

FRANKLIN COUNTY, FLORIDA

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE TO DELETE MOBILE HOMES AS A PERMITTED USE IN THE R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT AND TO ALLOW CLUSTERING OF DWELLING UNITS WITHIN THE SAME DISTRICT.

WHEREAS, Objective Eleven of the Land Use Element of Franklin County's Comprehensive Plan permits and encourages innovative land use development patterns, including cluster zoning, and

WHEREAS, The Planning and Zoning Commission has recommended amending the R-3 Single Family Estate Residential District to delete mobile homes as a permitted use and to allow clustering of dwelling units,

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that the following changes be made to the R-3 Single Family Estate Residential District under Section 500 of the Franklin County Zoning Ordinance:

1. Mobile homes shall be deleted as a permitted use and structure.

2. The following language shall be added under minimum lot size of the development standards: Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

This Ordinance adopted in open regular meeting this 21<sup>ST</sup> day of MARCH, 1995, after notice of intent to consider the same has been made in conformance with Chapter 125.66 (6) Florida Statutes.

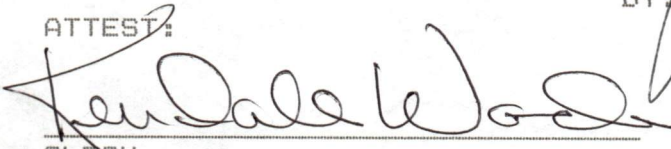
This Ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Secretary of State.

THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, FLORIDA

BY: 

ITS CHAIRMAN

ATTEST:

  
CLERK