

FRANKLIN COUNTY, FLORIDA
ORDINANCE NO. 97- 1

**AN ORDINANCE ESTABLISHING R-8 MULTI-FAMILY
MEDIUM DENSITY RESIDENTIAL ZONING CATEGORY.**

WHEREAS, the Franklin County Board of County Commissioners recognizes the need for a medium density residential zoning category, and

WHEREAS, the Franklin County Board of County Commissioners has received a recommendation from the Franklin County Planning and Zoning Commission to approve a medium density residential zoning category, and

WHEREAS, the Franklin County Board of County Commissioners has held a duly advertised public hearing,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The following R-8 Multi-family Medium Density zoning category be added to the Franklin County Zoning Ordinance:

R-8 MULTI-FAMILY MEDIUM DENSITY

DISTRICT INTENT: To provide for areas suitable for multi-family dwelling units not to exceed 8 units per acre.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1 - Single family dwellings
2 - Multi-family dwellings

ACCESSORY: 1 - Uses of land not customarily incidental and subordinate to one of the permitted uses.
2 - Fire stations

PROHIBITED USES AND STRUCTURES: 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 exception:

- 1 - Community houses and churches.
- 2 - Buildings connected with the construction which must be removed after use is discontinued.
- 3 - Group homes and public facilities.

4 - Foster care facilities.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One dwelling unit per 5445 square feet; provided however that single family dwellings shall be developed in accordance with development standards of the R-1 zoning district.

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

(a) A setback minimum of 25 feet from the boundary of property line bordering any private, local, arterial, or collector road.

(b) A setback minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 for details. The following minimum square footage of heated floor space for multi-family units will apply: one bedroom, 600 square feet; two bedrooms, 800 square feet; three bedrooms, 1000 square feet.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450

OFF STREET PARKING AND LOADING REQUIREMENTS: See Sections 430 and 440.

NOTES: R-8 MULTI-FAMILY MEDIUM DENSITY

1. Potable water must be available from a public system certified by DEP.
2. A central sewage system must be available from a public system certified by DEP.
3. Access to a development must be provided by a paved road.
4. This district shall only be established in an urban service area.

This ordinance adopted in open regular meeting this 7th day of January, 1997, after notice of intent to consider same has been made and kept in the Ordinance Book of the Clerk of the Board for at least fifteen (15) days, exclusive of Sundays and legal holidays, and the title and substance hereof published according to law in the Apalachicola Times, a newspaper of general circulation within the county.

This Ordinance shall take effect when notice of a receipt of a certified copy of same is returned from the Secretary of State.



THE FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS

by Raymond Williams
Raymond Williams, Chairman

ATTEST:

Kendall Wade
CLERK