

**Z-1**

**PUBLIC FACILITIES DISTRICT**

**DISTRICT INTENT:** To provide for the health, safety, and welfare of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities.

**PERMITTED USES AND STRUCTURES**

**PRINCIPAL:**

1. Government offices.
2. Schools.
3. Utility substations and storage facilities.
4. Sewage treatment facilities, wells, water supply and transmission facilities.
5. Medical facilities, county jails.
6. DER approved sanitary landfill.
7. Wastewater treatment spray irrigation fields.
8. Nursing homes and extended care facilities.
9. Other uses as determined by the Planning and Zoning Commission.

**ACCESSORY:**

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

**PROHIBITED USES AND STRUCTURES:**

1. Residential uses.
2. 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. Uses similar to those allowed as permitted uses.
2. A residential unit associated with a principal use is permitted and may be developed under R-2 standards.
3. 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.

## 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: See Note 1

MAXIMUM BUILDING: None.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of zoning ordinance.

### OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Permeable surfaces where feasible.
2. See Section 430 and 440 of zoning ordinance.

### NOTES: Z-1 PUBLIC FACILITY

1. Public facilities located adjacent residential uses should be adequately buffered so as to lessen the impact and friction between these uses. The type of buffer may include physical barriers such as hedges, green belts, walls, fences, and open space separation left in its natural state.
2. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.