>Special Exceptions</u> | <u>Conditional Uses</u> |
|---------------------------------|--|--------------------------------|
| Light Manufacturing | Automotive Self-Service Motor Fuel Dispensing Facilities | Adult-Oriented Businesses |
| Medium Manufacturing | Automotive Service Motor Fuel Dispensing Facilities | Rehabilitation Centers |
| Light Commercial | Automotive Repair, Major and Minor | Prison, Jail |
| Heavy Commercial | Veterinary Hospitals | Heavy Manufacturing |
| Community Commercial Centers | Recycling Facilities | Regional Commercial Center |
| Business or Financial Services | Similar Uses | Neighborhood Commercial Center |
| Group Care Facilities | | Hospitals |
| Wholesale or Storage Warehouses | | Industrial or Research Park |
| Public Services | | Similar Uses |
| Public Utility Stations | | Cellular Antenna Towers |
| Temporary Uses | | Small Wind Energy Systems |
| Commercial Parking Lots | | |

(Ord. 4 of 2016, Sect. 2, Passed Finally 8-01-2016)

1303.07 LOT, YARD, FLOOR AREA, FOUNDATION, AND HEIGHT REQUIREMENTS

The minimum lot area, minimum lot area per family, maximum lot coverage by buildings and structures, minimum depth of front yard, minimum depth of rear yard, side yard requirements and maximum height of structures for each district shall be as specified in Table 1303.07a.

The minimum habitable floor area for any dwelling hereafter erected, altered by reduction of floor area, or otherwise placed on a lot in a residential district shall be specified in Table 1303.07b.

All structures hereafter erected, altered, or placed on a lot in any residential district shall be placed upon and affixed or secured by bolts, nails, or other construction approved by the provisions of the International Building Code to a permanent cement block or concrete foundation wall under the perimeter of the floor area of the dwelling or residence (excepting only bay areas or other architectural projections from the dwelling structure not intended to be supported by and secured to a permanent foundation).

The restriction set forth in this Section shall not apply to mobile homes, and a mobile home shall only be allowed in a mobile home park.

TABLE 1303.07a LOT, YARD COVERAGE AND HEIGHT REQUIREMENT TABLE

| USE | <u>Minimum Lot Areas (Sq. Feet)</u> | <u>Minimum Lot Width (Feet)</u> | <u>Minimum Front Yard (Feet)</u> | <u>Minimum Side Yard (Feet)</u> | <u>Minimum Rear Yard (Feet)</u> | <u>Maximum Height Structure (Feet)</u> | <u>Maximum Lot Coverage (Percent)</u> |
|---------------------------------|--|--|---|--|--|---|--|
| R-1 Residential | | | | | | | |
| Single Family | 10,200 | 75 | 35 | 10 | 40 | 35 | 40 |
| Other Uses | 15,000 | 75 | 35 | 10 | 40 | 35 | 50 |
| Accessory Bldg | NA | NA | NA | 3 | 3 | 14 | NA |
| R-2 Residential | | | | | | | |
| Single Family | 7,500 | 60 | 25 | 10 | 40 | 35 | 40 |
| Two Family and Apartment Houses | 9,300 | 60 | 25 | 10 | 30 | 35 | 40 |
| Other Uses | 15,000 | 60 | 25 | 10 | 30 | 35 | 50 |
| Accessory Bldg | NA | NA | NA | 3 | 3 | 14 | NA |
| R-3 Residential | | | | | | | |
| Single Family | 5,000 | 50 | 10 | 10 | 15 | 35 | 40 |
| Two Family and Apartment Houses | 6,000 | 50 | 10 | 10 | 15 | 35 | 50 |
| Multiple Unit | 6,000 Plus 1,000 for each Family over 2 | 50 | 10 | 10 | 15 | 80 | 50 |
| Other Uses | 15,000 | 50 | 10 | 10 | 15 | 35 | 50 |
| Accessory Bldg | NA | NA | NA | 3 | 3 | 14 | NA |
| USE | <u>Minimum Lot Areas (Sq. Feet)</u> | <u>Minimum Lot Width (Feet)</u> | <u>Minimum Front Yard (Feet)</u> | <u>Minimum Side Yard (Feet)</u> | <u>Minimum Rear Yard (Feet)</u> | <u>Maximum Height Structure (Feet)</u> | <u>Maximum Lot Coverage (Percent)</u> |

| TRC | | | | | | | |
|--|---|-----|-----|-----|-----|-----|-----|
| Single Family | 5,000 | 50 | 15 | 10 | 15 | 40 | 50 |
| Two Family and Apartment Houses | 6,000 | 50 | 15 | 10 | 15 | 40 | 50 |
| Multiple Unit | 6,000 Plus 1,000 for each Family over 2 | 50 | 10 | 10 | 15 | 80 | 50 |
| Other Uses | 6,000 | 50 | 10 | 10 | 15 | 40 | 50 |
| Accessory Bldg | NA | NA | NA | 3 | 3 | 14 | NA |
| C-1 Commercial | | | | | | | |
| All Uses | 6,000 | 50 | 25 | 20 | 15 | 80 | 50 |
| Accessory Bldg | NA | NA | NA | 3 | 3 | 40 | NA |
| CBD Central Business District | | | | | | | |
| All Uses | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Accessory Bldg | NA | NA | NA | N/A | N/A | N/A | NA |
| IN Industrial | | | | | | | |
| Heavy Manufacturing, Recycling Facilities and Industrial or Research Parks | 20,000 | 150 | 25 | 25 | 50 | 80 | 50 |
| Other Uses | 6,000 | 50 | 25 | 20 | 15 | 80 | 50 |

TABLE 1303.07b MINIMUM FLOOR AREA REQUIREMENT TABLE

1. Minimum habitable floor area in an R-1 Residential District:
 - a. One story plan with basement - 1120 square feet.
 - b. One story plan without basement - 1120 square feet.
 - c. Story and ½ plan - 960 square feet (first floor).
 - d. Two story - 600 square feet (per floor).
 - e. Split level - 1120 square feet (total habitable floor area).
2. Minimum habitable floor area in an R-2 Residential district:
 - a. One story plan with basement - 680 square feet per dwelling unit.
 - b. One story plan without basement - 960 square feet per dwelling unit.
 - c. Two story - 520 square feet (per floor).
 - d. Story and ½ plan - 960 square feet (first floor).
 - e. Split level - 1120 square feet (total habitable floor area).
3. Minimum habitable floor area in an R-3 Residential District:
 - a. One story plan with basement - Not less than 580 square feet per dwelling unit.
 - b. Double occupancy dwelling - Not less than 520 square feet per dwelling unit.
 - c. Multiple unit dwelling - Not less than 440 square feet per dwelling unit.