

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE (1981), ESTABLISHING MINIMUM HEATED FLOOR SPACE REQUIREMENTS; AMENDING COMMERCIAL ZONE REQUIREMENTS; ALLOWING FIRE STATIONS: ESTABLISHING REQUIREMENTS FOR MOBILE HOME PARKS; AND PROVIDING FOR RESIDENTIAL DENSITY TRANSFERS.

ORDINANCE 82-4

FRANKLIN COUNTY, FLORIDA

The Board of County Commissioners of Franklin County having received the favorable written recommendation of the Franklin County Planning Board, and due public notice of the meetings of the Planning Board and of the meetings of the Board having been made.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, in order to promote the health, safety and welfare of the people of Franklin County, Florida that the Franklin County Zoning Code is hereby amended as follows, by adding thereto the following, and in the event of conflict with any section or part of the Franklin County Zoning Code, the following shall govern:

1. COMMERCIAL RESIDENTIAL DISTRICT. There shall be a zoning district, which shall be known as the C-5 Commercial-Residential District. The criteria and requirements for this zone are attached hereto and incorporated hereby in the Franklin County Zoning Ordinance.

2. ENCLOSED HEATED SPACE. Residential units shall have the following minimum enclosed heated floor space:

- (a) In the R-1 District, 1,000 sq. ft.;
- (b) In the R-2 District, 450 sq. ft.;
- (c) In the R-5 District, a one bedroom unit shall have six hundred square feet, and there shall be 200 square feet for each additional bedroom.

3. FIRE STATIONS. A fire station, hereby defined as a structure designed to house fire fighting equipment and vehicles, shall be a special permitted use in every zoning district in Franklin County. As such, a fire station may be located in a residential or commercial zone, but is not a residential or commercial use. A fire station shall not be a prohibited use in any district, notwithstanding anything in the Franklin County Zoning Ordinance to the contrary.

A fire station may include a class or assembly room.

4. COMMERCIAL BUSINESS DISTRICT. The criteria and requirements of the C-2 Commercial Business District are amended and shall be as set forth in the attached page marked C-2, which is by reference incorporated into the Franklin County Zoning Ordinance.

5. SPECIAL DISTRICT S-2: MOBILE HOME PARKS. There is hereby established a Special District S-2, for Mobile Home Parks, which shall be Section 600 of the Franklin County Zoning Code.

600 SPECIAL DISTRICTS

SPECIAL DISTRICT S-2: MOBILE HOME PARKS:

A developer may establish a Mobile Home Park within any R-2 (Single Family Residential/Mobile Home) or R-4 (Single Family Home Industry) area, by any design, configuration, or location of dwelling units the developer may desire, provided that:

1. The developer complies with all the requirements of this Special District except as are expressly modified under this Section.
2. The minimum site size for a permanent mobile home park shall be ten (10) acres.
3. The total number of mobile home units with the parcel proposed for development does not exceed the total number of units allocated under the R-5 Multi-Family Residential district regulation - Section 500.
4. Each single family mobile home unit shall have allocated to it a lot with the minimum area of 10,000 square feet.
5. Each mobile home with such development shall comply with a minimum setback of twenty-five (25) feet from front of lot line and ten (10) feet from side of any lot line. All corners of each lot shall be marked with a concrete monument, or other permanent type marker.
6. Soils shall be suitable for urban development as shown by field inspection with reference to the standard of a detailed soil survey or DSP General Soil Atlas.
7. Potable water must be available from a system certified by FDER as being safe for human use.
8. Wastewater treatment facilities must be available and certified as to safe operation prior to construction approval.
9. 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 review by the Planning and Zoning Commission and the approval of the County Commission.
10. Impervious surface shall be limited to 40% of the net building area.

11. No development in this category shall be placed in the 100 year flood zone (A or V zones) or within the proximity of a critical shoreline zone. All standards of the National Flood Insurance Program shall apply.

12. All development for any mobile home park shall be subject to full review Section 301.5.

13. No standard shall preclude a variance for the purpose of using alternative energy generating devices.

14. All development for a mobile home park shall contain interior roadways within each mobile home park. All such roadways shall be maintained by the developer, and shall provide each individual lot with access to and from a publicly maintained major roadway.

15. All streets and public driveways within the development shall be lighted at night with electric lamps according to plans recommended by the County Planning and Zoning Commission.

16. There shall be set aside a recreational area or areas within the subdivision which shall be suitable restricted for such use. The size of the recreational area shall be compatible with the size of the development.

17. A buffer strip may be required by the Planning and Zoning Commission if the location of the development is such that a buffer strip would be desirable.

18. Each mobile home space shall be improved with one patio of concrete, or other suitable impervious material, having a minimum area of one hundred fifty (150) square feet, and one gravel or better home pad of size to or greater than the dimensions of the mobile home located on the pad, but in no case less than ten (10) feet by forty (40) feet.

6. DENSITY TRANSFERS. Section 465 is hereby enacted to the Franklin County Zoning Ordinance:

465 - DENSITY TRANSFERS - A density transfer is the transfer of the right to build a residence or other structure from one location to another. Any applicant for a development permit, or record owner of residential property, may apply for a density transfer which may be granted, if the following conditions are met:

(A) The purpose of density transfer is to shift density (residential units) from land which should not be developed, or developed only at low density, to land which is better suited to development. Density shall not be transferred to land which is unsuitable for development, nor so as to result in pollution or overcrowding.

(B) The property to which density is to be transferred must be suitable in terms of elevation, water table, transmissivity of the soil and other applicable environmental conditions.

(C) Density transfers may take the form of single or multi-family housing with each unit of such housing being in compliance with the Franklin County Zoning Code.

(D) The property from which the density is removed must be conveyed to an agency or corporation that will hold the property, unimproved, in open space in perpetuity, or suitable assurances given that the land will not be developed.

(E) All health and environmental related conditions, such as septic tanks, drainage, potable water must meet all state

and local requirements.

(F) Applications for density transfer shall be reviewed and approved or disapproved by the Franklin County Planning Board which shall recommend final action upon the application by the Board of County Commissioner, which shall grant or deny the application.

(G) A density transfer may be denied if it is likely to cause or aggravate traffic congestion, school overcrowding, or impede hurricane evacuation, by exceeding the capacity of escape routes.

7. ZONING MAPS. Amendments have been made to the Official Zoning Maps in the Franklin County Courthouse, same being incorporated herein by reference.

This Ordinance adopted in open special meeting this 18th day of June, 1982, after receipt of favorable written recommendation of the Franklin County Planning Board.

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

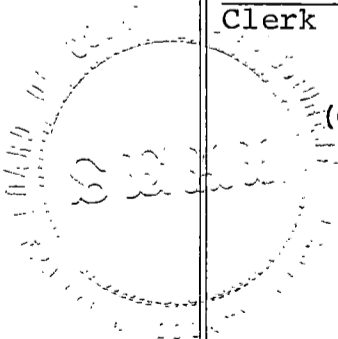
THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA.

BY: Willis Collins Jr
Chairman

Attest:

Robert E. Howell
Clerk

(OFFICIAL SEAL)



District Intent	USES AND STRUCTURES			Special Exceptions: After Public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit, as special exceptions:	Prohibited Uses and Structures
	Permitted Uses and Structures				
	Principal	Accessory			
To provide for commercial development in the unincorporated County near present concentrations of population	<ol style="list-style-type: none"> Financial, Insurance and Real Estate Service Medical Offices Retail Food and Grocery Retail Apparel and Accessories Retail specialty stores including: <ol style="list-style-type: none"> toys sewing equipment stationary books luggage Other retail and Office Uses: <ul style="list-style-type: none"> * Barber Shops & Beauty Salons * Drug Stores * Laundromat and dry cleaning * Hardware * Furniture * Bookstores * Gift shops * Florist shops * General repair shops * Gasoline and service stations * Restaurants, * Entertainment Uses determined by the Franklin County P&Z Commission to be similar to the above. 	<ol style="list-style-type: none"> Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 	Hotel and motel (low impact)	<ol style="list-style-type: none"> All uses not expressly or provisionally permitted herein. 	

Development Standards											
Use Category	Min. Lot Requirements			Minimum Building Setbacks				Maximum Bldg. Rest.		Minimum off-street parking and off-street loading requirements	Limitations on Signs
	Lot or Site Area	Lot Width	Lot Depth	Front	Side-Interior Lot	Side-Corner Lot	Rear	Lot Coverage or Floor Area	Building Height		
All Uses		(SEE NOTE C-2)								Permeable Surfaces.	No signs intended to be read off the premises shall be permitted except as perm. herein.

C-Z COMMERCIAL BUSINESS DISTRICT

NOTE C-Z STANDARDS

- Density- There is no minimum requirement for lot areas, lot area per unit, lot width, and front, rear, and side yards. No building shall exceed the cubical content of a prism having a base equal to the area of the lot upon which the building is located, and a height equal to feet or two times the width of a street on which it fronts, whichever is the greater.
- NOTE: Standards for floating districts S-2 and S-3 may be applicable to lands within this district.
- S-2: The standards of the National Flood Insurance Program shall apply to this district.
- S-3: This District includes such standards as: (1) No permit shall be issued for placement of a septic tank or alternative waste disposal system except as referenced, (2) All natural vegetation shall be preserved within 50 feet of mean high waterline in tidal areas. Please refer to specific districts for exact standards.

NEW ZONING DISTRICT

AM/CR

COMMERCIAL RESIDENTIAL DISTRICT

USES AND STRUCTURES

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		SPECIAL EXCEPTIONS	PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY		
	<p>The intent of this district is to insure the health, safety and fiscal wellbeing of Franklin County residents by allowing a mixture of compatible uses in the same area in such instances when the needs and convenience of the residents dictate that this is necessary. Areas where this district should be used are areas that are served by public water and sewer, and where the area has historically developed with a mixture of compatible commercial and residential uses.</p>	<p>1. Single family detached dwellings. 2. All uses permitted in the C-2 district.</p>		

DEVELOPMENT STANDARDS

Use Category	Min. lot requirements			Min. Building Setbacks				Max. Bldg. Rest.		Minimum off-street parking and off-street loading requirements	Limitation on signs
	lot or site area	lot width	lot depth	Front	side interior lots	side corner lots	rear	lot coverage (F.A.R.)	Bldg. Height		
1.	43,560 Sq. Ft.	100	100	25	25	10	10	15%	35'		
2.	"	"	"	"	"	"	"	"	"		
3.*	SEE NOTE BELOW										

*(3). There is no minimum requirement for lot areas, lot area per unit, lot width, and front, rear and side yards. No building shall exceed the cubical content of a prism having a base equal to the area of the lot upon which the building is located, and a height equal to feet or two times the width of a street on which it fronts, whichever is the greater.

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(4) For all residential uses, there shall be at least 1,000 square feet of enclosed, heated living space.