

# FRANKLIN COUNTY ZONING CODE

## **R-6**                    **RURAL RESIDENTIAL**

DISTRICT INTENT: To limit development density in residential areas located away from existing infrastructure and development.

### PERMITTED USES AND STRUCTURES

- PRINCIPAL:
1. Single family detached dwellings.
  2. Parks and playgrounds.
  3. Mobile homes. (See Note)
  4. Land intensive recreational uses.
  5. Agricultural activities allowed in A-2 district.

- ACCESSORY:
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses.

### 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. Community houses and churches.
2. 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:            The overall density on the property is one dwelling unit per 10 acres with a minimum lot size of one dwelling unit per acre. The lot must have a minimum depth and width of at least 100 feet. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

BUILDING SETBACK:            For all residential structures or accessory structures there shall be provided:

- (A) A setback of twenty-five (25) feet from the boundary of property line bordering any private, local, arterial or collector road.
- (B) Setback a minimum of ten (10) feet from any other property line.

MAXIMUM BUILDING:            **35 feet** **47 feet** in height. See Section 462 of zoning ordinance.

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MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of zoning ordinance.

NOTE:

1. Mobile Home Structure shall comply with Section 220.44. There shall be a minimum of 450 square feet of living area.