

LAND USE
220 Attachment 1

Township of Franklin

Schedule of Zone Requirements¹

[Amended 6-26-1985 by Ord. No. 85-1; 9-14-1995 by Ord. No. 95-12; 12-4-1997 by Ord. No. 97-44; 12-4-1997 by Ord. No. 97-44A;
12-4-1997 by Ord. No. 97-44B; 8-21-2003 by Ord. No. 2003-06; 9-16-2004 by Ord. No. 2004-12⁴; 10-31-2006 by Ord. No. 2006-12;
11-14-2006 by Ord. No. 2006-14; 3-29-2018 by Ord. No. 2018-07; 12-13-2018 by Ord. No. 2018-18; 4-9-2020 by Ord. No. 2020-03; 11-12-2020 by
Ord. No. 2020-12]

Zone	Principal Permitted Uses	Minimum Lot Area (acres)	Minimum Lot Width at Right-of-Way (frontage) (feet)	Minimum Lot Width at Front Setback (feet)	Minimum Lot Depth (feet)	Minimum Setback for All Structures (feet)			Maximum Height (feet)	Maximum Impervious Coverage (percent of lot)	Maximum Floor Area Ratio (FAR)	Minimum Parking ² (spaces)	Acreage Added for Each Bedroom in Excess of Four to the Minimum Zone Acreage Requirements ³
						Front	Rear	Side (each)					
AR-7.0 Agricultural Residential	See § 220-10A	7	400	400	400	150	50	50	35	10%	N/A	2 per dwelling unit	1.75
RR-5.0 Rural Residential	See § 220-10A	5	350	350	350	150	50	50	35	10%	N/A	2 per dwelling unit	1.25
R-3.0 Residential ⁴	See § 220-10B	3	250	250	300	100	50	50	35	10%	N/A	2 per dwelling unit	0.75
NB Neighborhood Business	See § 220-10E	2	275	275	300	100	100	50	35	75%	2.0	1 per 200 square feet gross floor area	—
C-N Commercial North	See § 220-10C	5	250	250	250	100	25	25	35	60%	2.0	1 per 200 square feet gross floor area	—
C-S Commercial South	See § 220-10D	7	400	400	400	150	50	50	35	60%	1.5	1 per 200 square feet gross floor area	—
MF Multifamily	See § 220-10F	10	N/A	N/A	N/A	30	30	30	35	0.75%	N/A	RSIS	N/A
VB Village Business	See § 220-10H	2	N/A	N/A	N/A	30	50	10	35	50%	N/A	—	0.075

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NOTES:

¹ For existing, nonconforming lots, see §§ 220-50 and 220-51 of this chapter. For conditional uses, also see particular zone and conditional use requirements.

² See § 220-52 for parking requirements for specific uses.

³ Preliminary approved and all preexisting lots meeting the schedule of requirements as of date of adoption shall be exempt from this requirement, up to an additional two bedrooms (six total).

⁴ Setback requirements for lawfully existing lots of less than seven acres in the R-3.0 Zone are preserved (per Ord. No. 2006-14, adopted 11-14-2006). See § 220-10B.

⁵ Flag lots shall provide a front yard setback. The front yard shall commence at the end of the stem and be perpendicular to the stem or in alignment with the front entrance to the dwelling. Lots on a lane shall provide a front yard setback with the front yard setback back immediately adjacent to the lane.

⁶ The front yard setback shall be measured from the bordering edge of the road right-of-way.

⁷ Side and rear setbacks defined in a new subdivision shall be adjusted to allow a minimum of 150 feet separation from existing structures on adjacent lots.

⁸ A new residential structure being constructed in the R-3 Zone which exceeds a total of 3,000 square feet of interior area shall conform with the R-7 setbacks.

⁹ Road frontage (as measured at curb) cul-de-sac: 100 feet.