

**C-3**

**COMMERCIAL RECREATIONAL**

**DISTRICT INTENT:** To provide commercial services to those using the natural resources of Franklin County.

**PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. Boat ramps and marinas.
  2. Recreation vehicle parking and camping (limited stay facilities).
  3. Fish camps.
  4. Motels and hotel accommodate marinas and fish camp customers.
  5. Restaurant and food services.

- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

**PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

**DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

**BUILDING SETBACK:** None

**MAXIMUM BUILDING:** 35 feet in height.

**MAXIMUM IMPERVIOUS LOT COVERAGE:** 80%

**SIGNS:** See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Parking should be on a permeable surface, or areas with impervious surfaces must include stormwater holding ponds.
2. See Section 430 and 440 of zoning ordinance.

NOTES:

C-3 COMMERCIAL - RECREATIONAL

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.