

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING
ORDINANCE BY REPEALING EXISTING SECTION 100, 200,
300, 400 AND 500, AND ENACTING NEW SECTIONS 100,
200, 300, 400 AND 500.

ORDINANCE NO. 86-9

FRANKLIN COUNTY, FLORIDA

APPROVED BY FRANKLIN COUNTY COMMISSION ON NOVEMBER 6, 1986

APPROVED BY ADMINISTRATION COMMISSION ON FEBRUARY 17, 1987

100 INTRODUCTORY PROVISIONS

- 100 CITATION - This ordinance shall be known, referred to, and cited as the Franklin County Zoning Ordinance.
- 120 AUTHORITY - The Franklin County Board of County Commissioners is hereby designated the Zoning Administration and is empowered to administer this ordinance.
- 130 PURPOSE - The ordinance has been developed in accordance with the Franklin County Comprehensive Plan for the purpose of preserving and maintaining productivity of Apalachicola Bay, of promoting health, prosperity, and general welfare to prevent the overcrowding of land; to avoid undue concentrations of populations; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate open spaces for light and air; to encourage the most appropriate use of land; to conserve and stabilize the value of property; and to facilitate the adequate provision of transportation, water, sewage, school, parks and other public requirements.
- 140 JURISDICTION - The Franklin County Board of County Commissioners shall control and enforce the zoning of all land and water within the unincorporated limits of Franklin County.
- 150 CLASSIFICATION OF ZONES - In order to carry out the purpose and intent of this ordinance, the area to be zoned is hereby divided into zoning of all districts of which there shall be identified as follows:

<u>District Symbol</u>	<u>District</u>
P-1	Preservation
P-2	Recreational
A-1	Forestry-Conservation
A-2	Forestry-Agriculture
R-1	Single Family Residential
R-2	Single Family Res./Mobile Home
R-3	Single Family Estate Residential
R-4	Single Family Home Industry
R-5	Multi-family
C-1	Commercial Fishing
C-2	Commercial Business
C-3	Commercial Recreational
C-4	Commercial Residential
I-1	Industrial
Z-1	Public Facilities

Special District Symbol

District

S-1	Cluster Development
S-2	Flood Hazard
S-3	Critical Shoreline
S-4	Lanark Village
S-5	Mobile Home Parks

160 OFFICIAL ZONING MAP - The location and boundaries of zoning districts are hereby established and shown on the official zoning map entitled "Official Zoning Map of Franklin County" which together with all explanatory matter herein, is hereby adopted by reference and declared to be a part of this ordinance.

170 BOUNDARIES OF ZONES - Where uncertainty exists to the boundaries of any zoning district showing on the official zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or other public rights-of-way shall be construed to follow such center lines.
2. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracts.
5. Boundaries indicated as approximately following the center lines of streams, rivers, or other bodies of water shall be construed to follow such center lines.
6. Where a district boundary line divides a lot held in single and separate ownership at the effective date of this ordinance the use regulation applicable of the less restricted district shall extend over the portion of the lot in the more restricted district a distance of not more than fifty feet beyond the district boundary line.

171 REPEALED

172 REPEALED

173 REPEALED

174 REPEALED

175 REPEALED

176 REPEALED

220.20 DEVELOPMENT - Defined according to Chapter 380.04, Florida Statutes, as the carrying out of any building or mining operation or the making of any material change in the use or appearance of any structure or land and the dividing of land into two (2) or more parcels, including the establishment of roads and accessways.

The following activities or uses shall be taken for the purpose of this Section to involve development:

- a. A reconstruction, alteration of the size or material change in the external appearance of a structure.
- b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices or dwelling units in a structure or on land.
- c. Alteration of a shore or bank or a seacoast, river, stream, lake, pond, or canal, including any coastal construction, as defined in Florida Statutes, Chapter 161.021.
- d. Commencement of drilling, mining or excavation on a parcel of land, except to obtain soil samples, or to drill individual water supply and irrigation wells.
- e. Demolition of a structure.
- f. Clearing of land as an adjunct of construction.
- g. Deposit of refuse, solid or liquid waste or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of this Section to involve development:

- a. Work by highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way, provided there is no possibility of impacting the water quality of freshwater estuarine and marine systems.
- b. Work by a utility and/or person engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or construction on established rights-of-way, any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like.
- c. Work for the maintenance, renewal, improvement or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- d. The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.
- e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- f. A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.

- 220.04 ALTERNATIVE WASTE DISPOSAL SYSTEM - An innovative method to treat sewage wastes which substantially reduces the potential for contaminants to be introduced into ground or surface waters. Examples include, but are not limited to, on-site extended aeration treatment systems, clivus multrum biological reduction systems, etc.
- 220.05 APPLICANT - The record owner or his/her authorized representative, of a tract of land which is the subject of a request for a change in zoning classification, a conditional use, a variance, a special exception or an appeal or other land development approval.
- 220.06 BOARD OF ADJUSTMENT - The Franklin County Board of Adjustment whose members are appointed by the Franklin County Board of County Commissioners and whose authority is derived from Section 315.04 of this ordinance.
- 220.07 BOARD OF COUNTY COMMISSIONERS - The elected Board of County Commissioners of Franklin County, Florida. Hereafter referred to as the "Board".
- 220.08 BUILDING - Any structure attached to the ground which has a roof and which is designated for the shelter, housing or enclosure of persons, animals or property of any kind.
- 220.09 BUILDING (HEIGHT OF) - The vertical distance from the grade or the building line, whichever is the highest, to the highest point of the building.
- 220.10 BUILDING LINE - A line parallel or equal to the first habitable floor of a building.
- 220.11 BUILDING (PRINCIPAL) - A building in which is conducted the principal use of the lot on which it is situated.
- 220.11a COASTAL BUILDING CODE AND ZONE - Refer to Franklin County Ordinance 86-3 (formally C.O. 84-1)."
- 220.12 COASTAL CONSTRUCTION LINE - Designated areas of coastal Franklin County requiring coastal construction permits from the Florida Department of Natural Resources.
- 220.13 CHAPTER 10D-6, FAC - That chapter in the Florida Administrative Code that sets forth the rules governing septic tank use, hereinafter referred to as "10D-6, FAC."
- 220.14 COMMISSION - The Franklin County Planning and Zoning Commission whose members are appointed by the Franklin County Board of County Commissioners (See Section 305 of this ordinance).
- 220.15 COMMUNITY HOUSE - A structure used by a unified body for the well being of the people of a particular area.
- 220.16 COTTAGE INDUSTRY - A family owned non-nuisance industry operated by family members within the family residence or upon the parcel containing the family residence.
- 220.17 COUNTY - Franklin County.
- 220.18 CRITICAL HABITAT ZONE AND POLLUTION SENSITIVE DISTRICT - (See Special District S-3, as amended).
- 220.19 DEPTH TO SEASONAL WATERTABLE - Shall be the distance below the ground surface at which one can find water during the wettest season of the year.

200 TERM DEFINITIONS

210 INCLUSIONS - In order to eliminate ambiguity, the following shall apply throughout the ordinance:

210.01 All words used in the present tense include the future tense.

210.02 All words used in singular include the plural and the plural the singular.

210.03 The word "shall" is always mandatory and not discretionary.

210.04 The word "structure" includes building.

210.05 The word "lot" includes the word "plot" or "parcel".

210.06 The word "person" includes the words "individual", "partnership", "firm", "corporation", "association", "governmental body", and all other legal entities.

210.07 The word "map" or "zoning map" means the official zoning map of Franklin County.

210.08 The word "erected" includes the words "constructed", "moved", "located", or "relocated".

211 REPEALED

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220 GENERAL TERMS AND DEFINITIONS

220.01 A-ZONES - An area subject to a one percent or greater chance of flooding in any given year. The area is designated on the FIRM as Zone A, AO, AH, Al-A30, and A99.

220.02 ACCESSORY BUILDING AND USE - A building or a use customarily incidental and subordinate to the principal building or use and located on the same lot.

220.03 ALLEY - A public or private traffic way, other than the street, twenty feet or less in width affording secondary means of access to abutting property.

- g. A change in the ownership or form of ownership of any parcel of land or structure.
 - h. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights.
- 220.21 DEVELOPMENT PERMITS - Written permission given by the issuing authority to a person signifying approval for initiating and engaging in an activity or use of land or structure, as defined in Chapter 380.04, Florida Statutes and Section 220.20 of this ordinance, and specifying such conditions as necessary to ensure compliance with all applicable ordinances, codes, and regulations.
- 220.22 DWELLING - A building used entirely as a residence having the number of families permitted in any given district.
- 220.23 DWELLING, MULTI-FAMILY - A residence designed for or occupied by two or more families, with separate housekeeping and cooking facilities for each; for example, duplexes, townhouses, rowhouse, apartments, and condominiums.
- 220.24 DWELLING, SINGLE-FAMILY - A detached residence designed for or occupied by one family, not to include mobile homes.
- 220.25 DWELLING UNIT - One or more rooms designed for the occupancy, cooking and sleeping of one or more persons living as a single housekeeping unit.
- 220.26 FRANKLIN COUNTY COMPREHENSIVE PLAN - The two-volume multi-element general plan prepared and adopted for the unincorporated areas of Franklin County pursuant to the provisions of Chapter 163.3161, Florida Statutes.
- 220.27 FEMA - Federal Emergency Management Agency.
- 220.28 FAMILY - One or more persons immediately related by blood, marriage, or adoption or living as a single housekeeping unit in a dwelling shall constitute a family.
- 220.29 FILTRATIVE CAPACITY - The ability of soils to absorb the constituents in surface or ground water.
- 220.30 FIRM - Flood Insurance Rate Map used by FEMA to set rates for the Federal Flood Insurance Program.
- 220.31 FLOODWAY MAP - That which delineates potential high water marks which would occur during a particular storm or flood.
- 220.32 FLOODWAY ZONES - The channel of a watercourse and portions of the adjoining flood plain which are reasonably required to carry and discharge floodwaters.
- 220.33 IMPERVIOUS SURFACES - Those man-made surfaces which reduce the natural rate of percolation of water or result in a modification in the natural quantity and rate of stormwater run-off. Examples include but are not limited to clay, asphalt paving materials, concrete, crushed limestone, and rooftops.
- 220.34 LOT - For zoning purposes, as covered by this ordinance, a lot in a developed or undeveloped tract of land legally transferable as a single unit of land.

- 220.35 LOT, CORNER - A lot abutting two or more streets at their intersection.
- 220.36 LOT MEASUREMENTS - The size of a lot as determined by:
1. Lot Depth - The mean horizontal distance between the front and the rear lot lines.
 2. Lot Frontage - That portion of a lot which abuts a public street; each side of a lot so abutting a public street shall be considered as separate lot frontage.
 3. Lot Width - The width of a lot measured at right angles to its depth measured at the setback line as defined in Section 220.56 of this ordinance.
- 220.37 LOT, THROUGH (DOUBLE FRONTAGE) - A lot having frontage on two non-intersecting streets, as distinguished from a corner lot.
- 220.38 MAJOR AUTO AND ENGINE REPAIR - Includes auto body and paint shops, engine overhaul requiring the removal of engine or parts thereof from the vehicle, including repairs of transmission, radiators, or running gear.
- 220.39 MANUFACTURED BUILDINGS - Includes open and closed structures that have been approved by and which bear the insignia of approval from the State of Florida. Such structures may require further approval by the County in accordance with Section 301 of this ordinance including the submission of a complete set of plans and specifications for each installation.
- 220.40 MARINA - A water access dependent facility established for the purpose of providing safe commercial storage and mooring for boats and which may offer accessory services such as fueling, repair, and accommodations for launching and retrieving such vessels. This definition does not include private docks defined pursuant to Chapter 403.813(1)(b)1, Florida Statutes that are used for recreational, noncommercial activities provided that such structures do not exceed 500 square feet or, in areas not designated outstanding Florida waters, 1000 square feet of over-water surface area.
- 220.41 MEAN HIGH WATER (MHW) - The average height of the high waters over a nineteen (19) year period or for shorter periods of observation: the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of mean nineteen (19) year value, as defined in Chapter 177, Florida Statutes.
- 220.42 MEAN SEA LEVEL (MSL) - The average height of the sea for all stages of the tide. Used as a reference for establishing various elevations within the floodplain. The term is synonymous with National Geodetic Vertical Datum (NGVD).
- 220.43 MINOR AUTO AND ENGINE REPAIR - Includes emergency repairs such as replacement of belts, hoses, spark plugs, tires, lubrication, oil and other minor tune ups not requiring the removal of the engine or parts thereof from the vehicle.
- 220.44 MOBILE HOME - A structure also defined as a modular home, transportable in one or more sections, designed as a residential unit constructed to standards promulgated by

- the Department of Housing and Urban Development as to permit occupancy thereof when connected to the required utilities, with a minimum of 450 square feet of living area. A mobile home may be attached or unattached to a permanent foundation and consistent with the definition found in 10D-26.62, FAC, does not include "recreational vehicles"; i.e., motor homes which are self-propelled or travel trailers which are on wheels and must be towed or manufactured buildings as defined in Section 220.39 of this ordinance.
- 220.45 MOBILE HOME PARK OR TRAILER PARK - A parcel of land planned and improved for the placement of mobile homes for non-transient use.
- 220.46 NATURAL VEGETATION - Plants that are native and indigenous to the particular area in which they are found.
- 220.47 NON-CONFORMING USE - A lawful use of land or of a building existing on the effective date of this ordinance which does not conform with the standards adopted by this ordinance for the district within which the use occurs. The term may also be applied to describe a lawful structure pre-existing the effective date of this ordinance which does not conform with the provisions of the ordinance or which may be in variance with other applicable zoning requirements. Non-conforming uses shall be subject to the provisions of Section 420 of this ordinance.
- 220.48 ORDINARY HIGH WATER - High water similar to mean high water except that there is no tidal influence. A more precise delineation may be established using standard surveying techniques or by Special District S-3, as amended.
- 220.49 PLANNING AND BUILDING DEPARTMENT - The Franklin County Planner and the Franklin County Building Inspector shall constitute the Franklin County Planning and Building Department.
- 220.50 QUARTER/QUARTER SECTION - The northeast, northwest, southwest, or southeast quarter of a quarter section delineated by the United States Government system of land survey and which is exactly or nearly 40 acres in size.
- 220.51 ROAD, ARTERIAL - A route providing service which is characterized by: continuous flows of high traffic volume, long average trip length, high operating speed, and high mobility. All U.S. Highways shall be arterial roads.
- 220.52 ROAD, COLLECTOR - A route providing service which is characterized by: moderate traffic volume, moderate trip length, and moderate operating speed. These roads also collect and distribute traffic between local roads or arterial roads and serve as a linkage between local roads and arterial roads.
- 220.53 ROAD, LOCAL - A route providing service which is characterized by: low average traffic volume, of short average trip length, minimal through-traffic movements, and high land access for abutting property.
- 220.54 ROAD, PRIVATE - A development providing access to more than one property owner designed solely for private use and developed in accordance with provisions of Franklin County Ordinance 80-8.

- 220.55 SEPTIC TANK - Consistent with the definition found in 10D-6, FAC, a water tight receptacle or vault designed to provide for the separation and storage of solids from wastewater, limited digestion of organic matter, and further treatment and disposal of clarified liquids in a soil absorption system or drainfield and the use of which is subject to the provisions of County Ordinance 79-8.
- 220.56 SETBACK LINE - A line extending inward from and parallel to property boundaries within which development may be authorized. The area between property boundaries and setback line, as established by zoning districts, will be maintained as undeveloped open space, exclusively of driveways, vehicle parking, and fences.
- 220.57 SCS - Soil Conservation Service, U.S. Department of Agriculture.
- 220.58 SIGNS - Any outdoor advertisement or announcement having a location on the ground or attached to or painted on a building including bulletin boards and poster boards.
- 220.59 STORMWATER DRAINAGEWAYS - Storm water culverts, roads, swales, sloughs or channels where precipitation naturally accumulates and travels off-site during drainage of land.
- 220.60 STREET - A public thoroughfare which affords principal means of access to abutting property.
- 220.61 STREET CENTERLINE - A line midway between street lines.
- 220.62 STRUCTURE - Defined according to Chapter 380.031(19) Florida Statutes, as anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes movable structures which can be used for residential, commercial, or agricultural purposes either temporarily or permanently. The term also includes fences, swimming pools, poles, pipelines, and advertising signs.
- 220.63 REPEALED
- 220.64 TRANSMISSIVITY - The property of soils influencing the rate at which water migrates vertically or laterally.
- 220.65 UNITS OF HIGH IMPACT - Any facility or development exceeding fifty (50) units or fifty (50) acres including hotels, motels, time-share condominiums, subdivisions, multi-family construction or any structure defined as threshold buildings in 9B-3.43, FAC; i.e., residential structures exceeding three (3) stories or 50 feet in height or public assembly facilities of more than 5,000 square feet floor space.
- 220.66 V-ZONES - Areas subject to high velocity waters caused by, but not limited to hurricanes, storms or wave wash. The area is designated on the FIRM as Zone VI-30.
- 220.67 WETLANDS - Defined in Chapter 403, Florida Statutes and 17-4, FAC as areas subject to prolonged soil saturation that are vegetated or that could support vegetation such as salt marshes, swamps, and bogs; or as provided by Special District S-3, as amended.
- 220.68 YARD - A required open space on a lot, unoccupied and unobstructed by any structure or portion of a structure with the exception of fences and walls which may be permitted subject to height limitation as provided by Section 464 of this ordinance. For the purpose of determining the width of a side yard, the depth of a front

yard, or the depth of a rear yard, the minimum distance between the respective lot line and principal building or any projection thereof other than the projections of uncovered steps, unenclosed balconies, or open porches/patios, shall be used as a measurement.

220.69 YARD, FRONT - A yard extending across the front of a lot between the side lot lines.

220.70 YARD, REAR - A yard extending across the rear of a lot between the side lot lines.

yard, or the depth of a rear yard, the minimum distance between the respective lot line and principal building or any projection thereof other than the projections of uncovered steps, unenclosed balconies, or open porches/patios, shall be used as a measurement.

220.69 YARD, FRONT - A yard extending across the front of a lot between the side lot lines.

220.70 YARD, REAR - A yard extending across the rear of a lot between the side lot lines.

300 ZONING ADMINISTRATION

- 301 DEVELOPMENT PERMITS - Any owner, authorized agent, builder or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, or construct a sign of any description, or to install or alter fire extinguishing apparatus, elevators, engines, or to install boilers, furnaces, incinerators, heating or cooling apparatus, or other appurtenances, the installation of which is regulated by the Standard Building Code, Standard Plumbing Code, National Electrical Code, or County Zoning Ordinance, or to cause any such work to be done, shall first make application for and obtain the required permit.

A permit shall carry with it the right to install in any building or structure, or part thereof, electrical and plumbing fixtures, elevators, and heating and cooling apparatus provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with said application, a separate permit shall be required.

Minor repairs, not affecting the structural integrity of a building, may be made with the approval of the Planning and Building Department, and a permit issued without charge; provided such repairs do not violate any of the provisions of the Standard Building Code, National Electrical Code, Standard Plumbing Code or provisions of this or other applicable ordinances.

Each application for a permit and, where required, the appropriate fee, shall be filed with the Planning and Building Department on a form furnished for this purpose which shall contain a description of the proposed work and its location in accordance with Section 301.02 of this ordinance. Each application for a permit shall also indicate the proposed use or occupancy of all parts of the building and of that portion of the site or lot not covered by the building or structure, and shall contain such other information as may be required by the Planning and Building Department. The completed application shall be signed by the owner, or his/her authorized agent and returned with any support material to the Planning and Building Department for review and permit approval prior to development.

Under no circumstances will electrical service be authorized, other than temporary service for construction purposes, for any building, structure, mobile or modular home without a final electrical inspection and connection and current inspection of authorized sanitary wastewater disposal system as provided for at Section 301.02a.1. of this ordinance.

301.01 STAFF REVIEW

- a. Staff Review shall be available for the following types of development, provided that such are consistent with the adopted County Comprehensive Plan, conform to the principal or accessory uses specified for the district in which proposed, and comply with the development standards applicable to the respective district:
 1. Construction of a single family or placement of a mobile home or modular building as a single family residence at densities less than or equal to one unit per acre, or one unit per existing lot of record.
 2. Addition or extension to existing single family residence or commercial structures less than units of high impact as defined in Section 220.65 of this ordinance.
 3. Designated accessory uses to an existing principal use.
 4. Development by public utilities in accordance with the provisions of their franchise granted by the Board.
 5. Signs, subject to the requirements of Section 450 of this ordinance.

301.02 STAFF REVIEW PROCESS

- a. Where the proposed development activity conforms to the provisions of Section 301.01 of this ordinance, the applicant, prior to project review and permit issuance, shall be required to complete an application which at a minimum shall provide the following:
 1. A current septic tank permit or current inspection of existing septic system or other wastewater authorization approved by the County Environmental Health Director.
 2. A map of appropriate scale indicating the parcel location with respect to the Federal Survey System, or where applicable, subdivision plat.
 3. A survey at a scale of not more than 1" equals 30' of the proposed parcel being developed by a registered professional land surveyor or engineer showing the following:
 - (a) Lot dimensions and general topography including elevations above mean or ordinary high water, location of sand dunes and natural vegetation.
 - (b) Coastal Construction Line (if applicable) or Critical Habitat Zone and Pollution Sensitive District as provided by Special District S-3, as amended.
 - (c) Proposed location of development including septic tank, water supply, driveway and any accessory structures with respect to lot lines and other structures present on the lot, if any.
 - (d) Proximity to other development rights-of-way or easements such as those for roads, highways, and public utilities.
 4. Two sets of drawings and plans certified by a registered engineer or architect for all development within the Coastal Building Zone. These plans should include the following:
 - (a) Floor Plan.

- (b) Foundation details.
- (c) Elevation of floor level.
- (d) Structural details.
- (e) Electrical, plumbing, heat and air conditioning.

- 5. Commercial development must be reviewed and approved by the County Environmental Health Director to determine compliance with State of Florida, Department of Health and Rehabilitative Services regulations.

301.03 PLANNING REVIEW

- a. The following types of development are subject to review by the Franklin County Planning and Zoning Commission and must be approved by the Board of County Commissioners:
 - 1. A cluster proposal.
 - 2. A subdivision of less than fifty (50) acres or any facility or development not exceeding fifty (50) units, with the exception of development subject to the provisions of Section 301.01a.1. of this ordinance.
 - 3. Any development within the Critical Habitat Zone and Pollution Sensitive District (Special District S-3, as amended), provided that such development, complies with all other requirements of this ordinance including, where necessary, variances granted by the County Board of Adjustment.
 - 4. Any other development not already provided for under Section 301.01 and 301.05 of this ordinance.

301.04 PLANNING REVIEW PROCESS

- a. Where the proposed development conforms to the provisions of Section 301.03 of this ordinance, the applicant, prior to project review and permit issuance, is required to complete an application which, in addition to the requirements set forth in Section 301.02 shall provide the Planning and Zoning Commission with the following:
 - 1. For cluster housing proposals, the requirements as provided by Special District S-1. For subdivisions of less than fifty (50) acres, the requirements as provided by Franklin County Ordinance 74-1.

2. Provide architectural plans and drawings at a scale appropriate to the size of the project and which would allow the adequate review of all structural detail of the proposed development in addition to a general site and drainage plan.
- b. The Commission shall review the proposed development in order to determine what information if any, is needed to complete their review including, at a minimum:
1. The use of a buffering.
 2. The type of and amount of water and wastewater and solid waste the development is expected to generate.
 3. Detailed drawings of the location and type of wastewater system proposed.
 4. Location, type, and amount of impervious surface to be created.
 5. A stormwater management and drainage plan, showing the location of wetlands and drainageways.
 6. Any other information deemed necessary for determining consistency of the proposed development with the County Comprehensive Plan and the standards of this ordinance.
- c. Following the review by the Planning and Zoning Commission the applicant will be advised in writing as to the findings of the Commission. If additional information is requested, the applicant shall be so advised and a rehearing at the convenience of the applicant and the Commission shall be scheduled. Once the initial application has been approved, the applicant or his/her authorized agent shall:
1. Obtain the necessary wastewater certification based upon the information provided in Sections 301.04b.2. and 301.04b.3. of this ordinance.
 2. Appear before the Commission in order to allow the Commission to formulate a recommendation for the Board of County Commissioners, after which the application shall be placed on the agenda for the next regularly scheduled meeting of the Board.
 3. Appear with the Chairman of the Commission or his/her designee at that meeting in order that: (a) a report of findings and recommendations may be made to the Board; (b) the applicant may present further evidence on behalf of the proposal; and (c) other interested parties may be heard. After its review, the Board shall decide whether the development will be permitted, permitted with conditions, or disapproved.
 4. The applicant shall receive written confirmation of the decision by certified mail from the clerk to the Commission.
 5. If approved, the applicant shall file final plans with the County Planning and Building Department who shall determine the relevant fees and issue a development permit.

301.05 FULL REVIEW

- a. A full review shall be required for any development proposal for:
1. Industrial siting and plant facilities.
 2. Development of Regional Impact or substantial deviation of such development orders as defined in Chapter 380.06(19), F.S.
 3. Power Plants and transmission lines.
 4. Mining activity other than borrow pits.
 5. Subdivisions of greater than fifty (50) acres.
 6. Oil or gas exploration and drilling.
 7. Commercial or residential development defined as units of high impact in Section 220.65 of this ordinance.
 8. Multi-family development proposed for barrier islands.
 9. Commercial areas within the St. George Island DRI which are subject to the approval of the Franklin County Board of County Commissioners.

301.06 FULL REVIEW PROCESS

- a. Where the proposed development conforms to the provisions of Section 301.05 of this ordinance, the applicant, prior to project review and permit issuance, is required to complete an application which, in addition to the requirements set forth in Section 301.04, shall provide the following:
1. Any information deemed necessary by the County Planning and Building Department for assessing the proposed development's impact on issues of regional significance developed by the Apalachee Regional Planning Council pursuant to the requirements of Chapter 380.06, Florida Statutes, as amended.
- b. Prior to the first meeting of the Commission with the applicant and the Planning and Building Department staff, the County Planner shall contact the appropriate staff of the following agencies: (1) Apalachee Regional Planning Council; (2) Florida Department of Natural Resources; (3) Florida Department of Environmental Regulation; (4) Florida Department of Health and Rehabilitative Services; (5) Florida Department of Community Affairs and, where applicable, the water and sewer department of the Cities of Apalachicola or Carrabelle and the water and sewer district of Eastpoint, Lanark Village or Alligator Point. The agencies, Planning Council and, where appropriate, the water and sewer departments or districts will be requested to review the proposed development for the purpose of determining if there are issues or elements of the proposed development of regional significance or local concern.

- c. All comments resulting from agency, Planning Council, and applicable water and sewer department or district review of the proposed development will be presented at the first meeting of the Commission with the applicant and the Planning and Building Department. Such comments, if any, will be incorporated as a part of the planning review process of Section 301.04 of this ordinance.

301.07 STAFF RESPONSIBILITIES

- a. The County Planner shall ensure compliance/consistency with all provisions of the County Zoning Ordinance, the County Comprehensive Plan and other applicable land development regulations.
- b. A written staff review checklist/certification attesting to such compliance/consistency and signed by the County Planner shall accompany all completed permit applications and become part of the permanent file for each development order issued by the County. At a minimum, the staff review checklist shall certify the receipt of the information or action required by this ordinance under Sections 301.02, 301.04, and 301.06 and that:
 - 1. The appropriate flood rate and elevation, as indicated on floodway and/or the flood insurance rate maps, and the elevation of structural development, as required by Special District S-2 (Flood Hazard District) standards have been determined.
 - 2. The location of the proposed development as depicted on the Franklin County zoning map complies with the zoning district regulations.
 - 3. A determination has been made regarding the location of the proposed development with respect to the Coastal Building Zone and, if so, whether the proposed development complies with the Coastal Building Code.
- c. If, in the finding of the County Planner, the application submitted for a development permit is incomplete with respect to the requirements listed in Section 301.02, 301.04 and 301.06, where applicable, of this ordinance, the County Planner may deny the permit or suspend review subject to the receipt of additional information from the applicant or the applicant's authorized agent.
- d. The County Building Inspector shall ensure compliance with the conditions of the permit, the Standard Building Code, and this ordinance and shall notify the Board of any violations.
- e. Where a finding is made by the County Building Inspector that development has occurred or is occurring without the issuance of a valid development permit or, where permitted, such development violates the conditions of the permit, the Standard Building Code, or any provision of this ordinance, the Building Inspector, shall issue stop work orders and upon direction of the Board of County Commissioners revoke development permits.

- f. Development permits issued in accordance with the provisions of Section 301 of this ordinance shall be held valid for a period not to exceed six (6) months from the date of issuance or, where in the finding of the Building Inspector that construction is occurring on an uninterrupted basis, until such permitted development is complete. Exceeding the time-to-act limitation of the permit, or where it has been determined that construction has not occurred on an uninterrupted basis within a 90-day period following an inspection, shall be grounds for revoking the permit.
- g. A stop work order shall be considered issued when a notice is posted at the construction site and a notification of such is sent by certified mail to the permittee or his/her authorized agent.
- h. If the issuance of a stop work order does not result in a suspension of the activity found to be in non-compliance with the provisions of this ordinance, or where the permittee has failed to act pursuant to Section 301.07i. of this ordinance, the County Building Inspector, based upon a finding that such conditions still exist, shall act to make a recommendation to the Board to revoke the permit. The permittee shall be notified of the recommended action to revoke the permit by certified mail. The act of revoking a development permit shall be construed as a permanent invalidation of the permit.
- i. In order to lift the suspension imposed by the stop work order or in the case where a permit is held no longer valid pursuant to Section 301.07f of this ordinance, the permittee must act within 30 days of the notice of violation to file an appeal with the Franklin County Board of Adjustment. The Board of Adjustment shall act in accordance with Section 315.04 of this ordinance to schedule a public hearing at which time the permittee or his/her authorized agent may present any evidentiary material demonstrating that the activity cited in violation is, in fact, in compliance with all applicable provisions of this ordinance including, but not limited to, conditions prescribed on the permit and the permit's validity pursuant to Section 301.07f of this ordinance. The Board of Adjustment shall exercise its authority granted pursuant to Section 315.04 of this ordinance and any other authority created by the Board of County Commissioners to: (a) uphold the Building Inspector's issuance of a stop work order or recommendation to the Board to revoke a permit; (b) find for the permittee and set aside the stop work order or recommendation to revoke; or (c) prescribe corrective actions as necessary to ensure the permitted activity's conformance with this ordinance including a reasonable time within which to make the prescribed corrections or satisfy such conditions and safeguards as deemed necessary by the Board of Adjustment to eliminate or reasonably mitigate the permitted activity's adverse impact and detriment to the area and to the public welfare.

- j. The Building Inspector may act within the 30-day period to rescind the stop work order or withdraw his/her recommendation to the Board to revoke the permit if in his/her finding the permittee has demonstrated that the activity cited in violation has, since the finding on non-compliance, been brought into compliance. If the permittee fails to act within the prescribed period of time to file an appeal with the Board of Adjustment or to prove to the Building Inspector that the violation has been corrected or, where applicable, to produce documented evidence of compliance with the provisions of Section 301.07f of this ordinance, the Building Inspector shall move to revoke the permit in accordance with the provisions of Section 301.07h of this ordinance. The act of permit revocation shall constitute a finding of guilt and subject to the provisions of Section 330 of this ordinance and Chapter 125.69, Florida Statutes.

305 PLANNING AND ZONING COMMISSION

- 305.01 ESTABLISHMENT AND COMPOSITION - The Franklin County Planning and Zoning Commission shall consist of nine (9) members and two (2) alternates, who shall be residents of Franklin County. In making nominations and in the confirmation of members and alternates to the Commission, the Board shall, insofar as possible, provide equal representation of the geopolitical districts and various industries, crafts, trades and concerns of the citizens of Franklin County, and shall guard against the possibility of any single interest having a majority vote on the Commission. All seats shall be filled by at-large representatives, nominated by the Board and confirmed by a majority vote of the Franklin County Board of County Commissioners:
1. The member filling seats one, two, three, and four shall be representative of the general population of Franklin County.
 2. The member filling seat five shall be a representative of the tourist, real estate, or construction industries.
 3. The member filling seat six shall be a representative of the forestry agriculture, industry, and/or apiarists.
 4. The member filling seat seven shall be a representative of the oystermen, crabbers and/or shrimpers and/or representative of seafood workers.
 5. The member filling seat eight shall be a representative of the seafood processors, distributors, dealers and/or other representative of the seafood industry.
 6. The member filling seat nine shall be a science teacher, scientific researcher or marine biologist, environmental planner or environmental engineer, or in some similar capacity represent technical, scientific, planning or conservation interests.

Powers and duties of the Commission shall be directed by county ordinances, assignments by the Board or as may be provided by Florida Statutes.

305.02 APPOINTMENTS AND TERMS OF OFFICE - Each member on the Commission shall be appointed to three-year terms. Members may be appointed to serve any number of successive or non-consecutive terms.

305.03 EX-OFFICIO MEMBERS, VACANCIES, OFFICERS AND REMOVAL FROM OFFICE - Any and all of the members of the Franklin County Board of County Commissioners may serve as ex-officio members of the Franklin County Planning and Zoning Commission. Any vacancy occurring during the unexpired term of office of any member or alternate shall be filled by the Board of County Commissioners for the remainder of the term pursuant to the provisions of Section 305.02 of this ordinance.

- a. The Board of County Commissioners is authorized to remove any member or alternate to the Planning and Zoning Commission for cause after written notice and a public hearing which may be scheduled to be held during any regular meeting of the Board of County Commissioners. Any of the following examples or situations could be cause for removal from office of a member of the Planning and Zoning Commission:
 1. Four consecutive absences from regularly scheduled meetings of the Planning and Zoning Commission.
 2. Mental or physical disability medically diagnosed which renders the member incapable of performing adequately his/her functions.
 3. Conduct unbecoming a member of the Planning and Zoning Commission such as to bring the Commission or Board into disrepute.
 4. Conviction of any criminal act involving moral turpitude, habitual use of intoxicating beverages to excess or indulgence in intoxicating beverages during Commission meetings.
 5. Failure to maintain residence in Franklin County.
 6. Use of bribery, or political pressure to secure advantages.
 7. Incompetence or unwillingness to render satisfactory service or any other action of a magnitude which would raise serious questions about the ability of the member to render satisfactory service to the county.
- b. The Planning and Zoning Commission shall elect a Chairman and a Vice Chairman from among its members. The Commission shall appoint a Secretary who may be the County Planner or his designated representative, or an employee of the Board of County Commissioners.
- c. The Commission shall meet at regular intervals to be determined by it and at such other times as the Chairman or Commission may determine. The Commission shall adopt rules for the transaction of its business and keep a properly indexed record of its resolu-

tions, transactions, findings and determinations, which record shall be a public record. All meetings of the Commission shall be open to the public.

306 REPEALED

307 REPEALED

310 ZONING ENFORCEMENT - The Franklin County Board of County Commissioners shall be the administrative and enforcement agent for the Franklin County Zoning Ordinance. The Franklin County Planning and Zoning Commission shall make such recommendations to the Board as they may deem proper. The Planning and Building Department shall ensure compliance with this ordinance and report violations to the Board. The Planning and Building Department shall not issue a permit for any structure or use which will result in a violation of the Standard Building Code, Standard Plumbing Code, National Electrical Code or County Zoning Ordinance and will prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use of such, and will restrain, correct or post and report all such violations, as to prevent the occupancy of said building, structure or land and to prevent any illegal act, business or use in or about said premises. The Planning and Building Department, in accordance with Section 301.07e. of this ordinance shall act to issue stop work orders against development where such development violates the conditions imposed on the permit and act at the direction of the Board to revoke permits as provided at Section 301.07h. and j, of this ordinance.

315 BOARD OF ADJUSTMENT

315.01 ESTABLISHMENT AND COMPOSITION - The Franklin County Board of Adjustment (BOA) shall consist of five members who shall be appointed by the Board of County Commissioners. In addition, the Board of County Commissioners may appoint not more than two alternate members, who shall be designated as such. Alternate members may act in the temporary absence or disability of any regular member, or may act when a regular member is otherwise disqualified in a particular case that may be presented to the Board. No member or alternate member of the Board of Adjustment shall be a paid or elected official or employee of the Board of County Commissioners of Franklin County.

315.02 APPOINTMENTS TERMS OF OFFICE, REMOVAL FROM OFFICE AND VACANCIES - Members of the Board of Adjustment may be removed from office for cause by the Board of County Commissioners upon written charges being filed and after public hearing. Vacancies that are created for any reason shall be filled by appointment by the Board of County Commissioners for the unexpired term. Members of the Board of Adjustment shall serve the following term:

(a) members filling seats one and two shall serve until January 1, 1988, and three year terms thereafter, (b) members filling seats three and four shall serve until January 1, 1987, and three terms thereafter, and (c) member filling seat five shall serve until January 1, 1986, and three year terms thereafter. Terms for alternate members shall be until January 1, 1987 and three year terms thereafter.

315.03 OFFICERS, RULES OF PROCEDURE, EMPLOYEES AND SALARIES - The Board of Adjustment shall elect a chairman and vice chairman from among its members and shall appoint a secretary who may be an officer or employee of the governing body or the Commission. The Board of Adjustment may create and fill such other offices as it may determine to be necessary for the conduct of its duties. The Board of Adjustment shall adopt rules as necessary to exercise its powers and duties as prescribed in Section 315.04 of this ordinance and shall keep a record of its resolutions, transactions, findings, and determinations, which record shall become public record. Meetings of the Board of Adjustment shall be held on the first Monday of each month and at such times as the members may determine.

315.04 BOARD OF ADJUSTMENT - POWER AND DUTIES - In addition to any other duties assigned by the board of County Commissioners through the adoption of ordinances the Board of Adjustment shall have the following powers and duties:

- a. To hear and decide appeals when it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this zoning ordinance or any other applicable regulation or ordinance promulgated by the Franklin County Board of Commissioners.
- b. Special Exceptions:
 1. To hear and decide such special exceptions as the Board of Adjustment is specifically authorized to pass on under the terms of this zoning ordinance; to decide such questions as are involved in the determination of when special exceptions should be granted; and to grant special exceptions with appropriate conditions and safeguards and to deny such requests when not in harmony with the purpose and intent served by this ordinance.
 2. In granting any special exception, the Board of Adjustment shall find that such grant will not adversely affect the public interest.

3. In granting any special exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the standards set forth in this ordinance, the Franklin County Comprehensive Plan, and any other applicable land development regulation adopted by the Board. Violation of such conditions and safeguards, when made part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance.
4. The Board of Adjustment may prescribe a reasonable time limit within which the action for which the special exception was granted shall be commenced, completed, or both.
5. The Board of Adjustment shall confer with the Commission in all cases involving requests for special exceptions.

c. Variances:

1. To authorize upon appeal such variance from the terms of this ordinance as will not be contrary to the public interest when owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary and undue hardship. In order to authorize any variance from the terms of this ordinance, the Board of Adjustment must find:
 - (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 - (b) The special conditions and circumstances are not the result of an action by the applicant;
 - (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;
 - (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant;
 - (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
 - (f) That the grant of the variance will be in harmony with the general intent and purpose of this ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. In granting any variance, the board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the standards of this ordinance, the Franklin County Comprehensive Plan, and any other applicable land development regulation adopted by the Board. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.
3. The Board of Adjustment may prescribe a reasonable time limit within which the action for which the variance was granted shall be commenced, completed, or both.
4. Under no circumstances, except as permitted in this section, shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or building in other zoning districts shall be considered grounds for the authorization of a variance.

315.05 APPEALS TO THE BOARD OF ADJUSTMENT - Any person aggrieved or affected by any decision of an administration official pursuant to this ordinance may appeal that decision to the Board of Adjustment within 30 days after rendition of such order, requirement, or determination by filing a notice of appeal specifying the grounds thereof. The administrative official from whom the appeal is taken shall, upon notification of the filing of the appeal, forthwith transmit to the Board of Adjustment all the documents, plans, papers, or other materials constituting the record upon which the action appealed from was taken. An appeal to the Board of Adjustment stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the Board of Adjustment that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by restraining order which may be granted by the Board of Adjustment or by a court or record on application, on notice to the officer from whom the appeal is taken and on due cause shown.

315.06 HEARING OF APPEALS - The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Any interested party may appear at the hearing in person or through an agent or attorney. Appellants may be required to assume such reasonable costs in connection with appeals as may be determined by the Board through action in setting of fees to be charged for appeals.

- 315.07 REVIEW OF DECISIONS OF THE BOARD OF ADJUSTMENT - Unless superseded by other provisions of state or local law, a person or persons jointly or severally, aggrieved by any decision of the Board of Adjustment may seek judicial relief by filing a petition with the circuit court within 30 days after rendition of the decision by the Board of Adjustment. Review by the court shall be either by a trial de novo, which shall be governed by the Florida Rules of Civil Procedure, or by petition for writ of certiorari, which shall be governed by the Florida Appellate Rules. The election of remedies shall lie with the appellant.
- 316 REPEALED
- 317 REPEALED
- 318 REPEALED
- 330 PENALTIES FOR VIOLATION - Any person found guilty of violating any of the provisions of this ordinance shall be guilty of a misdemeanor and subject to such penalties as prescribed in Chapter 125.69, Florida Statutes. Each day that a violation of this ordinance exists shall constitute a separate offense.
- 340 SEVERABILITY CLAUSE - Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.
- 350 AMENDMENTS - The Board of County Commissioners from time to time, on its own action or petition by county property owners after public notice and hearings as provided by law, and after report by the Commission, may amend, supplement or change the boundaries or regulations herein or subsequently established. Such amendment shall not become effective except by the favorable vote of a majority of all the members of the Board of County Commissioners.
- 360 CONFLICT - Should this ordinance come into conflict with any existing or future ordinance, the more strict shall apply.

400 GENERAL REGULATIONS

- 410 APPLICATION OF REGULATIONS - The regulations set forth by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.
- 411 No land shall be used or developed unless in conformance with all applicable standards herein specified for the district in which it is located.
- 412 No building or structure shall be erected, constructed, reconstructed, moved, structurally altered, or occupied, except as provided by district regulations so as to change any of the following:
1. Height, number of stories, size, bulk, location, and use;
 2. Use of land and water for trade, industry, profession, residence, and other purposes;
 3. Density of population;
 4. Conditions under which various classes of non-conformities may continue, including authority to set fair and reasonable schedules for the elimination of nonconforming uses;
 5. Use and types and sizes of structures in the area subject to seasonal or periodic flooding, so that danger to life and property in such areas will be minimized; and
 6. Performance standards for the use of property including location of structures, with respect to lot and setback lines, minimum lot size, size of yards, courts, and other open spaces and percent of lot coverage including impervious surfaces areas.
- 413 Every building erected shall be located on a lot of record, and not more than one residential building shall be located on a lot except for multi-family dwellings, cluster or planned unit development authorized in this ordinance.
- 414 No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be used for any other purpose.
- 415 No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet the minimum requirements established by this ordinance.
- 416 No building or structure shall hereafter be erected on a lot that does not abut for at least twenty-five feet upon an open road.
- 417 REPEALED

418 All territory which may hereafter be regulated by this ordinance as a result of annexation shall be considered to be in the P-1 Preservation District unless otherwise classified.

420 NON-CONFORMING USES - After the effective date of this ordinance, structures or the uses of land that would be prohibited under the regulations for the zoning districts in which they are located shall be considered as non-conforming. It is the intent of this ordinance to permit these non-conforming uses to continue provided they conform to the following provisions:

1. Except as herein specified, the lawful use of any structure or land existing at the time of effective date of this ordinance or in a district changed by future amendments, may be continued even though not conforming to the provision of this ordinance.
2. No existing structure not permitted by this ordinance in the district in which such structure is located shall be improved by enlargement, extension, construction, or structurally altered, more than ten percent (10%) of its current fair market value or, where such development does not represent the first improvement to the non-conforming structure, the fair market value as determined at the time of the first improvement. The sum total for all improvements shall not exceed ten percent (10%) over the life of a non-conforming structure. Nothing in this ordinance is intended to prohibit such routine repairs and maintenance that will ensure the health and safety of occupants of such non-conforming structures or such improvements that result in bringing the structure into better conformance with the standards for the district in which it is located.
3. If a non-conforming structure is damaged by fire, wind flooding, act of God or public enemy, to the extent that less than fifty percent (50%) of its current fair market value is destroyed, it may be restored to the configuration and dimensions as specified in the original construction plan including any authorized additions made thereto prior to the damaging event. If the damage exceeds fifty percent of the structure's current fair market value, the use of the land upon which such structure exists shall be made subject to the development standards established by this ordinance and all other requirements applicable to the district in which it is located, including the standards of Special District S-2.

4. When owing to special conditions and circumstances which are peculiar to the land or structure and which are not the result of any action by the applicant or landowner and where the literal enforcement of the provisions of this section would result in unnecessary and undue hardship, an appeal may be filed with the Board of Adjustment by the party so aggrieved by such provisions requesting a variance to such in accordance with Section 315.04 of this ordinance. The Board of Adjustment shall not grant a variance to permit a use or structure not generally or by special exception permitted in the zoning district involved or any use or structure expressly or by implication prohibited by the terms of this ordinance and any other land development regulations pertaining thereto including, but not limited to, the standards of Special Districts S-2 and S-3, as amended.

421 REPEALED

422 REPEALED

423 REPEALED

430 OFF-STREET PARKING - Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principle use served.

431 DEFINITION OF OFF-STREET PARKING - There shall be provided at the time of the erection of any main building or structure parking space with adequate provisions for ingress and egress no less than the following requirements:

1. AUDITORIUM, THEATERS OR OTHER PLACES OF ASSEMBLY - One parking space for each six (6) seats of one space for each 100 square feet of assembly area, whichever requirements is greater.
2. AUTOMOBILE SALES AND SERVICE - One parking space for each three hundred square feet of automobile sales/or service space.
3. BUSINESS AND COMMERCIAL STRUCTURES (unless specifically addressed elsewhere in this section) - One parking space for each 200 square feet of gross floor area.
4. CHURCHES - One parking space for each six (6) seats in the principle auditorium.
5. DWELLINGS - Two (2) parking spaces for each dwelling units.
6. FUNERAL HOMES AND MORTUARIES - One parking space for each five (5) seats in the principle auditoriums.
7. HOSPITAL AND CONVALESCENT HOMES - One parking space for each four (4) beds plus one parking space for every two (2) employees.
8. HOTELS, MOTELS AND LODGING HOUSES - One parking space for each sleeping unit plus one space for the owner of manager and one space for every two (2) employees.
9. MANUFACTURING AND INDUSTRIAL USES - One parking space for every two (2) employees on the largest working shift.
10. OFFICE AND PROFESSIONAL BUILDINGS - One parking space for every 300 square feet of gross floor area.

11. RESTAURANTS AND TAVERNS - One parking space for every three (3) seats of seating space.

12. SCHOOLS:

JUNIOR HIGH AND ELEMENTARY SCHOOLS - One parking space per classroom and one space for each administrative office.

HIGH SCHOOLS - One parking space per classroom and one space for each administrative office plus one space for every five (5) students.

13. WHOLESALE ESTABLISHMENTS AND WAREHOUSING - One parking space for every two (2) employees.

432 REPEALED

433 In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is mentioned and which is similar may apply subject to the planning review and approval process.

434 Where a parking lot does not abut on a public or private alley or easement of access, there shall be provided a access drive not less than ten (10) feet in width in the case of a dwelling and not less than eighteen (18) feet in width in all other cases, leading to the loading or unloading spaces and parking or storage areas required hereunder in such manner as to secure the most appropriate development of the property in questions, except where provided in connection with a use permitted in residential district, such easement of access drive shall not be located in any residential district.

435 Every parcel of land used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

1. No part of any parking shall be closer than five feet to any established road right-of-way or alley line. In case the parking lot adjoins a residential district, it shall be set back at least five (5) feet from the residential district boundary and shall be effectively screen planted.
2. Any off-street parking area including any commercial parking lot for more than ten (10) vehicles shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles.

3. Any lighting used to illuminate any off-street parking area, including any commercial parking lot, shall be so arranged as to reflect the light away from adjoining premises in any residential district as well as to eliminate driving nuisance and highway safety hazards.
- 436 Subject to the requirements of Section 431 of this ordinance, off-street parking areas may be established in any residential district that immediately joins a commercial or industrial district, or is directly across an alley from a commercial or industrial district, provided such parking shall be accessory to and for use of one or more businesses or industrial district and that such transitional use shall not extend more than 100 feet from the boundary of the less restricted zone. Adequate buffering shall be provided to avoid the creation of a nuisance to the residential use.
- 440 OFF-STREET LOADING AND UNLOADING - Within business districts, on the same premises with every building devoted to retail and wholesale trade, manufacturing and warehouses, and other buildings where large amounts of goods are received or shipped, shall be provided loading and unloading space as follows:
- a. Buildings of four thousand square feet of floor area shall provide one off-street loading and unloading space plus one additional ten thousand square feet of floor area.
 - b. Each loading and unloading space shall be at least ten (10) feet in width and twenty-five (25) feet in length and fourteen (14) feet in height.
 - c. Such space may occupy all or part of any required yard except where adjoining a residential district.
- 450 SIGNS - Advertising and billboards may be authorized and erected in commercial districts in accordance with the following, and as provided by Section 301 of this ordinance:
1. Signs shall not be erected or maintained in such a manner as to obscure, or otherwise physically interfere with an official sign, signal or device or in such manner as to obstruct or to interfere with a driver's view of approaching, merging, or intersecting traffic. Signs shall not be erected on the right-of-way or easement of any road.
 2. In all commercial districts:
 - a. Off-premise signs may not be closer than 300 feet to any public or semi-public facility such as parks, playgrounds, schools, churches, hospitals, sanitariums, museums, art galleries, auditoriums, and libraries.
 - b. When abutting a residential district, signs shall not be placed within 300 feet of the residential district except that on-premise signs may be located within fifty (50) feet of the residential district.

3. All signs and billboards shall be maintained in a neat and presentable condition. In the event their use shall cease, they should be removed promptly and the area restored to a condition free from refuse and rubbish. After thirty (30) days notice and failure to do so, the local government shall remove the sign and assess the charges to the owner.
4. Signs, other than illuminated signs, that are of a temporary nature and smaller than nine (9) square feet are permitted in any district without obtaining a development permit or variance; however, no sign may be erected for more than thirty (30) days without obtaining a development permit and a variance from the standards of this section.
5. Real estate sale and rental signs, other than illuminated signs, that are smaller than twelve (12) square feet may be authorized in any district when permitted in accordance with standards of Sections 301 and 450 of this ordinance and provided that each such sign be placed on-premise. Real estate sale and rental signs in excess of twelve (12) square feet may be permitted in any district only with approval of a variance by the Board of Adjustment and only when erected on-premise.

451 REPEALED

452 REPEALED

453 REPEALED

454 REPEALED

460 EXCEPTIONS AND MODIFICATIONS - The regulations specified in this ordinance shall be subject to the following exceptions and interpretations:

USE OF EXISTING LOTS OF RECORD - Lots existing as official lots or plots on July 1, 1981, shall be considered in compliance with this ordinance except as provided herein:

1. Four (4) or fewer lots in contiguous common ownership need not be consolidated for use.
2. Five (5) or more existing lots in contiguous common ownership shall be consolidated for use so that each lot shall have at least 15,000 square feet provided that each can be served by public water and sewer system(s) approved by the Florida Department of Environmental Regulation.
3. Five (5) or more existing lots in contiguous common ownership shall be consolidated for use so that each lot shall be at least one-half acre served by public water and provided that an advanced alternate wastewater disposal system approved by the Florida Department of Environmental Regulation and the Florida Department of Health and Rehabilitative Services is used.
4. Five (5) or more existing lots in contiguous common ownership shall be consolidated for use so that at least 40,000 square feet are provided in the lot area unless qualified for smaller lots by number 2 or 3 above, and lot width and depth is a minimum of 100 feet.
5. Except as provided in number four, lots which do not meet the general density requirements of the land use categories shall not exceed twenty percent (20%)

impervious surface cover as defined in Section 220.33 of this ordinance.

- 461 No standard established by this ordinance shall preclude the consideration of a variance for the purpose of using alternative energy generating devices.
- 462 STRUCTURES - PERMITTED ABOVE HEIGHT LIMIT AND MODIFICATIONS: the building height limitations shall be modified as provided by the zoning districts in accordance with the following standards and exceptions:
1. Building height is determined by the standards for the zoning districts and shall be measured from the first habitable floor. The height of the first habitable floor shall not exceed nine (9) feet above grade except as required by the County Flood Hazard District and shall not exceed the elevation required by such district if such elevation is greater than nine (9) feet above grade.
 2. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, towers or scenery lofts, tanks, water towers, alternative energy devices, radio or television towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of Franklin County or as approved by the Board of Adjustment as a variance.
 3. Public, semi-public or public service building, hospitals, sanitariums, schools, and related structures, churches and temples, may be erected to a height not exceeding 70 feet, if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.
- 463 DOUBLE FRONTAGE LOTS - Buildings on through-lots extending through from street to street shall provide the required front yard on both streets.
- 464 WALLS AND FENCES - The setback requirements of this ordinance shall not prohibit any necessary retaining wall nor prohibit any free-standing wall or fence provided that such structures conform to the following:
1. Fences whether for security or privacy are considered as developments and shall comply with development standards as provided by Section 301 of this ordinance.
 2. No fence shall be erected at a height greater than eight (8) feet above grade in residential districts.
 3. Fences may be constructed of wood, metal, stone or mortar and must be no less than fifty (50) percent permeable to light and air.
- 465 REPEALED

500 DISTRICT REGULATIONS

District Symbol

District

P-1

Preservation

P-2

Recreational

A-1

Forestry-Conservation

A-2

Forestry-Agriculture

R-1

Single Family Residential

R-2

Single Family Residential/MH

R-3

Single Family Estate Residential

R-4

Single Family Home Industry

R-5

Multi-Family

C-1

Commercial Fishing

C-2

Commercial Business

C-3

Commercial Recreational

C-4

Commercial/Residential

I-1

Industrial

Z-1

Public Facilities

P-1 PRESERVATION DISTRICT

DISTRICT INTENT: To set aside and preserve certain estuarine related lands for long term scientific and educational activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Wildlife preserves. 2-Public and private preservation areas. 3-Uses of a similar nature as determined by the Planning and Zoning Commission. 4-Hunting preserves.

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 structural development or the creation of impervious surfaces within this district. 2-All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: None

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: N/A

BUILDING SETBACK: N/A

MAXIMUM BUILDING; N/A

SIGNS: N/A

OFF-STREET PARKING AND LOADING REQUIREMENTS: N/A

P-2 RECREATIONAL DISTRICT

DISTRICT INTENT: To protect the natural systems of the county so that resource-based recreational activities can be maintained at their current level while providing ample user-based recreational opportunities for the citizens and visitors of the county.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Open space. 2-Picnic areas and facilities, 3-Restroom facilities. 4-Fishing. 5-Camping, 6-Boat ramps. 7-Resource-based recreational activities.

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: None

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: N/A

BUILDING SETBACK: N/A

MAXIMUM BUILDING: N/A

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: 1-Permeable surfaces, 2-See Section 430 and 440 of zoning ordinance.

NOTE: P-2 RECREATIONAL DISTRICT

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

A-1 FORESTRY CONSERVATION DISTRICT

DISTRICT INTENT: To provide for the long term protection and management of forest lands for timber harvest, wildlife preservation, recreation, and the benefit of future generations.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Timber harvesting and management. 2-Bee keeping. 3-Resource oriented recreation. 4-Public and semi-public buildings. 5-Uses of a similar nature 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, except for public purposes. 2-All uses not specifically or provisionally permitted herein. 3-Drilling or mining or exploration for oil, gas, minerals, peat, etc.

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

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: See Note A-1

BUILDING SETBACK: See Note A-1

MAXIMUM BUILDING: See Note A-1

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: 1-Permeable surfaces, 2-See Section 430 and 440 of zoning ordinance.

NOTE: A-1 FORESTRY CONSERVATION DISTRICT

1. Activities in this district shall conform to U.S. Forest Service standards.
2. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

A-2 FORESTRY AGRICULTURE DISTRICT

DISTRICT INTENT: To preserve threatened agricultural land from urban development by permitting agricultural and forestry related activities to function economically while protecting the environmental integrity of Apalachicola Bay and other surface waters from the impacts of urban development.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Forestry operations. 2-Bee keeping. 3-Single family residential uses at one dwelling unit per quarter/quarter section (approximately one unit per forty acres), except for established forestry or farm work centers. 4-Mining and soil excavation. 5-Mariculture and aquaculture businesses. 6-Uses as determined by the Planning and Zoning Commission to be similar to the above.

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. 2-Ranching within one half mile of any bay, river or creek.

SPECIAL EXCEPTIONS: None

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 40 acres with a minimum, of 200 feet in width and 200 feet in depth. The minimum lot area designated for residential use within this district shall be at least one acre (See Note 1).

BUILDING SETBACK: Same as district standards applying to the single family residential district (R-1).

MAXIMUM BUILDING: 35 feet in height.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: None

NOTE: A-2 FORESTRY-AGRICULTURE DISTRICT

1. Each landowner is entitled to one residential lot per 40 acres according to the following provisions.
 - (a) Minimum lot size is one acre and suitable for on-site sewer system and water supply.
 - (b) Each additional 40 acres shall entitle the farm to an additional residential construction. The proposed lot must be situated within the 40 acre parcel which makes it eligible as a building site.

2. Forestry operations should conform to the Best Management Practices adopted as part of the county land use plan.
3. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

DISTRICT INTENT: To insure the health, safety and fiscal well being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-One single family detached dwelling per lot.
2-Parks and playgrounds. See Note: 2-Exceptions and Modifications.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 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 exceptions:
1-Community houses and Churches. 2-Buildings connected with the construction which must be removed after use is discontinued. 3-Detached dwelling or cluster of dwellings as provided by S-1 Cluster Housing Special District.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record, as of July 1, 1981 (See Section 460).

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) Setback a minimum of 10 feet from any other property line.

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

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: See Section 430 and 440 of zoning ordinance.

NOTE: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.
2. For all single family detached dwellings there shall be at least 1000 square feet of enclosed heated living area.
3. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.

R-3 SINGLE FAMILY ESTATE RESIDENTIAL

DISTRICT INTENT: To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Single family detached dwellings. 2-Parks and playgrounds. 3-Mobile homes.

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

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 exceptions:
1-Community houses and Churches.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One single family dwelling unit per five acres. The five acre tract must have a minimum depth and width 200 feet.

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) Setback a minimum of ten (10) feet from any other property line.

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

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: See Section 430 and 440 of zoning ordinance.

NOTE: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

DISTRICT INTENT: To ensure the continued maintenance and support of home-related activities associated with fishing which occur in or near the family residence, and for certain cottage industries by providing for areas suitable for such activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-One single family detached dwelling per lot.
2-Parks and playgrounds. 3-Mobile homes. See Note 2-Exceptions and Modifications.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2-Fire stations. 3-Storage of non-nuisance equipment such as fishing boats, nets and trailers provided such equipment is owned and operated by the resident of the parcel upon which it is stored. 4-Medical, dental, legal, real estate, engineering, insurance and similar business offices providing professional services. 5-Boat and small engine repairs, diesel engine repair and repair of other fishing or seafood related equipment. 6-Cottage industries. 7-Uses determined by the Planning and Zoning Commission to be similar to the above.

PROHIBITED USES AND STRUCTURES: 1-Seafood processing.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1-Churches and Community houses. 2-Building connected with the construction which must be removed after use is discontinued. 3-Any structure or equipment that is not normally part of the fishing industry but which can be proven to be a necessity to those dependent on the fishing industry for a living, provided that such structure or equipment is consistent with all other provisions of this ordinance.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record (See Section 460).

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) Setback of a minimum of ten (10) feet from any other property line.

R-4 SINGLE FAMILY HOME INDUSTRY

DISTRICT INTENT: To ensure the continued maintenance and support of home-related activities associated with fishing which occur in or near the family residence, and for certain cottage industries by providing for areas suitable for such activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-One single family detached dwelling per lot.
2-Parks and playgrounds. 3-Mobile homes. See Note
2-Exceptions and Modifications.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2-Fire stations. 3-Storage of non-nuisance equipment such as fishing boats, nets and trailers provided such equipment is owned and operated by the resident of the parcel upon which it is stored. 4-Medical, dental, legal, real estate, engineering, insurance and similar business offices providing professional services. 5-Boat and small engine repairs, diesel engine repair and repair of other fishing or seafood related equipment. 6-Cottage industries. 7-Uses determined by the Planning and Zoning Commission to be similar to the above.

PROHIBITED USES AND STRUCTURES: 1-Seafood processing.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1-Churches and Community houses. 2-Building connected with the construction which must be removed after use is discontinued. 3-Any structure or equipment that is not normally part of the fishing industry but which can be proven to be a necessity to those dependent on the fishing industry for a living, provided that such structure or equipment is consistent with all other provisions of this ordinance.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record (See Section 460).

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) Setback of a minimum of ten (10) feet from any other property line.

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

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: See Section 430 and 440 of zoning ordinance.

NOTE: R-4 SINGLE FAMILY HOME INDUSTRY DISTRICT

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.
2. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.
3. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.

R-5 MULTI-FAMILY

DISTRICT INTENT: To provide for areas suitable for multi-family dwelling units.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Single family dwellings. 2-Two, three and four family dwelling units. 3-Townhouses, condominiums and time-sharing units.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 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 exceptions: 1-Churches and Community houses. 2-Buildings connected with the construction which must be removed after use is discontinued. 3-Group homes and public housing. 4-Foster care facilities.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One dwelling unit per 10,000 square feet.

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

- (a) A setback of 25 feet from the boundary of the property line bordering any private, local, arterial, or collector road,
- (b) Setback of a minimum of ten (10) feet from any other property line, except for attached dwelling units.

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

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: See Section 430 and 440 of zoning ordinance.

NOTE: R-5 MULTI-FAMILY DISTRICT

1. All development in this district shall be subject to full review as provided by Section 301.05 of the zoning ordinance.
2. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.
3. Soils shall be suitable for urban development as shown by field inspection with reference to the standard of a detailed soil survey of DSP General Soils Atlas.
4. Potable water must be available from a public system certified by FDER as being safe for human use.
5. Wastewater treatment facilities must be available and certified as to safe operation prior to permit approval.
6. Alternative methods of wastewater treatment will be considered and can include (but not limited to) chemical or composting toilets and septic tanks. However, such methods shall be subject to the review by the Planning and Zoning Commission and the approval of the Board.
7. Impervious surface shall be limited to a maximum sixty (60) percent of the net building area.

C-1 COMMERCIAL FISHING DISTRICT

DISTRICT INTENT: To provide for the location of commercial activities related to the seafood industry and the Bay. It is recognized that these activities require proximity to the Bay and this designation will ensure that land is set aside for such activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Light intensive seafood processing including, but not limited to oyster, shrimp and fin fishing processing. 2-Docking and landing facilities with special provisions for commercial fishing boats. 3-Support facilities including boat building, marine fueling, marine hardware, net weaving, ice making, seafood storage and warehousing. 4-Marine culture shore facilities including shellfish rearing and fattening, and crab culture. 5-Uses determined by the Planning and Zoning Commission to be similar to the above.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2-Fire stations.

PROHIBITED USES AND STRUCTURES: 1-Residential uses. 2-All uses not specifically or provisionally permitted herein. 3-Hotels and motels.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1-Water dependent tourist commercial facilities including recreation support facilities. 2-Tourist oriented commercial facilities. 3-Marinas, utilizing upland dry storage to the maximum extent possible to protect vital resources, and on shore boat facilities. 4-Seafood industrial parks.

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.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: 1-Parking should be on permeable surfaces, or areas with impervious surfaces must include stormwater holding ponds. 3-See Section 430 and 440 of zoning ordinance.

NOTE: C-1 COMMERCIAL FISHING DISTRICT

1. There is no minimum requirement for lot width, and front, rear, and side yards.
3. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

C-2 COMMERCIAL BUSINESS DISTRICT

DISTRICT INTENT: To provide for commercial development in the unincorporated county near present concentrations of population.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Financial, real estate, insurance and other professional services. 2-Retail sales including such retail services as barber and beauty shops, laundry and dry cleaning facilities. 3-Restaurants, lounges, food services, public assembly halls and entertainment centers. 4-Automotive and engine repair shops and other repair services. 5-Warehouse and storage facilities. 6-Uses determined by the Planning and Zoning Commission to be similar to the above. 7-Hotels and motels (low impact 50 or fewer units).

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2-Fire stations.

PROHIBITED USES AND STRUCTURES: 1-All uses not expressly or provisionally permitted herein. 2-Major automotive and engine repair within one thousand (1000) feet of any body of water ten (10) acres or larger. 3-Residential uses.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1-Hotels, motels and time-share vacation units (high impact over 50 units) subject to review as provided by Section 301.06 of zoning ordinance. 2-Churches and Community houses.

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: For all commercial or accessory structures there will be provided:

- (a) A setback of twenty-five (25) feet from the boundary of the property line bordering any private, local, arterial, or collector road.
- (b) Setback a minimum of ten (10) feet from any other property line, except for attached or common-wall construction.

MAXIMUM BUILDING: 35 feet in height.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: 1-Parking should be on permeable surfaces or areas with impervious surfaces must include stormwater holding ponds. 3-See Sections 430 and 440 of zoning ordinance.

NOTE: C-2 COMMERCIAL BUSINESS DISTRICT

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.
2. All hotels, motels, or time-share vacation units of high impact as defined in Section 220.65 shall provide, on the same parcel up on which such development is located, an area of recreational open space equal to or exceeding that covered by all structures included in the development; i.e., "development footprint." Such recreational open space shall be set aside for and available to the occupants of the development in a manner consistent with the Franklin County Comprehensive Plan.

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-Recreational vehicle parking and camping (limited stay facilities). 3-Fish camps. 4-Motel and hotel accommodate marinas and fish camp customers. 5-Restaurant and food services.

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

PROHIBITED USES AND STRUCTURES: All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: None

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.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: 1-Parking should be on permeable surfaces, or areas with impervious surfaces must include stormwater holding ponds. 3-See Section 430 and 440 of zoning ordinance.

NOTE: C-3 COMMERCIAL RECREATIONAL

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

C-4 MIXED USE COMMERCIAL RESIDENTIAL

DISTRICT INTENT: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Single family detached dwellings. 2-All uses permitted in the C-2 Commercial District. 3-Single family dwellings in the C-4 District of Lanark shall comply with standards for the R-1 Single Family District.

ACCESSORY: 1-Uses of land customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded. 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 exceptions: 1-A combination of a residence and business within a single structure, however, a combination of a residence and business requiring two separate structures will not be allowed on one lot or parcel of land. 2-Community houses and Churches.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre with a minimum depth and width of 100 feet or existing lot of record for residential dwelling units. No minimum requirement for business structures; however, existing lots may not be subdivided.

BUILDING SETBACK: Residential dwelling units to conform with standards for residential housing R-1 and R-2. Business structures to conform to standards for Commercial Business C-2.

MAXIMUM BUILDINGS: 35 feet in height.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: See Section 430 and 440 of zoning ordinance.

NOTE: C-4 MIXED USE COMMERCIAL RESIDENTIAL

1. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

I-1 INDUSTRIAL DISTRICT

DISTRICT INTENT: To foster economic growth and diversification in a manner consistent with the need for protecting the existing economy of the county and the natural resources of Apalachicola River and Bay.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Manufacturing and assembly line processing. 2-Welding and machine shops. 3-Transportation activities. 4-Wood processing, finishing and the storage of allied products. 5-Bottling plants and food processing. 6-Automobile salvage and junk yards. 7-Other uses as determined by the Franklin County Planning and Zoning Commission.

ACCESSORY: 1-Uses of the land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2-Fire stations.

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-A residential unit associated with the principal use permitted for security purposes under R-2 regulations. 2-Storage of petroleum, petroleum products. 3-The storage, handling, or use of potentially toxic or hazardous materials in accordance with all State and Federal laws.

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: 50 feet in height.

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: 1-Permeable surfaces. 2-See Section 430 and 440 of zoning ordinance.

NOTE: I-1 INDUSTRIAL DISTRICT

1. When land in this district abuts land in another district, the applicable setbacks and bulk regulations of the non-industrial (or more strict) districts shall apply to the abutting industrial land. The setback shall occur within the industrial property.

2. Natural drainage ways, sloughs and adjacent vegetation shall not be disturbed.
3. Planted buffer shall be maintained between industrial and residential uses. The developer shall plant the buffer with trees and no commercial access shall be made thru the buffer area.
4. All future development in the industrial area shall be introduced in such a way as to avoid any significant modification to the natural drainage area to the river or bay.
5. The Carrabelle Airport and Harbor Industrial area and the Eastpoint Industrial area shall provide a minimum of 1500 feet setback from abutting residential uses. Other setbacks shall be determined by the Board with the advice of the Commission.
6. Standards for the S-2 and S-3 Special Districts shall be applicable to lands within this district.
7. All development in the Industrial District shall be subject to the provisions of Section 301.06 of this ordinance.

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. 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 principal uses. 2-A residential unit associated with a principal use is permitted and may be developed under R-2 standards.

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

SIGNS: See Section 450 of zoning ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENTS: Permeable surfaces. See Section 430 and 440 of zoning ordinance.

NOTE: Z-1 PUBLIC FACILITIES

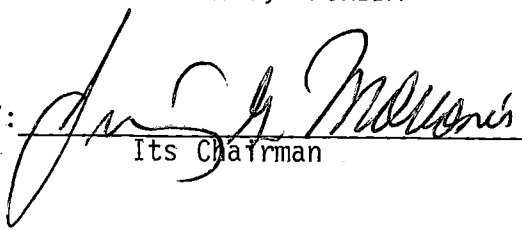
1. Public facilities located adjacent residential uses should be adequately buffered so as to lessen the impact and friction between these uses. The type of buffer may include: (a) physical barriers such as hedges, green belts, walls, fences and open space separation left in its natural state.
2. Standards for S-2 and S-3 Special Districts shall be applicable to lands within this district.

This Ordinance was adopted in open meeting of the Board of County Commissioners, November 6, 1986. It was adopted with minor changes as a final rule of the Florida Administration Commission (Governor and Cabinet) February 17, 1987, and became effective March 17, 1987.

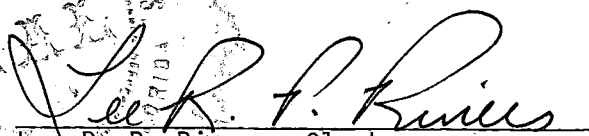
This Ordinance was advertised and heard as a rezoning of more than 5% of the county. The unrevised Ordinance as adopted by the Franklin County Board of County Commissioners, November 6, 1986 has been filed in the minutes of that meeting.

THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA

BY:


Its Chairman

ATTEST


Lee R. P. Rivers, Clerk

