

Franklin Township Zoning Resolution
Chapter 3 – District Regulations

CHAPTER 3
DISTRICT REGULATIONS

Section 300.00 **Establishment of Districts**

The unincorporated territory of Franklin Township, Portage County, Ohio, is hereby divided into zone districts. All regulations are uniform for each building, structure, or use within each zone district.

Section 300.01 **Types of Districts**

For the purpose of promoting the public health, safety, and morals of the community, Franklin Township is hereby divided into zoning districts. Each zoning district shall be of such number, area, shape, kind, common unity of purpose, and adaptability of uses that are deemed most suitable to carry out the purpose of this Resolution. Except as otherwise specified in this Resolution, all new non-contiguous districts must consist of a minimum of twenty-five (25) acres.

For the purpose of this Resolution, the Township of Franklin is divided into the following districts:

- O-C Open Space – Conservation District
- R-R Rural Residential District *(start numbering with Section 310)*
- R-1 Low Density Suburban Residential District
- R-1B Low Density Suburban Residential District (Former Brady Lake)
- R-1/C-1 Mixed Use Low Density Residential, Local Commercial District*
- R-2 Medium Density Residential District
- R-2B Medium Density Residential District (Former Brady Lake)
- R-3 High Density Residential District
- R-3B High Density Residential District (Former Brady Lake)
- R-4 Multi Family Residential District
- C-1 Local Commercial District *(start numbering with Section 320)*
- C-1B Local Commercial District (Former Brady Lake)
- C-1/R3 Mixed Commercial Residential District

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C-1/I-1 Mixed Use Local Commercial, Industrial Research and Office District

C-2 Service/Commercial District

I-1 Industrial Research and Office District *(start numbering with Section 330)*

I-2 Industrial District

I-2/C-2 Mixed Use Industrial, Service/Commercial District

R-O Research and Office District

Section 300.02 Official Zoning Map

The districts established in Section 300.01 shall be shown on the Official Zoning Map, which together with all data, references, explanatory material, and notations shown thereon, is hereby made a part of this Resolution. A legal copy of this map is on file in the office of the Township Fiscal Officer.

A word description of the limits of each such zone is annexed hereto by schedule. Any changes in such map hereafter made shall be key numbered to marginal references thereon, with date of change and reference to Trustees' minutes authorizing such change, initialed by the Zoning Inspector. In event of discrepancy between map and minutes of adoption or amendment the minute record shall control.

Section 300.03 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply.

A. Where Boundaries Approximately Follow Streets, Alleys, or Highways

Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, the center line or alley line of alleys, or the center line or right-of-way lines of highways, such lines shall be construed to be such district boundaries.

B. Where Boundaries Parallel Street Right-of-Way Lines, Alley Lines, or Highway Right-of-Way Lines

Where district boundaries are so indicated that they are approximately parallel to the center lines of right-of-way lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

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C. Vacation of Public Ways

Whenever any street or public way is vacated in the manner authorized by law the Zoning Districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all areas included in the vacation shall thereafter be subject to all regulations of the extended Districts.

Section 301.00 O-C Open Space-Conservation District

Section 301.01 Purpose

This district is established for the purpose of avoiding the problems created by intensive development of areas having excessively high water tables, which are subject to flooding, or which are topographically unsuited for urban type uses. This district may also be used to preserve and protect areas having distinctive geologic, topographic, botanic, historic, or scenic areas; and to conserve natural resources and tracts of land.

Section 301.02 Uses

Within an O-C Open Space-Conservation District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 402.00.

b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

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B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

b. Commercial stables, subject to the provisions of Section 601.01.B Subsections 2, 4, 5, 11.

3. Community Facilities

a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.

b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.

c. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

4. Other Uses

a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B subsections 54.

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- b. Extraction and Mining operations, subject to the provisions of Section 601.01.B Subsections 47.
- c. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

- a. Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 301.03 Lot Requirements

- A. Minimum Lot Area per Dwelling Unit – Five (5) gross acres.
- B. Minimum Lot Width at Building Line – Three hundred (300) feet.
- C. Minimum Lot Frontage – Sixty (60) feet.

Section 301.04 Yard Requirements

- A. Minimum Front Yard Depth – One hundred (100) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width on Each Side
 - 1. Principal Building – Twenty-five (25) feet.
 - 2. Accessory Building – Ten (10) feet.

Section 301.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 301.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

Section 302.00 R-R Rural Residential District

Section 302.01 Purpose

The purpose of this district is to accommodate low density residential development in areas

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where the underground water supply or the soil conditions for septic tanks are inadequate to accommodate a higher density and to accommodate a low-density residential development that typically occupy large open land areas in order to preserve the rural-like features and character of certain portions of the Township.

Section 302.02 Uses

Within an R-R Rural Residential District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 402.00.

b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

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2. Open Space/Recreational Uses

- a. Cemeteries, subject to the provisions of Section 601.01.B Subsection 43.
- b. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- c. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 302.03 Lot Requirements

- A. Minimum Lot Area – Two (2) net acres.
- B. Minimum Lot Width at Building Line – One hundred fifty (150) feet.
- C. Minimum Lot Frontage – Sixty (60) feet.

Section 302.04 Yard Requirements

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- A. Minimum Front Yard Depth – One hundred (100) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width on Each Side
 - 1. Principal Building – Twenty-five (25) feet.
 - 2. Accessory Building – Ten (10) feet.

Section 302.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 302.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

Section 303.00 R-1 Low Density Residential District

Section 303.01 Purpose

This district is established to accommodate low density single-family residential dwellings. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services.

Section 303.02 Uses

Within an R-1 Low Density Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

- A. Permitted Uses
 - 1. Residential Uses
 - Single-family dwelling.
 - 2. Open Space/Recreation Uses
 - a. Agricultural uses as regulated in Section 402.00.
 - b. Parks for passive recreational facilities in compliance with Section 415.00.

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3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.

b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.

c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

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4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 303.03 Lot Requirements

- A. Minimum Lot Area – 20,000 square feet, excluding any portion within the right-of-way of any street, alley, road, or thoroughfare or that land lying under a natural body of water or wetland.
- B. Minimum Lot Width at Building Line – One hundred (100) feet
- C. Minimum Lot Frontage – One hundred (100) feet

Section 303.04 Yard Requirements

- A. Minimum Front Yard Depth – Forty-five (45) feet
- B. Minimum Rear Yard Depth – Fifty (50) feet
- C. Minimum Side Yard Width – Twelve (12) feet

Section 303.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 303.06 Minimum Living Floor Area

Minimum living floor area of 1,200 square feet on the first floor, per individual dwelling unit.

Section 304.00 R-1B Low Density Residential, Brady Lake District

Section 304.01 Purpose

The purpose of the Residential “R-1B” District is to encourage the establishment of low density

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single family dwellings not to exceed three (3) dwelling units per gross acre. Centralized sewer facilities are required, unless a single-family without centralized sewer is one and one-half (1 1/2) acres.

Section 304.02 Uses

A. Permitted Uses

1. Single family dwellings

In a Residential “R-1B” District no building, structure, or premises shall be used and no building or structure shall be erected which is not intended to be used as a single-family dwelling.

2. Accessory Uses in Residential “R-1B” Districts

- a. One (1) private garage shall be permitted if located on the same lot as the principal building or structure.
- b. Signs—as regulated in Chapter 7.
- c. Rooms may be rented or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

B. Conditionally Permitted Uses in Residential R-1B

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

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3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 304.03 Lot Requirements

A. Minimum Lot Area

- 1. Single-family dwelling with centralized sewer—14,520 square feet.
- 2. Single-family dwellings without centralized sewer—one and one half (1 1/2) acres

B. Minimum Lot Frontage—Eighty (80) feet.

Section 304.04 Yard Requirements

- A. In the R-1B Residential District, a building shall set back from the street the average distance of other building on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the right-of-way.
- B. Side yard—minimum side yard width shall be ten (10) feet.
- C. Rear yard—rear yard building shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be forty (40) feet from the lot line.

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- D. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer, or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

Section 304.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 304.06 Minimum Living Space

No single family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structure not intended for human occupancy.

Section 304.07 Parking

As regulated in Chapter 8.

***Section 3XX R-1/C-1 Mixed Use Low Density Residential, Local Commercial District
Insert this section here instead of or in addition to C-1B?***

Section 305.00 R-2 Medium Density Residential District

Section 305.01 Purpose

The purpose of this district is to provide for single and two-family residences at a density of two to four dwelling units per net acre.

Section 305.02 Uses

Within an R-2 Medium Density Residential District no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

- a. Single-family dwelling
- b. Two-family dwelling

2. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

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3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.

b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.

c. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.

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d. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.

b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 305.03 Lot Requirements

A. Minimum Lot Area

1. Single-family dwelling – Eleven thousand (11,000) square feet.
2. Two-family dwelling – Twenty-two thousand (22,000) square feet.
3. All other uses: 35,000 square feet.

B. Minimum Lot Width at Building Line

1. Single-family dwelling – Eighty (80) feet.
2. Two-family dwelling and all other uses – One hundred (100) feet.

C. Minimum Lot Frontage – Fifty (50) feet.

Section 305.04 Yard Requirements

A. Minimum Front Yard Depth – Thirty (30) feet.

B. Minimum Rear Yard Depth – Thirty (30) feet.

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C. Minimum Side Yard Width – Ten (10) feet.

Section 305.05 Maximum Building Height

A. Main building: Thirty-five (35) feet.

B. Accessory buildings: As specified in Section 405.06.

Section 305.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

Section 306.00 R-2B Medium Density Residential, Brady Lake District

Section 306.01 Purpose

The purpose of the Residential “R-2B” District is to encourage the establishment of low density single family and two-family dwellings not to exceed four and one-half (4 ½) dwellings per acre. Centralized sewer facilities are required unless a single-family dwelling without centralized sewer is one and one-half (1 ½) acres in size or two-family dwellings without centralized sewer is two and one-half (2 ½) acres in size.

Section 306.02 Uses

A. Permitted Uses

1. Single family dwelling
2. Two-family dwelling

In a Residential “R-2B” District no building, structure, or premises shall be used and no building, structure, or premises shall be erected which is not intended to be used as either a single-family dwelling or a two-family dwelling.

3. Accessory Uses in Residential “R-2B” Districts
 - a. A private garage shall be permitted if located on the same lot as the principal building or structure.
 - b. Signs as regulated in Chapter 7.
 - c. Rooms may be rented, or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

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B. Conditionally Permitted Uses in Residential “R-2B” Districts

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

3. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

4. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- d. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to

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the provisions of Section 601.01.B Subsections 54.

- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 306.03 Lot Requirements

A. Minimum Lot Area

- 1. Single family dwelling with centralized sewer—14,520 square feet.
- 2. Single family dwelling without centralized sewer—one and one-half (1 ½) acres.
- 3. Two family dwellings with centralized sewer—19,300 square feet.
- 4. Two acres family dwelling without centralized sewer—two and one-half (2 ½) acres.

B. Minimum Lot Frontage

- 1. Single family—80 feet.
- 2. Two family—90 feet.

Section 306.04 Yard Requirements

- A. In the R-2B Residential District, a building shall set back from the street the average distance of other buildings on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the right-of-way.
- B. Side yard—minimum side yard width shall be ten (10) feet.
- C. Rear yard—Rear yard buildings shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be forty feet (40') from the lot line.
- D. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

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Section 306.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 306.06 Minimum Living Space

- A. No single-family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.
- B. No two-family dwelling shall be occupied having less than 960 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.

Section 306.07 Parking Requirements

As regulated in Chapter 8.

Section 307.00 R-3 High Density Residential District

Section 307.01 Purpose

The purpose of this district is to provide for high-density residential development in built-up portions of the community, thereby providing for the orderly extension of public facilities by encouraging high-density residential development to take place in these areas at densities up to twelve (12) dwelling units per net acre.

Section 307.02 Uses

Within an R-3 High Density Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

- A. Permitted Uses
 - 1. Residential Uses
 - a. Single-family dwelling.
 - b. Two-family dwelling
 - c. Three-family dwellings.
 - 2. Open Space/Recreation Uses
 - a. Agricultural uses as regulated in Section 402.00.

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b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

a. Adult family home in compliance with Section 419.00.

b. Home day care for children and adults in compliance with Section 418.00.

c. Residential facility for up to eight residents in compliance with Section 420.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.

b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

a. Church and other buildings for the purpose of religious worship, subject to the

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- provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
 - c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
 - d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
 - e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
 - f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.
4. Medical Facilities
- Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
5. Other Uses
- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.
6. Accessory Uses
- Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 307.03 Lot Requirements

- A. Single-Family Dwelling:
- 1. Minimum Lot Area – Eleven thousand (11,000) square feet.
 - 2. Minimum Lot Width at the Building Line – Eighty (80) feet.
 - 3. Minimum Lot Frontage – Fifty (50) feet.

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4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

B. Two-Family Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet.
2. Minimum Lot Width at Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – Fifty (50) feet.
4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

C. Three-family and Multifamily Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.

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- 3. Two (2) Bedroom 700 square feet
- 4. Three (3) Bedroom 800 square feet
- 5. Four (4) Bedroom 900 square feet

Section 308.00 R-3B High Density Residential, Brady Lake District

Section 308.01 Purpose

The purpose of the Residential “R-3B” District is to permit the establishment of medium density one family, two family, and multi-family dwellings, not to exceed eight (8) dwelling units per acre. Centralized sewer facilities are required unless otherwise specified in this article.

Section 308.02 Uses

A. Permitted Uses

- 1. Single family dwelling
- 2. Two family dwelling
- 3. Multi-family dwelling in Residential “R-3B” Districts no building/structure or premises shall be used and no building, no structure or premises shall be erected which is not intended to be used for residential purposes.
- 4. Accessory Uses in Residential “R-3B” Districts
 - a. A private garage shall be permitted if located on the same lot as the principal building or structure.
 - b. Signs – As regulated in Chapter 7.
 - c. Rooms may be rented, or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

B. Conditionally Permitted Used in Residential “R-3B” Districts

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

- 3. Residential Uses

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- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

4. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
- f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to

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the provisions of Section 601.01.B Subsections 54.

- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 308.03 Lot Requirements

A. Minimum Lot Area

1. Single family dwellings with centralized sewer—14,520 square feet.
2. Single family dwelling without centralized sewer—one and one-half (1 ½) acres.
3. Two family dwelling with centralized sewer—19,300 square feet.
4. Two family dwelling without centralized sewer—two and one-half (2 ½) acres
5. Multi-family dwelling (centralized water and sewer required)—22,500 square feet plus 1/8 acres (5440 square feet) per dwelling unit.

B. Minimum Lot Frontage

1. Single family—80 feet.
2. Two family—90 feet.
3. Multi-family dwelling—100 feet.

C. Yard Requirements

1. Front yard—in the R-3B Residential District a building shall set back from the street the average distance of other buildings on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the street right of way.
2. Side yard—minimum side yard width shall be ten (10) feet.
3. Rear yard—Rear yard buildings shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be thirty-five (35) feet from the lot line.

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4. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer, or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

D. Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

E. Minimum Living Space

1. No single family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.
2. No two family dwelling shall be occupied having less than 960 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.
3. No multi-family dwelling shall be occupied having less than 650 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.

F. Parking Requirements

As regulated in Chapter 8.

Section 309.00 R-4 Multi-Family Residential District

Section 309.01 Purpose

The purpose of this district is to provide for high-density multi-family and apartment style residential development in built-up portions of the community at densities up to twelve (12) dwelling units per net acre.

Section 309.02 Uses

Within an R-4 Multi-Family Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses
 - a. Multi-family dwellings.

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2. Open Space/Recreation Uses
 - a. Agricultural uses as regulated in Section 402.00.
 - b. Parks for passive recreational facilities in compliance with Section 415.00.
3. Community Facilities
 - a. Adult family home in compliance with Section 419.00.
 - b. Home day care for children and adults in compliance with Section 418.00.
 - c. Residential facility for up to eight residents in compliance with Section 420.00.
4. Accessory Uses
 - a. Home employment, subject to the provisions of Section 407.00.
 - b. Accessory buildings – as regulated in Section 405.06.
 - c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

3. Residential Uses
 - a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
 - b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.
4. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses

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permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
- f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- c. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- d. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 309.03 Lot Requirements

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A. Single-Family Dwelling:

1. Minimum Lot Area – Eleven thousand (11,000) square feet.
2. Minimum Lot Width at the Building Line – Eighty (80) feet.
3. Minimum Lot Frontage – Fifty (50) feet.
4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

B. Two-Family Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet.
2. Minimum Lot Width at Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – Fifty (50) feet.
4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

C. Three-Family Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.

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6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building Height – Thirty-five (35) feet

D. Multifamily Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building Height – Sixty-five (65) feet.

E. All Other Uses:

1. Minimum Lot Area –Thirty-five thousand (35,000) square feet.
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.

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A. Permitted Uses

1. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

2. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

3. Accessory Uses

- a. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
- b. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Commercial/Professional Services Uses

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
 - b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
 - c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
 - d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
 - e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
 - f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
 - g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.
2. Open Space/Recreation Uses
- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
3. Community Facilities
- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
 - a. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
 - b. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
 - c. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
 - e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding

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academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 310.03 Lot Requirements

- A. Minimum Lot Area – Consistent with the Development Plan
- B. Minimum Lot Width at Building Line – Consistent with the Development Plan
- C. Minimum Lot Frontage – Consistent with the Development Plan

Section 310.04 Yard Requirements

- A. Minimum Front Yard Depth – Fifty (50) feet.
- B. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 310.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 310.06 Parking and Loading Requirements

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As regulated in Chapter 8.

Section 311.00 C-1B Local Commercial, Brady Lake District

Section 311.01 Purpose

The purpose of the Commercial “C-1B” District is to encourage the establishment of areas for convenience business uses which tend to meet the daily needs of the residents of the community. Centralized sewer facilities are required.

Section 311.02 Uses

A. Permitted Uses

1. Personal services, including barber and beauty shops, shoe repair shop, tailor and dress maker.
2. Offices, including doctor, dentist, government, real estate, insurance, engineering, lawyers, architects, accountants and other professionals.
3. Food sales, including supermarket.
4. Drug Store.
5. Clothing and apparel store, furniture store, interior decorators, appliance store, florist and gift shop and hardware store.
6. Bank.
7. Amusement and recreation, not including drive-in theaters.
8. Signs—As regulated in Chapter 7.
9. Dry-cleaning and Laundry Agency.
10. Preparation and processing of food and drink to be retailed on premises; including bakery, delicatessen, meat market, confectionary, soda fountain, dairy store, restaurants and/or taverns.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

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1. Commercial/Professional Services Uses
 - a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
 - b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
 - c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
 - d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
 - e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
 - f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
 - g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.
2. Open Space/Recreation Uses
 - a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
3. Community Facilities
 - a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
 - b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
 - c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
 - d. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.

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- e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 311.03 Lot Requirements

- A. Minimum Lot Frontage—80 feet.
- B. Minimum Lot Area—14,520 sq. feet.

Section 311.04 Yard Requirements

- A. Front yard—minimum front yard depth shall be thirty-five (35) feet measured from the street right-of-way
- B. Side yard – minimum side yard width shall be ten (10) feet.
- C. Rear yard—minimum rear yard depth shall be forty-five (45) feet.

Section 311.05 Maximum Building Height & Size

- A. No structure shall exceed thirty-five (35) feet in height.

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B. No structure shall exceed 5,000 square feet in gross area.

Section 311.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 312.00 C-1/R3 Mixed Commercial Residential District

Section 312.01 Purpose

This district is established to accommodate a mix of high density multi-family residential dwellings and or to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services and the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 312.02 Uses

Within a C-1/R-3 Mixed Commercial Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

- a. Single-family dwelling.
- b. Two-family dwellings.
- c. Three-family dwellings.

2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments² including but not limited to barber shops,

² Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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beauty salons, dry cleaning and laundry agency.

- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
 - e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
3. Open Space/Recreation Uses
- a. Agricultural uses as regulated in Section 402.00.
 - b. Parks for passive recreational facilities in compliance with Section 415.00.
4. Other Uses
- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
5. Community Facilities
- a. Adult family homes in compliance with Section 419.00.
 - b. Home day care for children and adults in compliance with Section 418.00.
 - c. Residential facility for up to eight residents in compliance with Section 420.00.
6. Accessory Uses
- a. Home employment, subject to the provision of Section 407.00.
 - b. Accessory buildings—as regulated in Section 405.06.
 - c. Commercial related accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal buildings and conform with the purpose of the Zoning District.
 - d. Signs—As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

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1. Residential Uses

- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Section 601.01B Subsection 40.
- b. Bars, taverns, and nightclubs, subject to the provisions of Section 601.01.B Subsection 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01 B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01. B Subsection 56.

3. Open Space/Recreational Use

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provision of Section 601.01. B Subsections 1, 2, 4, 5, 17, 31.

4. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01. B Subsection 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provision of Section 601.01. B Subsection 2, 3, 4, 5, 7, 8,

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11.

- c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsection 57.
- d. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Group Home, subject to the provisions of Section 601.01.B Subsection 44.
- e. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- f. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- g. Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
- h. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
- i. Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged and philanthropic institutions, subject to the provisions of Section 601.01.B Subsection 49.

5. Other Uses

- a. Non-commercial land fillings to change grade and/or elevation of property; subject to the provision of Section 601.01.B Subsections 54.
- b. Wireless telecommunication services facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.
- c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- d. Park and ride lots, subject to the provisions of Section 601.01.B Subsections 5, 17, 25, 55.

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6. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsection 48.

Section 312.03 Lot, Yard & Height Requirements

1. Residential

A. Single-Family Dwelling:

1. Minimum Lot Area—Eleven thousand (11,000) square feet.
2. Minimum Lot Width at the Building Line—Eighty (80) feet.
3. Minimum Lot Frontage—Fifty (50) feet.
4. Minimum Front Yard Depth—Thirty (30) feet.
5. Minimum Rear Yard Depth—Thirty (30) feet.
6. Minimum Side Yard Width—Ten (10) feet.
7. Maximum Building Height—Thirty-five (35) feet.

B. Two-Family Dwelling:

1. Minimum Lot Area—Twenty-two thousand (22,000) square feet.
2. Minimum Lot Width at Building Line—One hundred (100) feet.
3. Minimum Lot Frontage—Fifty (50) feet.
4. Minimum Front Yard Depth—Thirty (30) feet.
5. Minimum Rear Yard Depth—Thirty (30) feet.
6. Minimum Side Yard Width—Ten (10) feet.
7. Maximum Building Height—Thirty-five (35) feet.

C. Three-family and Multifamily Dwelling:

1. Minimum Lot Area—Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over (3).
2. Minimum Lot Width at the Building Line—One hundred (100) feet.

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3. Minimum Lot Frontage—One hundred (100) feet.
4. Minimum Usable Open Space—At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stores above grade.
6. Minimum Rear Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width—Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stores above grade.
8. Maximum Building Height—Thirty-five (35) feet;

D. All Other Residential Uses:

1. Minimum Lot Area—Thirty-five thousand, (35,000) square feet).
2. Minimum Lot width at the Building Line—One hundred (100) feet.
3. Minimum Lot Frontage—One hundred (100) feet.
4. Minimum Usable Open Space—At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width—Ten (10) feet plus one (1) foot for each of two (2) feet of building height in excess of two stores above grade.
8. Maximum Building Height—Thirty-five (35) feet.

2. Commercial

- a. Minimum Lot Area – Consistent with the Development Plan
- b. Minimum Lot Width at Building Line – Consistent with the Development Plan
- c. Minimum Lot Frontage – Consistent with the Development Plan

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- d. Minimum Front Yard Depth – Fifty (50) feet
- e. Minimum Rear Yard Depth – Twenty-five (25) feet
- f. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- g. Main building: Thirty-five (35) feet.
- h. Accessory Buildings: As specified in Section 405.06.

Section 312.04 Minimum Living Floor Area

- 1. Residential:
 - a. Single-family and two-family residential dwelling minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.
 - b. Multi-family, minimum floor area per dwelling unit
 - 1. Efficiency 500 square feet
 - 2. One (1) Bedroom 600 square feet
 - 3. Two (2) Bedroom 700 square feet
 - 4. Three (3) Bedroom 800 square feet
 - 5. Four (4) Bedroom 900 square feet

Section 312.05 Parking and Loading Requirements

As regulated in Chapter 8.

*Section 3XXX C-1/I-1 Mixed Use Local Commercial, Industrial Research and Office District
Insert this new section here?*

Section 313.00 C-2 Service/Commercial District

Section 313.01 Purpose

This district is established to provide for general services, entertainment and to accommodate for the sale of convenience retail goods. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

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Section 313.02 Uses

Within a C-2 Service/Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments³ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antique stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

2. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

3. Accessory Uses

- a. Accessory building and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
- b. Signs—As regulated in Chapter 7.

B. Conditionally Permitted Uses

³ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below.

1. Commercial/Professional Service Uses

- a. Adult Entertainment Uses, subject to the provisions of Section 601.01B Subsection 39.
- b. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01B Subsection 40.
- c. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- d. Car Wash, subject to the provisions of Section 601.01B. Subsection 41.
- e. Funeral Homes, subject to the provisions of Section 601.01B Subsection 45.
- f. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01B Subsection 46.
- g. Governmentally Owned and/or operated building or facility, subject to the provisions of Section 601.01B Subsections 2, 3, 4, 5, 7, 8, 11.
- h. Planned Business Developments, subject to the provisions of Section 601.01B Subsection 56.

2. Community Facilities

- a. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.

3. Other Uses

- a. Non-commercial land fillings to change grand and/or elevation of property; subject to the provisions of Section 601.01B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning appeals for ruling. (This fits better here under conditional uses.)
- c. Park and Ride Lots, subject to the provisions of Section 601.01B Subsection 5, 17, 25, 55.

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- d. Pet cemetery, subject to the provisions of Section 601.01B Subsection 43.
- e. Wireless telecommunication service facilities, subject to the provisions Section 601.01B Subsection 60.

Section 313.03 Lot Requirements

- A. Minimum Lot Area—Consistent with the Development Plans
- B. Minimum Lot Width at Building Line—Consistent with the Development Plans
- C. Minimum Lot Frontage—Consistent with the Development Plans

Section 313.04 Yard Requirements

- A. Minimum Front Yard Depth—Fifty (50) feet.
- B. Minimum Side Yard Width—Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 313.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 313.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 314.00 I-1 Industrial Research and Office District

Section 314.01 Purpose

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, administrative facilities and research institutions that are office-like in physical appearance and service requirements.

Section 314.02 Uses

Within an I-1 Industrial Research and Office District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

- A. Permitted Uses

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1. Research/Office Uses

- a. Administrative, executive, financial, accounting, clerical, and drafting offices.
- b. Institutions for human medical care--hospitals, clinics, mental health care facilities, nursing homes, child day-care centers, homes for the aged and philanthropic institutions.

2. Accessory Uses

- a. Accessory buildings incidental to the principal use, *as regulated in Section 405.06*.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Research/Office Uses

- a. Office and drafting supplies, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- b. Planned Industrial Developments, subject to the provisions Section 601.01.B Subsection 56.
- c. Reproduction and duplicating facilities, and other complimentary office services, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- d. Research, experimental or testing laboratory facilities, which are determined to be consistent with the intent of this district subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.

2. Open Space/Recreational Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of

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firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

5. Other Uses

- a. Governmentally owned and/or operated building or facility, other than those listed in Item 2, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- b. Mini/self storage facilities, subject to the provisions of *Chapter 4 and Section 400.10.B (this reference is for permitted uses, and 400.10 doesn't exist) Section 601.01 B* Subsection 51.
- c. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- d. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- e. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- f. Truck Terminals, subject to the provisions Section 601.01.B Subsection 59.
- g. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 314.03 Lot Requirements

- A. Minimum Lot Area – Forty thousand (40,000) square feet.
- B. Lot Area Ratio – Principal and accessory buildings shall not occupy more than 40% of the lot area.
- C. Minimum Lot Width – One hundred and twenty (120) feet.
- D. Minimum Frontage – Eighty (80) feet.

Section 314.04 Yard Requirements

- A. Minimum Front Yard Depth – Sixty (60) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width – Twenty-five (25) feet.
- D. Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts - The

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minimum side **district yard** shall not be less than the **yard minimum requirements** in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

Section 314.05 Maximum Building Height

- A. Main building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 314.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 315.00 I-2 Industrial District

Section 315.01 Purpose

This district is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

Section 315.02 Uses

Within an I-2 Industrial District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

- A. Permitted Uses
 - 1. Office/Industrial Uses
 - a. Administrative, executive, financial, accounting, clerical, and drafting offices.
 - b. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district:
 - 1. Lumber yards.
 - 2. Grain elevators.
 - 3. Soft drink processing.

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- 4. Railroad facilities.
 - c. Warehousing (all storage or warehousing shall be entirely within enclosed structures).
2. Accessory Uses
- a. Accessory buildings incidental to the principal use which do not include any activity conducted as a business.
 - b. Accessory uses clearly incidental to the uses permitted on the same premises.
 - c. Signs - As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Office/Industrial Uses
- a. Any use conditionally permitted in the I-1 District.
 - b. Contractors yards and other types of storage facilities, subject to the provisions of Section 601.01.B Subsections 2, 5, 17, 18, 19, 25, 35.
 - c. Recycling center, subject to the provisions of Section 601.01.B Subsections 3, 5, 16, 17.
 - d. Planned Industrial Developments, subject to Section 601.01.B Subsection 56.
2. Other Uses
- a. Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51. *I-1 Industrial Research and Office District. (Remove this phrase: it doesn't refer to anything.)*
 - b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
 - d. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.

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- e. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 315.03 Area, Width, Yard and Height Regulations

- A. Lot area – No individual lot size shall be less than two (2) acres.
- B. Lot Area Ratio – Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.
- C. Yard Requirements – (exclusive of parking areas)
 - 1. Front Yard – A minimum of seventy-five (75) feet from any point along a public street right-of-way.
 - 2. Side Yards – (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.
 - 3. Rear Yard – Fifty (50) feet, subject to exception above.
 - 4. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.
- D. Maximum Building Height – Forty (40) feet.

Section 315.04 On-Site Parking and Loading Requirements

A minimum of two (2) square feet of net parking and loading space shall be required for every five (5) square feet of floor space not used for parking or loading purposes, but in no case shall there be less than three (3) parking spaces for every four (4) employees on the major shift at maximum employment. Parking and loading space shall not occupy any part of a required yard, subject to Section 315.03 above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the *normal amount of* dust and dirt created by traffic at any public road adjoining the property.

Section 315.05 Outdoor Storage Yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

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Section 315.06 Maximum Building Height

- A. Main building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 315.07 Parking and Loading Requirements

As regulated in Chapter 8.

*Section 3XXXX I-2/C-2 Mixed Use Industrial, Service/Commercial District
Insert this new section here?*

Section 316.00 R-O Research and Office District

Section 316.01 Purpose

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, administrative facilities and research institutions that are office-like in physical appearance and service requirements.

Section 316.02 Uses

Within an R-O Research and Office District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

None

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below.

1. Research/Office Uses

- a. Administrative, executive, financial, accounting, clerical and drafting offices.
- b. Office and drafting supplies, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- c. Research, experimental or testing laboratory facilities, which are determined to be consistent with the intent of this district subject to the provisions of Section 601.01.B

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Subsections 3, 5, 11, 16, 17.

2. Accessory Uses

- a. Accessory building incidental to the principal use.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs—As regulated in Chapter 7.

3. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01B Subsection 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Wireless telecommunication service facilities, subject to the provisions Section 601.01B Subsection 60.

Section 316.03 Lot Requirements

- A. Minimum Lot Area—Forty thousand (40,000) square feet.
- B. Lot Area Ratio—Principal and accessory building shall not occupy more than forty (40) percent of the lot area.
- C. Minimum Lot Width—One hundred and twenty (120) feet.
- D. Minimum Frontage—Eighty (80) feet.

Section 316.04 Yard Requirements

- A. Minimum Front Yard Depth – Sixty (60) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width – Twenty-five (25) feet.
- D. Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts - The minimum side ~~district~~ yard shall not be less than the **yard minimum requirements** in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

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Section 316.05 Maximum Building Height

- A. Main Building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 316.06 Parking and Loading Requirements

As regulated in Chapter 8.