

## 3.2 Land Uses



- C. Subdivision of Land:** The subdivision of land in every zoning district shall be consistent with the provisions of the applicable subdivision control ordinance for the jurisdiction in which the property is located.
- A. Land Uses Specified:** Each land use is either a permitted, non-permitted or a special exception use in each zoning district. A general list of permitted and special exception uses for each district are noted in the "Permitted Uses" and "Special Exceptions" columns accompanying the description of each district in this Article. Specific land uses within each general category are listed in the Land Use Matrix that begins on this page.
- B. Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or special exception use is considered non-permitted. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a special exception use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 11.5 for Appeals of Administrative Decisions.
- A. Lot Standards Established:** The lot standards for each zoning district shall be as specified in the description of each district in this Article. Lot standards shall include, but not be limited to, front yard setback, side yard setback, rear yard setback, lot area, lot width, lot frontage, lot depth, height, living and ground floor areas, primary structures, and lot coverage. A summary of the lot standards is provided in the table below:

*See Also:*



*Chapter 11.5,  
Appeals of Administrative  
Decisions*

Primary Land Use <small>P Permitted Use S Special Exception Use</small>	Zoning District															
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL	IG
<b>Agriculture Uses</b>																
agricultural product sales, distribution, & storage facility																
fertilizer sales, distribution, & storage																
seed sales, distribution, & storage																
farm co-op. facility																
animal boarding/stables (excluding kennels)																
farm (confined feeding)																
farm (general)																
farm dwelling																
grazing & pasture land																
livestock raising & breeding																
crop production																
crop processing & storage (materials produced on-site)																
farm equipment sales and service																
farmer's market																
greenhouse (commercial)																
livestock auction/sales facility																
winery																

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## 3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use  Permitted Use  Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Communications/Utilities Uses																				
communication service exchange													S		S	P	P	P	P	P
public wellfield/water treatment facility	P	P														P				
sewage treatment plant																P				
telecommunications facility/tower	P									S		S	S	S	P	P	P	P	P	P
utility substation													S	S	P	P	P	P	P	P
water tower	P	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P

Park Uses																				
campground/RV park	S																			
driving range (as a primary use)													S	S	S					
golf course and/or country club (including driving range)	P	P	P	P	P	P	P								S					
nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
park and/or playgrounds (including athletic facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Residential Uses																				
bed and breakfast facility	S	S			S	S				S	S	S	S							
boarding house	S	S								S	S	S	S			S				
mobile home / manufactured home park										P										
dwelling, multi-family (more than 2 dwelling units)					S	S	P			S	S	S								
dwelling, secondary (on upper floors of other use)							P			P	P	P	P							
dwelling, single-family (includes manuf. home types I & II)	P	P	P	P	P	P	P	P												
dwelling, two-family					S	S	P													
fraternity/sorority house							S												S	
nursing/assisted living facility							P			S		S	S	S	P					
residential facility for the developmentally disabled type I			P	P	P	P	P	P		S	S	S	S	P						
residential facility for the developmentally disabled type II							P			S	S	S	S	P						
residential facility for the mentally ill			P	P	P	P	P	P		S	S	S	S	P						
retirement facility							P			S		S	S	P						

Institutional/Public Uses																				
airport	S																	S	S	S
animal shelter	P													S	S	S	S			
cemetery	S	S														P				
church or other place of worship	P	P	S	S	S	S	S	S	P	S	S	S	P							
community center		S	S	S	S	S	S	S	P	S	P	P	P							
day-care center									P	P	P	P	P		S	S	S			
fairgrounds	P																			
funeral home									P		P	P								
government facility (non-office)	S																	S	S	S
government office									P		P	P	P							
heliport	S	S																S	P	P
hospital/medical center													P	P	P					
institution for the developmentally disabled/mentally ill							S		S		S	S	P							
library									P	P	P	P	P							
lodge or private club									P	P	P	P								
medical clinic									P	P	P	P	P	P	P	P	P	P	P	P
museum or gallery									P	S	S	S	P							
parking lot or garage (as a primary use)									P	S	P	P								
penal or correctional institution	S																	S	S	S
police, fire, or rescue station	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
post office									P	S	S	S	P							
school (P-12)			S	S	S	S	S	S	S	S	S	S	S	P						
trade or business school									P		P	P							P	P
university or college									S		S			P						

### 3.2 Land Uses (cont.)



Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Zoning Districts

Commercial Uses																	
<b>adult uses</b>																	
<b>auto-oriented uses (small scale)</b>																	
gas station																	
car wash																	
<b>auto-oriented uses (medium scale)</b>																	
auto repair and body shop																	
vehicle detailing/accessory shop																	
oil change shop																	
<b>auto-oriented uses (large scale)</b>																	
automobile/motorcycle sales and service																	
recreational vehicle sales and service																	
<b>mass transit terminal/station (excluding a public bus stop)</b>																	
<b>conference center</b>																	
<b>data processing / call center</b>																	
<b>fireworks sales (permanent)</b>																	
<b>health spa</b>																	
<b>hotel</b>																	
<b>kennel</b>																	
<b>liquor store</b>																	
<b>mobile/manufactured home sales</b>																	
<b>office uses</b>																	
administrative/professional office																	
bank/financial institution																	
medical/dental office																	
radio/TV station																	
veterinary office/animal clinic (without outdoor kennels)																	
print shop/copy center																	
business/financial services office																	
investment firm																	
employment service																	
<b>personal service uses</b>																	
barber/beauty shop																	
dry cleaners (retail)																	
photographic studio																	
self-service laundry																	
shoe repair/tailor shop																	
dance or martial arts studio																	
gymnastics center																	
tanning salon																	
fitness center																	
<b>recreation uses (small scale)</b>																	
billiard room or arcade																	
night club																	
microbrewery/brew-pub																	
bar																	

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## 3.2 Land Uses (cont.)

Zoning Districts

Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Commercial Uses																
<b>recreation uses (medium scale)</b>																
bowling alley																
theater																
banquet or assembly hall										P		P	P			
miniature golf course																
shooting/archery range (indoor)																
skating rink/swimming pool																
<b>recreational uses (large scale)</b>																
seasonal hunting or fishing facility	S	S														
shooting range (outdoor)																
<b>restaurant</b>																
										P	P	P	P		S	
<b>retail uses (small scale)</b>																
video/music store																
art or photo gallery																
bakery (retail)																
deli																
flower shop																
gift shop						S				P	P	P	P			
news dealer/bookstore																
stationary shop																
ice cream shop																
convenience store (without gas station)																
jewelry store																
antique shop																
meat market																
<b>retail uses (medium scale)</b>																
craft/fabric store																
apparel/footwear store																
record/CD/musical instrument shop																
sporting goods shop																
pharmacy																
grocery store										P		P	P			
garden shop																
variety store																
auto parts sales (without on-site repair)																
building finishes shop (paint, carpet, wallpaper, etc.)																
repair services (small appliances, jewelry, alterations, etc.)																
pet store																
<b>retail uses (large scale)</b>																
auction facility (excluding livestock)																
supermarket																
department store																
shopping mall										S		P	P			
hardware store																
home electronics/appliance store																
office supply store																
building supply store																
<b>retreat center</b>																
	S	S								P		P	P	S		
<b>truck stop / travel center</b>																
													S		S	S

### 3.2 Land Uses (cont.)



Primary Land Use Permitted Use Special Exception Use	Zoning District														
	A	RR	RSN	RS 1,2,3	RTN	RT 1,2,3	RM	RMH	MXD	MXN	MXC	MXR	IN	IBD	IL

Industrial Uses																
agricultural products terminal																
animal & animal products processing																
boat/RV storage facility (outdoor)																
concrete/asphalt production facility																
contractor's warehouse/storage facility																
dry cleaners (commercial)																
food & beverage production																
general industrial production																
manufacturing facility																
fabrication facility																
hazardous materials production																
bottle gas storage & distribution																
explosive manufacturing and storage																
petroleum and chemical processing and storage																
light industrial assembly & distribution																
packaging facility																
assembly facility																
printing/publishing facility																
light industrial processing & distribution																
lumber yard																
tool and dye shop																
mineral extraction and processing																
mini-warehouse self-storage facility																
power generation facility (commercial)																
research and development facility																
truck freight terminal/trucking company																
truck sales & service center																
warehouse & distribution facility																
wholesale facility																
waste disposal facility																
incinerator																
junk/scrap metal yard																
sanitary landfill																
refuse dump / transfer station																
inoperable vehicle storage																

Zoning Districts

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## Zoning Districts

See Also:

Article 10,  
Nonconformities

### 3.3 Standards

Zoning District	Min. Lot Area	Max. Lot Area	Min. Lot Width	Max. Lot Depth	Max. Lot Coverage (all hard surfaces)	Min Front Yard Setback			Min. Side Yard Setback	Min. Rear Yard Setback	Min. Living Area	Min. Ground Floor Living Area	Max. # Primary Structures Per Lot	Max. Height
						Arterial Street	Collector Street	Local Street						
<b>Agricultural Zoning District</b>														
A	2 acres	None	200 ft.	NA	NA	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	1,000 sq. ft.	NA	NA	50 ft.
<b>Single-Family Residential Zoning Districts</b>														
RR	2 acres (septic) 1 acre (sewer)	None	100 ft.	3.5x lot width	35%	50 ft.	50 ft.	50 ft.	15 ft.	15 ft.	1,600 sq. ft.	60%	1	50 ft.
RSN	per existing preliminary plat	None	per existing plat	NA	50%	per existing plat*	per existing plat*	per existing plat*	5 ft.*	15 ft.*	current min. in plat area	40%	1	48 ft.
RS-1	15,000 sq. ft.	None	100 ft.	NA	50%	50 ft.*	30 ft.*	20 ft.*	15 ft.*	25 ft.*	1,800 sq. ft.	50%	1	48 ft.
RS-2	10,000 sq. ft.	None	75 ft.	NA	60%	50 ft.*	30 ft.*	20 ft.*	10 ft.*	20 ft.*	1,600 sq. ft.	40%	1	48 ft.
RS-3	7,200 sq. ft.	None	50 ft.	NA	70%	50 ft.*	30 ft.*	20 ft.*	8 ft.*	15 ft.*	1,200 sq. ft.	40%	1	48 ft.
RTN	5,000 sq. ft.	None	40 ft.	NA	85%	Block Average (Build-to)	Block Average (Build-to)	Block Average (Build-to)	5 ft.	20 ft.	800 sq. ft.	NA	1	48 ft.
RT-1	9,000 sq. ft.	15,000 sq. ft.	75 ft.	NA	75%	50 ft.*	20 ft. (Build-to)*	20 ft. (Build-to)*	10 ft.*	20 ft.*	1,600 sq. ft.	50%	1	48 ft.
RT-2	7,200 sq. ft.	15,000 sq. ft.	60 ft.	NA	75%	50 ft.*	15 ft. (Build-to)*	15 ft. (Build-to)*	8 ft.*	15 ft.*	1,200 sq. ft.	40	1	48 ft.
RT-3	5,000 sq. ft.	15,000 sq. ft.	50 ft.	NA	75%	50 ft.*	15 ft. (Build-to)*	10 ft. (Build-to)*	6 ft.*	15 ft.*	1,000 sq. ft.	40%	1	48 ft.
<b>Multi-Family Residential Zoning Districts</b>														
RM	8,000 sq. ft. min. w/ 2,000 sq. ft./d.u.**	None	50 ft.	NA	65%	50 ft.*	30 ft.*	20 ft.*	8 ft. (duplex)* 50 ft. (other)*	20 ft. (duplex)* 50 ft. (other)*	1,000 sq. ft. (duplex) 450 sq. ft. (other)	NA	NA	48 ft.
RMH	5 acres (park) 4,000 sq. ft. (site)	None	50 ft.	NA	65%	50 ft.*	50 ft.*	50 ft. (public)* 20 ft. (internal)*	50 ft. (lot)* 10 ft. (site)*	50 ft. (lot)* 10 ft. (site)*	720 sq. ft.	100%	NA	35 ft.
<b>Mixed-Use Zoning Districts</b>														
MXD	Existing Lots	NA	Existing Lots	NA	100%	0 ft. (Build-to)	0 ft. (Build-to)	0 ft. (Build-to)	0 ft. (Build-to)	0 ft.	450 sq. ft.	NA	1	48 ft.
MXN	5,000 sq. ft.	1 acre	50 ft.	NA	85%	20 ft.	15 ft.	10 ft.	0 ft.	20 ft.	450 sq. ft.	NA	1	35 ft.
MXC	10,000 sq. ft.	10 acres	80 ft.	NA	75%	50 ft.	30 ft.	20 ft.	15 ft.	20 ft.	650 sq. ft.	NA	1	45 ft.
MXR	15,000 sq. ft.	None	100 ft.	NA	75%	50 ft.	30 ft.	20 ft.	15 ft.	20 ft.	650 sq. ft.	NA	1	45 ft.
<b>Institutional Zoning District</b>														
IN	20 acres	None	50 ft.	NA	75%	50 ft.	30 ft.	20 ft.	25 ft.	25 ft.	NA	NA	NA	60 ft.
<b>Industrial Zoning Districts</b>														
IBD	22,000 sq. ft.	5 acres	100 ft.	NA	75%	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	NA	NA	1	50 ft.
IL	1 acre	None	100 ft.	NA	85%	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	NA	NA	NA	50 ft.
IG	2 acres	None	100 ft.	NA	85%	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	NA	NA	NA	50 ft.

\* no garage vehicle entrance from a street or alley shall have a setback of less than 20 feet (to allow for off-street parking between the sidewalk and garage door)

\*\* no RM lot shall be less than 8,000 square feet (for developments exceeding 4 units, an additional 2,000 square feet of lot area shall be required for each additional unit)

### 3.18 Mixed-Use: Community Center (MXC)

**District Intent:**

*The "MXC", Mixed-Use: Community Center zoning district is intended to provide locations for a variety of small-to-mid-sized business and institutional facilities that serve the entire Franklin-area community. This district should be used alone, and in combination with other zoning district to create areas for community shopping, entertainment, services, and public gatherings.*



**A. Permitted Primary Uses:**

*Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.*

**Agriculture Uses**

- farm (general)
- farmer’s market
- winery

**Residential Uses**

- dwelling, secondary (on upper floors)

**Institutional/Public Uses**

- community center
- day-care center
- funeral home
- government office
- hospital/medical center
- library
- lodge or private club
- medical clinic
- parking lot or garage (as a primary use)
- police, fire, or rescue station
- trade or business school

**Park Uses**

- athletic fields, courts, & areas
- nature preserve/center
- park and/or playgrounds

**Commercial Uses**

- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- conference center
- health spa
- hotel
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- recreational uses (large scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)
- retreat center



**B. Special Exception Primary Uses:**

*Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.*

**Residential Uses**

- bed and breakfast facility
- boarding house
- dwelling, multi-family (more than 2 dwelling units)
- nursing/assisted living facility
- residential facility for the developmentally disabled type I
- residential facility for the developmentally disabled type II
- residential facility for the mentally ill

**Communications/Utilities Uses**

- communication service exchange
- telecommunications facility/tower
- utility substation
- water tower

**Institutional/Public Uses**

- church or other place of worship
- institutional facility for the developmentally disabled/mentally ill
- museum or gallery
- post office
- university or college

**Park Uses**

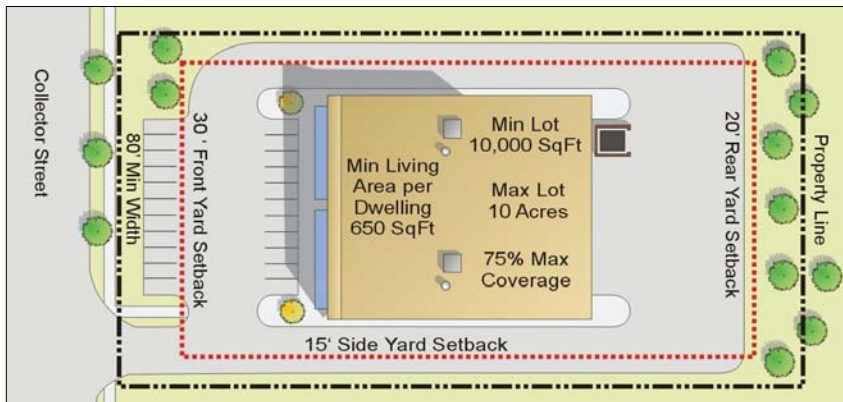
- driving range (as a primary use)

**Commercial Uses**

- mass transit terminal/station
- data processing / call center
- fireworks sales

C. Lot Standards

<p><b>Minimum Lot Area</b> • 10,000 square feet</p> <p><b>Maximum Lot Area</b> • 10 acres (435,600 square feet)</p> <p><b>Minimum Lot Width (measured at front setback/build-to line)</b> • 80 feet</p> <p><b>Maximum Lot Depth</b> • not applicable</p> <p><b>Maximum Lot Coverage (including all hard surfaces)</b> • 75%</p> <p><b>Min. Front Yard Primary Struct. Setback (measured from street right-of-way)</b> • 50 feet when adjacent to an Arterial Street • 30 feet when adjacent to a Collector Street • 20 feet when adjacent to a Local Street</p>	<p><b>Min. Side Yard Primary Struct. Setback (measured from adjacent property line)</b> • 15 feet</p> <p><b>Min. Rear Yard Primary Struct. Setback (measured from rear property line)</b> • 20 feet</p> <p><b>Minimum Living Area per Dwelling (for primary structures)</b> • 650 square feet</p> <p><b>Minimum Ground Floor Living Area (for primary structures)</b> • not applicable</p> <p><b>Maximum Primary Structures per Lot</b> • 1</p> <p><b>Maximum Height (for primary structures)</b> • 45 feet • See Chapter 7.14, for telecommunications facility height requirements</p>
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Illustrative Layout (Does not reflect all requirements contained within this Ordinance).

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