

FRANKLIN COUNTY ORDINANCE 2019-05

An Ordinance Amending the R-7 Multi Family High Density residential zoning district to increase the minimum lot size from 2,900 square feet to 4,356 square feet; clarifying the maximum building height; adding that all lands in the district are subject to the Franklin County Critical Shoreline Ordinance and the Franklin County Flood Hazard Ordinance; providing for conditions, providing for severability; providing for inclusion in the county code and providing an effective date.

WHEREAS, Franklin County finds that the current minimum lot size of 2,900 square feet in the R-7 Multi Family High Density residential zoning district is not consistent with the Franklin County Comprehensive Plan; and,

WHEREAS, Franklin County desires to amend its current R-7 Multi Family High Density Residential zoning district to increase the minimum lot size from 2,900 square feet to 4,356 square feet; and,

WHEREAS, Franklin County finds that increasing the minimum lot size from 2,900 square feet to 4,356 square feet is consistent with policy 2.2(d) of the Land use element of the Comprehensive Plan; and,

WHEREAS, Franklin County finds that increasing the minimum lot size from 2,900 square feet to 4,356 square feet in the R-7 Multi Family High Density Residential zoning district is appropriate to protect the health, safety and general welfare of its citizens; and,

WHEREAS, Franklin County intends to amend the R-7 Multi Family High Density Residential zoning district as follows; to wit:

- a. Increase the minimum lot size from 2,900 square feet to 4,356 square feet
- b. Decrease the maximum density from 15 units per acre to 10 units per acre.
- c. Incorporate the clarification to the maximum height allowed by ordinance 2013-6 that the maximum height in Franklin County is 47 feet; and
- d. Add note (5) to incorporate that Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 2013-4, Flood Hazard, are applicable to lands within this district.

NOW THEREFORE BE IT ORDAINED that the current the R-7 Multi Family High Density Residential zoning district is amended, and replaced, as follows; to wit:

**SECTION ONE:**

**R-7 MULTI-FAMILY HIGH DENSITY**

**DISTRICT INTENT:** To provide for areas suitable for multi-family dwelling units not to exceed 10 units per acre.

PERMITTED USES AND STRUCTURES

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

ACCESSORY: 1. Uses of land customarily incidental and subordinate to one of the permitted uses.  
2. Fire stations

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

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

1. Community houses and churches
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Group homes and public facilities
4. Foster care facilities
5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and potable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One dwelling unit per 4,356 square feet; provided however that single family dwellings shall be developed in accordance with development standards of the R-1 zoning district.

BUILDING SETBACK: For all residential structures or accessory structures there shall be provided:  
(A) A setback minimum of 25 feet from the boundary of the property line bordering any private, local, arterial or collector road.  
(B) A setback minimum of 10 feet from any other property line.

MAXIMUM BUILDING 47 feet in height. See Section 462 for details. The following minimum square footage of heated floor space for multi-family units will apply; one bedroom, 600 square feet; two bedroom, 800 square feet; three bedroom, 1000 square feet.

MAXIMUM LOT COVERAGE: 80%

SIGNS: See Sections 450

OFF STREET PARKING AND LOADING REQUIREMENTS:1. See Sections 430 and 440.

NOTES: R-7 MULTI-FAMILY HIGH DENSITY

1. Potable water must be available from a public system certified by the Florida Department of Environmental Protection.
2. A central sewage system must be available from a public system certified by the Florida Department of Environmental Protection.
3. Access to a development must be provided by a paved road.
4. This district shall only be established in an urban service area.
5. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 2013-4, Flood Hazard, are applicable to lands within this district

**SECTION TWO: SEVERABILITY.** If any section, sentence, phrase, word or portion of this ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase word or portion of this ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION THREE: CONFLICTS.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION FOUR: EFFECTIVE DATE.** This ordinance shall become effective as provided for by law.

Ordained on this the 18<sup>th</sup> day of June, 2019.

FRANKLIN COUNTY, a political  
subdivision of the State of Florida.

By: Noah Lockley Jr.  
Noah Lockley, Its Chairman

ATTEST

By: Marcia M. Johnson  
Marcia M. Johnson, Clerk

Approved as to form and content

By: Thomas M. Shuler  
Thomas M. Shuler, County Attorney



