

AN ORDINANCE PROVIDING FOR RESIDENTIAL DENSITY OF ONE UNIT PER ACRE, FOR INTERIM APPLICATION OF EXISTING ZONING ORDINANCES, AND FOR INTERIM LAND USE CONTROL.

INTERIM ZONING

ORDINANCE NO. 81-2

FRANKLIN COUNTY, FLORIDA

WHEREAS, Franklin County, Florida is presently in the process of adopting a new comprehensive plan; and

WHEREAS, the new 1981 comprehensive plan is scheduled to be adopted by July 1, 1981; and

WHEREAS, provision should be made for interim zoning until new ordinances can be adopted following complete formal adoption of the comprehensive plan; and

WHEREAS, it is anticipated that ordinances implimenting the 1981 comprehensive plan can be adopted by December 30, 1981; and

WHEREAS, high density development should not be permitted until the 1981 comprehensive plan and implimenting ordinances can be adopted; and

WHEREAS, unless carefully planned, multi-family and other high density development will cause pollution, and create storm safety and hurricane evacuation hazards,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIEA, in order to protect the health, safety and welfare of the people of Franklin County, Florida:

1. Multi-family shall not be a permitted use in commercial or in single-family residential zones.

2. Height of multi-family, hotel and motel structures shall not exceed 35 feet above floor of first occupied level.

3. Lots for single-family, including duplex, residential units, shall be at least one-acre unit (a single-family per acre, two acres total for a duplex.

4. Permits for mobile homes shall not be issued for construction on St. George Island or Dog Island.

5. All applications for building permits for hotels and motels,

and multi-family units in excess of 3 in the aggregate shall be subject to review prior to issuance of the permit, by the Franklin County Planning Board and the Franklin County Board of County Commissioners, as follows:

(a) The applicant shall present written authorization for the application, signed by the property owner;

(b) The application shall be signed and accompanied by the appropriate fee, to the building official or the Planning Board. If presented to the Building Official, he shall transmit same to the Planning Board. The Planning Board shall review the application within a reasonable time, and record in its minutes whether the application is approved or rejected. Any application approved shall be transmitted to the Board of County Commissioners for review, and the Board of County Commissioners shall have a reasonable time for review. Upon approval by the Board of County Commissioners, the Building Official shall issue the permit;

(c) In reviewing the application the Building Official, the Planning Board and the Board of County Commissioners may require the applicant to furnish information and certification by Florida licensed engineers and architects to assure that all requirements of county, state and federal laws and ordinances are complied with;

(d) In reviewing the application, the Building Official, the Planning Board and the Board of County Commissioners shall determine that all applicable county, state and federal laws and ordinances have been complied with; but such review or application approval shall not be a representation to any person that such requirements are met.

6. Plans for multi-family units, hotels and motels shall include:

(a) Smoke detectors and overhead automatic sprinkler fire control systems in every room;

(b) Standards meeting the "Florida Thermal Efficiency Code";

(c) Standards meeting the "EPCOT" Code, 1977 edition or its

successor;

(d) Standards meeting the "Standard Building Code";

(e) Where the provisions of this section shall be inconsistent or vary so that meeting one of the above parts of this Section 8, the stricter shall apply, and this section shall be construed so as to promote maximum safety for occupants of the structures planned.

7. Existing County planning, zoning and land use regulations are hereby found to be generally consistent with the existing and the proposed comprehensive plan, and are readopted by reference.

8. Single-family and duplex units at a density of one-acre per single-family unit shall be permitted in multi-family zones.

9. Where the proposed 1981 comprehensive plan provides for density of less than one unit per acre, such lesser densities shall not apply until enacted by ordinance.

10. Density transfers approved by the Planning Board and Board of County Commissioners and effectuated by covenants of record and running with the land may be used to minimize pollution and increase energy efficiency.

11. This ordinance shall be liberally construed to effect its purposes.

12. Should any part of this ordinance be declared invalid, it shall be considered severable from the remainder, which shall remain in full force and effects.

This Ordinance adopted in open special meeting this 10<sup>th</sup> day of April, 1981, after receipt of favorable written recommendation of the Franklin County Planning Board.

This Ordinance has been advertised as a rezoning according to Section 125.66(5)(b) Florida Statutes, as a rezoning of more than 5% of the County, and in conformity to according with Section 163.215(2) and 163.270(1), Florida Statutes. Notice of intent to consider this Ordinance has been made and kept in the office of the Clerk of this Board for at least 15 days exclusive of Sundays and legal holidays.

Attest:

Robert R. Howell  
Clerk

THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA.

BY: Clair Turner  
Chairman