

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 <sup>2</sup> (square feet)	Minimum Lot Frontage and Lot Width <sup>3</sup> (feet)	Minimum Building Setbacks			Open Space <sup>4</sup> (percent)	Tract Size <sup>5,6</sup> (acres)	Maximum Building Height		Maximum Building Coverage (percent)	Maximum Lot Coverage (percent)	Maximum Density (units per acre)	Maximum Floor Area Ratio	Minimum Buildable Area <sup>7</sup> (square feet)
				Front (feet)	Side (feet)	Rear <sup>8</sup> (feet)									
RC	DSF	217,800	350	100	50	70	--	--	2 ½	35	--	7.5 <sup>9</sup>	0.2	--	21,780
	CSFD	65,000	200	75	40	60	60	50	2 ½	35	--	15	0.2	--	21,780
	LA	65,000	200	75	40	60	--	10	2 ½	35	--	15	0.2	--	21,780
R-75	DSF	30,000	100	50	20	40	--	--	2 ½	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 <sup>10</sup>	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.