AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE BY REPEALING SECTIONS 220.01, 220.34, 301, AND AMENDING THE FOLLOWING ZONING DISTRICTS R-1 SINGLE FAMILY RESIDENTIAL, R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME, R-3 SINGLE FAMILY ESTATE RESIDENTIAL, R-4 SINGLE FAMILY HOME INDUSTRY, R-5 MULTI-FAMILY, C-3 COMMERCIAL TOURIST DISTRICT, C-5 MIXED USE COMMERICAL RESIDENTIAL, S-1 CLUSTER DEVELOPMENT and Z-1 PUBLIC FACILITIES, AND ENACTING NEW SECTIONS 220.01, A220.12, 220.34, A220.38, 301 THEREOF.

ORDINANCE NO. 83-7

FRANKLIN COUNTY, FLORIDA

WHEREAS, the Franklin County Zoning Code has been reviewed and the following changes have been determined to be in the public interest, and necessary to preserve the health, safety and welfare of the people of Franklin County,

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

1. Sections 220.01,"A Zones"; 220.34, "Mobile Home"; and 301, "Zoning Administration", are repealed. New Sections 220.01, A220.12, 220.34, A220.38, and 301 are adopted, as per the attached text.

2. The R-1 Single Family and other Residential District regulations are amended by permitting community houses by special exception, and amended as per the attached text.

3. C-3 Commercial-Tourist District Regulations are amended by deleting 1,500 square feet use restriction, by permitting real estate sales offices, and amended as per the attached text.

4. Z-1 Public Facilities District Regulations are amended to permit residential units under R-2 restrictions by Special Exception, and amended as per the attached text.

5. The following areas are rezoned as set forth herein, and shown on the county zoning map:

a. Change zoning of C-3 Commerical Tourist District in Lanark to C-5 Mixed use Commercial Residential District with Residential Housing complying with standards for R-1 Residential Single Family District.

b. Change Zoning of an eight acre tract located North of Brownsville Road from R-4 Single Family Home Industry to R-5 Multi-Family Residential.

SHULER AND SHULER
ATTORNEYS AT LAW
P. O. BOX 850
APALACHICOLA, FLORIDA 32320

c. Change Zoning of approximately four acres located South of the Carrabelle Lighthouse from Z-1 Public Facility District to R-1 Single Family Residential District

d. Change Zoning of approximately ten acres located at Smith Road and Scipio Creek from R-1 Single Family Residential District to R-2 Single Family Mobile Home District.

e. Change Zoning of approximately five acres located East of Lanark and West of the Intersection of U.S. Highway 98 and 319 from Single Family Residential District to Commercial Tourist District.

f. Change Zoning of a tract located on Highway 370 Alligator Point known as the Crews Quarters from R-1 Single Family Residential to C-3 Commercial Tourist.

g. Change Zoning of approximatley three acres located on the Bluff Road North of Apalachicola from R-2 Single Family Mobile Home to C-2 Commercial Business.

h. Change Zoning of a tract located between the Bluff Road and the A.N.R.R. right of way North of Bay City Road North of Apalachicola from R-1 Single Family Residential District to R-2 Single Family Mobile Home District.

This Ordinance adopted in open regular meeting this 4th day of October, 1983, after receipt of favorable written recommendation of the Franklin County Planning Board.

This Ordinance has been advertised according to 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. Recommendation of the Franklin County Planning Board has been received.

(SEAL)

THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA.

BY: Willis Collins
Its Chairman

Attest:

Lu R. P. Rivers
Clerk

SHULER AND SHULER
ATTORNEYS AT LAW
P. O. BOX 850
APALACHICOLA, FLORIDA 32320

AN ORDINANCE AMENDING THE FRANKLIN COUNTY ZONING ORDINANCE BY REPEALING SECTIONS 220.01, 220.34, 301, AND AMENDING THE FOLLOWING ZONING DISTRICTS R-1 SINGLE FAMILY RESIDENTIAL, R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME, R-3 SINGLE FAMILY ESTATE RESIDENTIAL, R-4 SINGLE FAMILY HOME INDUSTRY, R-5 MULTI-FAMILY, C-3 COMMERCIAL TOURIST DISTRICT, C-5 MIXED USE COMMERCIAL RESIDENTIAL, S-1 CLUSTER DEVELOPMENT AND Z-1 PUBLIC FACILITIES, AND ENACTING NEW SECTIONS 220.01, A220.12, 220.34, A220.38, 301 THEREOF.

220 GENERAL TERMS AND DEFINITIONS

~~220.01 A-ZONES---An area subject to inundation from a designated level of flooding.--Used on both preliminary and adopted FIRM Zones numbered to reflect the degree of flood risk.~~

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, A1-99, and V1-30.

A220.12 COMMUNITY House - A structure used by a unified body for the well being of the people of a particular area.

~~220.34 MOBILE HOME---A vehicle designed and constructed as to permit occupancy thereof as a dwelling unit or sleeping place for one or more persons whether attached or unattached to a permanent foundation.~~

220.34 MANUFACTURED BUILDINGS - Includes open and closed construction that has been issued and bears the insigna of approval from the State of Florida. The County reserves the authority to require a complete set of plans and specifications for each installation.

A220.34 MOBILE HOME - A vehicle designed as a residential unit constructed to standards prmulgated by the Department of Housing and Urban Development as to permit occupancy thereof with a minimum of 450 square feet of living area. A mobile home may be attached or unattached to a permanent foundation.

A220.38 PLANNING AND BUILDING DEPARTMENT - For the purpose of this ordinance the Franklin County Planner and the Franklin County Building Inspector shall constitute the Franklin County Planning and Building Department.

300-ZONING-ADMINISTRATION

301-DEVELOPMENT-PERMITS

301.01-STAFF-REVIEW-OR-"EASY-PERMIT"-PROCEDURES

a.-STAFF-REVIEW-PERMITS-shall-be-available-for-the-following-types-of-development,-subject-to-the-requirements-of-this-section.

1.-Construction-of-a-single-family-dwellings-at-densities-less-than-or-equal-to-one-unit-per-acre.

2.-Additions-or-extensions-to-existing-single-family residences-and-commercial-structures-less-than-1,500-square-feet.

3.-Commercial-structures-not-exceeding-1,500-square feet-in-floor-area.

4.-Designated-accessory-uses-to-an-existing-principal use.

5.-Development-by-public-utilities-in-accordance-with the-provisions-of-their-franchise-granted-by-the Board.

6.-Signs,-subject-to-the-requirements-of-Section-450.

7.-Development-Activity-consistent-with-the-Policies and-Standards-of-Land-Use-Category-11-of-the-adopted Land-Use-Plan-(Commercial/Fishing)-and-Cagetory-5 (Forestry/Agriculture).

b.-HOWEVER,-IF-THESE-DEVELOPMENTS-ARE-WITHIN

1.-The-Critical-Shoreline

2.-The-100-year-floodplain;-A-Zone-or-V-Zones

3.-Adjacent-to-a-pollution-sensitive-segment-of-the marine-and/or-estuarine-waters

4.-A-district-where-the-proposed-use-is-not-allowed by-either-the-adopted-Comprehensive-Plan-or-Zoning Ordinance.

5.-Land-Use-categories-and-activities-not-described-in-301.01-(a)-(1)-through-(7)-above.

THEN-THE-DEVELOPMENT-MUST-GO-THROUGH-THE-PLANNING REVIEW-PERMIT-PROCESS-(SECTION-301.03)

301.02-STAFF-REVIEW-PROCESS---Anyone-wishing-to-develop-land in-accordance-with-the-STAFF-REVIEW-shall:

a.-Contact-the-County-Planner-and-obtain-a-copy-of-the application-and-guidelines.--As-a-minimum-the-county shall-complete-a-written-staff-review-checklist-which includes:

1.-The-parcel-location-in-terms-of-the-federal-survey-system.

2.-The-parcel-location-as-depicted-on-the-preliminary or-adopted-floodway-maps-and/or-the-flood-insurance rate-maps.

3.-The-parcel-location-in-relation-to-the-Critical-Shoreline-and-Pollution-Sensitive-Segments-indentified-in-the-adopted-Comprehensive-Plan.

4.-The-parcel-location-as-depicted-on-the-Future-Land Use-and-Zoning-maps-for-the-type-of-development proposed.

5.-The-type-of-potable-water-and-wastewater-system proposed;-and

6.-With-reference-to-Chapter-22F;-FAC-is-the-developmental-one-having-a-regional-impact(s).

The-County-Planner-will-then-determine-which-review-process-is-relevant-to-the-applicant;-subject-to-these-procedures;-and-will-inform-the-applicant-in-writing;-as-to-the-appropriate-review-process.--The-County-Planner's office-is-located-in-the-Franklin-County-Courthouse-in Apalachicola;-Florida-and-may-be-contact-by-writing-to the-following-address:

Franklin-County-Planner
Franklin-County-Courthouse
P.O.-Box-340
Apalachicola;-Florida--32320

b.-Next;-contact-the-county-sanitarian-to-receive-a-septic tank-or-other-wastewater-system-authorization.--As-a-minimum-such-written-authorization-shall-contain-the following-information:

1.-The-USDA-Soil-Texture-as-determined-by-the-use-of a-detailed-soil-survey-or-as-documented-by-SCS personnel-and

2.-A-description-of-the-type-of-system-and-other-relevant-information-such-as-area-of-the-drainfield;-FDER approval-of-a-gray-water-system;-location-of-the system;-location-of-the-system-on-the-parcel;-etc.

c.-Next;-return-the-completed-authorization-and-form-to the-county-planner-who-shall-determine-the-appropriate fee-from-the-schedule-contained-in-the-Southern-Standard Building-Code-and-issue-the-permit.

d.-The-County-Building-Inspector-shall-make-sufficient-site visits-to-ensure-compliance-with-the-permit-and-shall notify-the-Board-of-violations-and-act-in-their-name.

e.-The-Board-of-County-Commissioners-is-the-enforcement agency-for-Franklin-County-(Section-310).

301.03-PLANNING-REVIEW-PERMITS

a.-PLANNING-REVIEW-PERMITS-shall-be-available-for-the-following-types-of-development-subject-to-the-requirements of-this-section:

1.-Construction-of-commercial-development-having-greater than-1,500-square-feet-of-floor-area.

2.-Any-conditional-use.

3.-Any-development-within-the-A-Zones-as-identified by-the-preliminary-or-adopted-flood-insurance-rate-map.

4.-Any-other-development-not-allowed-by-Section-301 and-not-disqualified-by-this-Section-301.03-or Section-301.05.

5.-Special-exceptions.

b.-HOWEVER;-IF-THESE-PROPOSED-DEVELOPMENTS-ARE

1.-a-parcel-adjacent-to-a-pollution-sensitive-segment as-identified-in-the-Comprehensive-Plan.

2.-A-High-Hazard-or-V-Zone-or-Floodway-Zone-as-identified-in-the-Flood-Insurance-Maps-and/or-Floodway Maps.

3.-A-clustering-proposal.-

4.-A-residential-or-commercial-unit-of-high-impact.

5.-Review-of-site-plans-of-the-commercial-areas-within the-St.-George-Island-DRI-which-are-subject-to-the approval-of-the-Franklin-County-Board-of-County Commissioners.

6.-Multi-family-development.

THEN-THE-DEVELOPMENT-SHALL-GO-THROUGH-THE-FULL-REVIEW PERMIT-PROCESS-(SECTION-301.05).

301.04-PLANNING-REVIEW-PERMITS---Anyone-wishing-to-develop-land in-accordance-with-the-PLANNING-REVIEW-SHALL:

a.-Contact-the-County-Planner-and-complete-the-necessary forms-and-information-required-in-the-staff-review (Section-301.02).

1.-In-addition-the-application-shall-provide-a-general site-and-drainage-plan-drawn-at-a-scale-of-1"-equals 2,000,-i.e.,-USGS-'Quadrangle-Map,-and

2.-Architectural-plans-and-drawings-of-a-large-scale.-

b.-Both-the-County-Planner,-and-applicant-and-other-interested-person-shall-submit-the-material-developed-in-STEP-(a)-of-this-process-for-the-review-of-the COMMISSION.

The-Commission-shall-review-the-proposed-development in-order-to-determine-what-information-is-needed-to complete-their-review.--Among-the-information-which shall-be-considered-is:

1.-The-use-of-buffering.

2.-The-type-of-and-amount-of-water-and-wastewater-and-solid-waste-which-the-development-is-expected-to generate.

3.-Detailed-drawings-of-the-location-and-type-of-waste-water-system-which-is-proposed.

4.-Location,-type-and-amount-of-impervious-surface created.

5.-A-drainage-plan,-showing-the-location-of-wetlands and-drainage-ways.

6.-Consistency-of-the-proposed-development-with-the County's-Comprehensive-Plan-and-the-standards-of the-County-Zoning-Ordinance.

The-COMMISSION-Secretary-shall-provide-the-applicant, in-written-form,-the-listing-and-description-of-information-requested-and-shall-agenda-the-rehearing-at-the convenience-of-the-applicant-and-the-Commission.

c.-The-applicant-shall-then-obtain-the-necessary-waste-water-certification-based-upon-the-information-provided-in-b-above.

d.-The-applicant-shall-then-appear-before-the-Commission in-order-to-allow-their-formulation-of-a-recommendation-for-the-BOARD.

In-order-for-the-Commission-to-act-on-an-application, the-relevant-information-must-be-available-for-their regularly-scheduled-meeting-for-the-item-agended.

e.-The-applicant-shall-then-appear-at-the-next-meeting of-the-BOARD-(agended-for-that-business)-with-the Chairman-of-the-Commission-or-his-designee-in-order that-a-report-and-recommendation-may-be-made-to-the Board;-that-the-applicant-may-present-further-evidence;-that-other-interested-parties-may-be-heard. After-their-review;-the-Board-shall-decide-if-the development-shall-occur;-occur-with-modifications; or-be-denied.

In-any-case;-the-decision-shall-be-made-by-motion and-majority-approval-of-the-BOARD-and-the-applicant shall-receive-written-confirmation-of-the-decision by-certified-mail-by-the-Secretary-of-the-COMMISSION.

f.-If-approved;-the-applicant-shall-file-final-plans with-the-County-Planner-who-shall-determine-the-relevant-fees-and-issue-a-building-permit.

g.-The-building-inspector-shall-make-the-number-of-site visits-necessary-to-ensure-proper-compliance-with State-and-County-resolutions;-ordinances;-and-laws.

h.-The-BOARD-shall-be-the-enforcement-agency-for-Franklin County-as-designated-in-Section-310.

301.05-FULL-REVIEW---ENVIRONMENTAL-AND-PLANNING

a.-A-full-review-shall-be-required-for-any-development-proposed-for:

1.-A-parcel-adjacent-to-a-Pollution-Sensitive Segment.

2.-The-High-Hazard-or-V-Zones.

3.-Industrial-development.

4.-Development-of-Regional-Impact.

5.-Power-plants-and-transmission-lines.

6.-Mining-activity.

7.-Oil-or-gas-exploration-and-drilling.

8.-Commercial-development-having-greater-than-1,500-square-feet-or-multi-family-residential development-which-is-proposed-for-barrier-islands.

9.-A-commercial-or-residential-unit-of-HIGH-IMPACT.

301.06-FULL-REVIEW-PROCESS---Anyone-wishing-to-obtain-a-permit-requiring-Full-review-shall:

a.-Contact-the-County-Planner-in-order-to-develop-the information-required-for-the-PLANNING-REVIEW-Section 301.04(a).

Prior-to-the-first-meeting-between-the-COMMISSION;-the County-staff;-and-the-applicant;-the-County-Planner-shall-contact-the-relevant-staff-of-the-following agencies:

1.-Apalachee-Regional-Planning-Council.

2.-Florida-Department-of-Environmental-Regulations.

3.-National-Estuarine-Sanctuary.

These-agencies-will-supplement-the-process-outlined in-the-PLANNING-REVIEW-PROCESS-(for-the-full-review). By-telephone-and-in-writing;-the-County-Planner-or

his-secretary-shall-notify-the-agency-staff-of-the COMMISSION-agenda-and-the-information-or-a-summary-of the-information-developed-pursuant-to-Section-301.04(a).

b.-In-addition-to-a-review-of-the-issues-raised-by-the PLAN-and-the-specifics-of-the-PLANNING-REVIEW,-the FULL-REVIEW-shall-consider-the-issues-of-regional-significance-developed-by-the-Apalachee-Regional Planning-Council-pursuant-to-the-requirements-of Section-380.06,-Florida-Statutes,-as-amended.

This is all New Copy

300 ZONING ADMINISTRATION

301 DEVELOPMENT PERMITS

301.01 STAFF REVIEW PROCEDURES

a. Staff Review Permits shall be available for the following types of development, subject to the requirements of this section.

1. Construction of a single family dwelling at densities less than or equal to one unit per acre, or one unit per existing lot of record.

2. Additions or extensions to existing single family residences or commercial structures.

3. Commercial structures of low impact.

4. Designated accessory uses to an existing principal use.

5. Development by public utilities in accordance with the provisions of their franchise granted by the Board.

6. Signs, subject to the requirements of Section 450.

7. Placement of a mobile home or manufactured building as a single family residence.

301.02 STAFF REVIEW PROCESS

a. Anyone wishing to develop land in accordance with the Staff Review shall contact the County Planning and Building Department and obtain a copy of the necessary applications. As a minimum the following shall be required prior to review and permit issuance.

1. A septic tank permit or other waste water authorization approved by the County Environmental Health Officer.

2. A plat map indicating whether parcels in the immediate area are developed or undeveloped.

3. A survey at a scale not more than 1" equals 30' of the proposed building site by a registered professional land surveyor or engineer showing the following;
   (a) Lot dimensions and elevations
   (b) Coastal Construction line (if applicable) or 50' construction line in other applicable areas.
   (c) Proposed location of building or mobile home, septic tank, water supply, and driveway.
   (d) General Topography including location of sand dunes and native vegetation.
   (e) Elevations of the highest point of land above sea level.
4. Two sets of drawings and plans certified by a registered

engineer or architect for all development in a Coastal High Hazard area.
These plans should include the following:
(a) Floor Plan.
(b) Foundation and Foundation Details.
(c) Elevation of Floor Level.
(d) Structural Details.

b. Return the completed application with support material to the Planning and Building Department in Franklin County Courthouse for review, approval and issuance of building or mobile home permit.

301.03 PLANNING REVIEW PERMITS

a. The following types of development are subject to review by the Franklin County Planning and Zoning Commission and must be approved by the Franklin County Board of County Commissioners.

1. A clustering proposal.

2. A subdivision of less than fifty acres.

3. Any conditional use or any development in a pollution sensitive segment of the critical shoreline zone.

4. Any other development not allowed by Section 301.01 and not disqualified by this Section 301.03 or Section 301.05.

301.04 PLANNING REVIEW PROCESS

a. Anyone wishing to develop land in accordance with the Planning Review Process shall.

1. Contact the County Planning and Building Department and complete the necessary development applications as required for the staff review Process (Section 301.02).

2. Provide architectural plans and drawings of a large scale (1"=100') plus a general site and drainage plan drawn at a scale of 1'=2,000 i.e., USGS Quandrangle Map.

3. Submit the material developed in Step 1 and 2 of this process for the review of the Planning and Zoning Commission.

b. The Commission shall review the proposed development in order to determine what information is needed to complete their review. Among the information which shall be considered is:

1. The use of 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 locations and type of wastewater system proposed.

4. Location, type and amount of impervious surface to be created.

5. A drainage plan, showing the location of wetlands and drainage ways.

6. Consistency of the proposed development with the County's Comprehensive Plan and the standards of the County Zoning Ordinance.

c. Following the review by the Planning and Zoning Commission the applicant will be advised in writing as to the finding of the Commission and 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 shall:

1. Obtain the necessary wastewater certification based upon the information provided in 2 and 3 above.

2. The applicant shall then appear before the Commission in order to allow the Commission to formulate a recommendation for the Board of County Commissioners.

3. The applicant shall then appear at the next meeting of the Board (agended for that business) with the Chairman of the Commission or his disignee in order that a Report and Recommendation may be made to the Board, that the applicant may present further evidence, that other interested parties may be heard. After their review, the Board shall decide if the development shall ocur, occur with modifications, or be denied.

4. The applicant shall receive written confirmation of the decision by certified mail by the Secretary of 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 building permit.

301.05 FULL REVIEW - ENVIRONMENTAL AND PLANNING

a. A full review shall be required for any development proposal for:

1. Industrial development.

2. Development of Regional Impact or substantial deviation.

3. Power plants and transmission lines.

4. Mining activity.

5. A subdivision of greater than fifty acres.

6. Oil or gas exploration and drilling.

7. A commercial or residential unit of high impact.

8. Multi-family development of more than 50 dwelling units.

9. Multi-family development proposed for barrier islands.

10. Review of site plans for the 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. Anyone wishing to obtain a permit requiring full review shall contact the County Planning and Building Department in order to develop and provide the same information required for the Planning Review Process outlined in Section 301.04.

b. Prior to the first meeting between the Commission, the staff, and the applicant, the County Planner shall contact the relevant staff of the following agencies (1) Apalachee Regional Planning Council, (2) Florida Department of Environmental Regulations, (c) National Estuarine Sanctuary. These agencies will supplement the process outlines in the Planning Review Process (for full review). By telephone and in writing, the County Planner shall notify the agency staff of Commission agenda and the information or a summary of the information developed pursuant to Section 301.04. In addition to a review of the issues raised by the Plan and the specifics of the Planning Review, the Full Review shall consider the issues of regional significance developed by the Apalachee Regional Planning Council pursuant to the requirements of Section 380.06, Florida Statutes, as amended.

301.07 STAFF RESPONSIBILITIES

a. The County Planner shall assure compliance with all provisions of the County Zoning and Flood Ordinance. As a minimum a written staff review checklist shall include:

1. The parcel location in terms of the federal survey system or subdivision plat.

2. The parcel location as depicted on the preliminary or adopted floodway maps and/or the flood insurance rate maps.

3. The parcel location in relation to the Critical Shoreline.

4. The parcel location as depicted on the Future Land Use and zoning maps for the type of development proposed.

5. The type of potable water and wastewater system proposed.

6. With reference to Chapter 22F, FAC is the development of regional impact(s).

b. The County Building Inspector shall make sufficient site visits to ensure compliance with the permit, the Zoning Ordinance and the Standard Building Code and shall notify the Board of violations and act in their name.

R-1 SINGLE FAMILY RESIDENTIAL

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO INSURE THE HEALTH, SAFETY AND FISCAL WELL BEING OF RESIDENTS BY LIMITING THE EXTENT AND DENSITY OF RESIDENTIAL DEVELOPMENT OUTSIDE THE INCORPORATED AREAS, AND TO THOSE AREAS WHERE PUBLIC SERVICES ARE AVAILABLE, WHERE SOILS ARE SUITABLE FOR DEVELOPMENT, WHERE ELEVATIONS ARE ABOVE THE 100 YEAR FLOOD PLAIN AND ADJACENT TO MAJOR COLLECTORS.	1. SINGLE FAMILY DETACHED DWELLINGS 2. PARKS AND PLAYGROUNDS	1. CUSTOMARY ACCESSORY USES AND STRUCTURES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTAL TO ONE OR MORE PERMITTED USES AND STRUCTURES. 2. FIRE STATIONS	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. DOCKS, BATHOUSES AND OTHER COASTAL DEPENDENT FACILITIES MAY OBTAIN A VARIANCE FROM SETBACKS DURING THE DEVELOPMENT PERMIT REVIEW.
4. DETACHED DWELLING OR CLUSTERS OF DWELLINGS AS PROVIDED BY S-1 SPECIAL CLUSTER HOUSING DISTRICT.
5. SEE NOTE 3. EXCEPTIONS AND MODIFICATIONS FOR R-1 SINGLE FAMILY RESIDENTIAL.
6. LAND COVERED BY THE DRI ORDER WILL BE DEVELOPED IN COMPLIANCE WITH THE DRI ORDER.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
MINIMUM LOT ONE ACRE OR EXISTING LOT OF RECORD WITH A MINIMUM LOT WIDTH OR LOT DEPTH OF 100 FEET.	SEE NOTE 1 FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.	NOT TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: R-1 SINGLE FAMILY RESIDENTIAL.

1. FOR ALL RESIDENTIAL STRUCTURES OR ACCESSORY STRUCTURES THERE SHALL BE PROVIDED.
   (a) A SETBACK MINIMUM OF 75 FEET FROM CENTER LINE OF ANY MINOR ARTERIAL OR MAJOR COLLECTOR AS CATEGORIZED BY THE TRAFFIC CIRCULATION ELEMENT OF THE COUNTY COMPREHENSIVE PLAN.
   (b) SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
   (c) STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.
   (d) FOR ALL SINGLE FAMILY DETACHED DWELLINGS THERE SHALL BE AT LEAST 1000 SQUARE FEET OF ENCLOSED HEATED LIVING AREA.

R-2 SINGLE FAMILY RESIDENTIAL / MOBILE HOMES

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO INSURE THE HEALTH, SAFETY AND FISCAL WELL BEING OF RESIDENTS BY LIMITING THE EXTENT AND DENSITY OF RESIDENTIAL DEVELOPMENT OUTSIDE THE INCORPORATED AREAS, AND TO THOSE AREAS WHERE PUBLIC SERVICE ARE AVAILABLE, WHERE SOILS ARE SUITABLE FOR DEVELOPMENT, WHERE ELEVATIONS ARE ABOVE THE 100 YEAR FLOOD PLAIN AND ADJACENT TO MAJOR COLLECTORS.	1. SINGLE FAMILY DETACHED DWELLINGS. 2. PARKS AND PLAYGORUNDS 3. MOBILE HOMES	1. CUSTOMARY ACCESSORY USES AND STRUCTURES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTAL TO ONE OR MORE PERMITTED USES AND STRUCTURES. 2. FIRE STATIONS	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.
2. BUILDINGS CONNECTED WITH THE CONSTRUCTION WHICH MUST BE REMOVED AFTER USE IS DISCONTINUED.
3. DOCKS, BATHOUSES AND OTHER COASTAL DEPENDENT FACILITIES MAY OBTAIN A VARIANCE FROM THESE SETBACKS DURING THE DEVELOPMENT PERMIT REVIEW.
4. COMMUNITY HOUSES.
5. MOBILE HOME PARKS AS PROVIDED BY SPECIAL DISTRICT S-5.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
ONE ACRE OR EXISTING LOT OF RECORD WITH A MINIMUM LOT WIDTH OR DEPTH OF 100 FEET.	SEE NOTE 1 FOR SINGLE FAMILY MOBILE HOME	NOT TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: SINGLE FAMILY RESIDENTIAL / MOBILE HOMES

1. FOR ALL RESIDENTIAL STRUCTURES OR ACCESSORY STRUCTURES THERE SHALL BE PROVIDED.
   (a) A SETBACK MINIMUM OF 75 FEET FROM CENTER LINE OF ANY MINOR ARTERIAL OR MAJOR COLLECTOR AS CATEGORIZED BY THE TRAFFIC CIRCULATION ELEMENT OF THE COUNTY COMPREHENSIVE PLAN.
   (b) SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
   (c) STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.

R-3 SINGLE FAMILY ESTATE RESIDENTIAL

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO PROTECT FROM OVER DEVELOPMENT THOSE AREAS AWAY FROM INCORPORATED AND/OR DEVELOPED AREAS WHICH BECAUSE OF THE NATURE OF THE TERRAIN, DRAINAGE PATTERNS, SOIL SURFACE WATERS, FUTURE ENERGY CONSERVATION, PROXIMITY TO CLASS II WATERS, ETC., REQUIRE DEVELOPMENT DENSITIES LESS THAN SINGLE FAMILY RESIDENTIAL.	1. SINGLE FAMILY DETACHED DWELLINGS. 2. PARKS AND PLAYGROUNDS. 3. MOBILE HOMES.	1. CUSTOMARY ACCESSORY USES AND STRUCTURES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTAL TO ONE OR MORE PERMITTED 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. DOCKS, BATHOUSES AND OTHER COASTAL DEPENDENT FACILITIES MAY OBTAIN A VARIANCE FROM THESE SETBACKS DURING THE DEVELOPMENT PERMIT REVIEW.
2. COMMUNITY HOUSES.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
ONE SINGLE FAMILY DWELLING UNIT PER FIVE ACRES. THE FIVE ACRE TRACT MUST HAVE A DEPTH AND WIDTH OF 200 FEET.	SEE NOTE 1 FOR SINGLE FAMILY ESTATE RESIDENTIAL.	NOT TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: SINGLE FAMILY ESTATE RESIDENTIAL.

1. FOR ALL RESIDENTIAL STRUCTURES OR ACCESSORY STRUCTURES THERE SHALL BE PROVIDED.
   (a) A SETBACK MINIMUM OF 75 FEET FROM CENTER LINE OF ANY MINOR ARTERIAL OR MAJOR COLLECTOR AS CATEGORIZED BY THE TRAFFIC CIRCULATION ELEMENT OF THE COUNTY COMPREHENSIVE PLAN.
   (b) SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
   (c) STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.

R-4 SINGLE FAMILY HOME INDUSTRY

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO RECOGNIZE THE FACT THAT FISHING HAS TRADITIONALLY BEEN A HOME-RELATED INDUSTRY WITH MUCH OF THE ACTIVITY OF THIS INDUSTRY TAKING PLACE IN OR NEAR THE FAMILY RESIDENCE.	1. SINGLE FAMILY DETACHED DWELLINGS. 2. PARKS AND PLAYGROUNDS. 3. MOBILE HOMES.	1. CUSTOMARY ACCESSORY USES AND STRUCUTRES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTAL TO ONE OR MORE PERMITTED USES AND STRUCTURES. 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 PROFESSIONS, BOAT AND SMALL ENGINE REPAIR. 5. USES DETERMINED BY THE PLANNING AND ZONING COMMISSION TO BE SIMILAR TO THE ABOVE.	

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. DOCKS, BATHOUSES AND OTHER COASTAL DEPENDENT FACILITIES MAY OBTAIN A VARIANCE FROM SETBACKS DURING THE DEVELOPMENT PERMIT PROCESS.
4. ANY FISHING RELATED ITEMS, STRUCTURES OR EQUIPMENT THAT IS NOT NORMALLY PART OF THE FISHING INDUSTRY BUT WHICH IS PROVED NECESSARY TO CONDUCT A LIVING ASSOCIATED WITH THE FISHING INDUSTRY.
5. MOBILE HOME PARKS AS PROVIDED BY SPECIAL DISTRICT S-5.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
MINIMUM LOT ONE ACRE OR EXISTING LOT OF RECORD WITH A MINIMUM LOT WIDTH OR LOT DEPTH OF 100 FEET	SEE NOTE 1 FOR SINGLE FAMILY HOME INDUSTRY.	NOT TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE.	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: R-4 SINGLE FAMILY HOME INDUSTRY

1. FOR ALL RESIDENTIAL STRUCTURES OR ACCESSORY STRUCTURES THERE SHALL BE PROVIDED:
   (a) A SETBACK MINIMUM OF 75 FEET FROM CENTER LINE OF ANY MINOR ARTERIAL OR MAJOR COLLERCTOR AS CATEGORIZED BY THE TRAFFIC CIRCULATION ELEMENT OF THE COUNTY COMPREHENSIVE PLAN.
   (b) SETBACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
   (c) STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.

R-5 MULTI-FAMILY

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO PROVIDE FOR AREAS SUITABLE FOR MULTI-FAMILY DWELLING UNITS	1. SINGLE FAMILY DWELLINGS 2. TWO, THREE AND FOUR FAMILY DWELLING UNITS. 3. TOWNHOUSES AND CONDOMINIUMS 4. THE FOLLOWING MINIMUM SQUARE FOOTAGE OF HEATED FLOOR SPACE FOR MULTI-FAMILY UNITS WILL APPLY: ONE BEDROOM -- 600 TWO BEDROOM -- 800 THREE BEDROOM -- 1000	1. CUSTOMARY ACCESSORY USES AND STRUCTURES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTAL TO ONE OR MORE PERMITTED USES AND STRUCTURES. 2. FIRE STATIONS	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. DOCKS, BATHOUSES AND OTHER COASTAL DEPENDENT FACILITIES MAY OBTAIN A VARIANCE FROM SETBACKS DURING THE DEVELOPMENT PERMIT REVIEW.
4. LAND COVERED BY THE DRI ORDER WILL BE DEVELOPED IN COMPLIANCE WITH THE DRI ORDER.
5. GROUP HOMES AND PUBLIC HOUSING.
6. FOSTER CARE FACILITIES.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
ONE DWELLING UNIT PER 10,000 SQUARE FEET.	FRONT 25 FEET SIDE INTERIOR LOT 25 FEET SIDE CORNER LOT 25 FEET REAR 25 FEET	NOT TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: R-5 MULTI-FAMILY

1. ALL DEVELOPMENT IN THIS DISTRICT IS SUBJECT TO FULL REVIEW SECTION 301.05 OF ZONING ORDINANCE.
2. NOTHING CONTAINED IN THIS ORDINANCE OR PLAN SHALL BE CONSTRUED SO AS TO PREVENT THE PLATTING, DEVELOPMENT, SALE, OR CONSTRUCTION OF A SINGLE FAMILY LOT INCLUDED WITHIN ANY DRI ORDER EXISTING ON THE EFFECTIVE DATE OF THE ORDINANCE OR PLAT, PROVIDED THAT SUCH LOT CONTAINS A MINIMUM OF ONE ACRE, AND FURTHER PROVIDED THAT ANY REQUIREMENTS OF THE DRI ORDER ARE STRICTLY FOLLOWED.
3. STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.

C-3 COMMERCIAL-TOURIST DISTRICT

District Intent	USES AND STRUCTURES: Permitted Uses and Structures — Principal	Permitted Uses and Structures — Accessory	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
This District is intended to provide for commercial uses of a limited nature for the convenience of the residents of Franklin County as well as tourist oriented commercial activities.	1. Restaurants, oyster bars, and public assembly halls. 2. ~~In structures with no more than 1,500 square feet of commercial floor area~~, the following retails and office uses. .Clothing stores .Grocery and baking businesses .Barber shops and beauty salons .Drug Stores .Laundromat and dry cleaning bussinesses .Medical and dental offices .Hardware stores .Furniture stores .Book stores .Jewelry, shell and gift businesses .Florist shops, green houses, garden and nursery businesses .General repair establishments other than automative body and paint shops 2. Hotels and Motels (low impact) (50 or fewer units).	1. Uses of the land customarily incidential and subordinate to one of the permitted principal uses, unless otherwise excluded. 2. Fire Stations	1. Amusement, entertainment and commerical recreation. 2. Multi-family residential in the Sunset Beach Commercial/Tourist category as per the DRI developement order and rules adopted in the FCCP. 3. Land under the DRI may be platted at a density not to exceed one unit per acre. 4. Hotels, Motels, and time share vacation units (high impact) (over 50 units).	1. Residential Uses 2. All uses not specifically or provisionally permitted herein

Development Standards

Use Category	Min. Lot Requirements: Lot or Site Area	Lot Width	Lot Depth	Minimum Building Setbacks: Front	Side-Interior Lot	Side-Corner Lot	Rear	Maximum Bldg. Rest.: Lot Coverage or Floor Area Patio	Building Height	Minimum off-street parking and off-street loading requirements	Limitations on Signs: No signs intended to be read off the premises shall be permitted except as perm. herein
All Uses	-	-	-	15'	15'	15'	15'	-	-	Permeable Surfaces or use of holding ponds with pavement.	
All Uses		(SEE NOTE C-3)									

NOTE C-3 STANDARDS

1. All Commercial structures and accessory structures thereto:
   (a) shall be set back a minimum of one hundred (100) feet from the centerline of any rural minor arterial or rural collector street right-of-way, or 50 feet from the edge of the traveled way, whichever is greater, and shall be set back a minimum of fifty (50) feet from the centerline of the right-of-way-, or 25 feet from the edge of the traveled way, whichever is greater, of all other streets, provided that in no case shall the front yard setback be less than 75 feet from the centerline of the right-or-way or 50 feet from the edge of the right-of-way, or 50 feet from the traveled way, whichever is greater. However, nothing in this subsection shall be construed to apply to driveways, curbing, walkways, utility poles and lighting poles.

   (b) shall be set back a minimum distance of fifteen (15) feet from any property line. Parking lots shall be set back a minimum of ten (10) feet from any property line and the size and configuration of the entranceway of such parking lot shall not allow for motor vehicle turning movements within twenty (20) feet of any property line. Each structure shall be located at least fifteen (15) feet from any other structure on the parcel proposed for development. Nothing contained herein this subsection shall be construed to apply to fencing, driveways, curbing, utility poles, lighting poles or walkways.

C-3 COMMERCIAL-TOURIST DISTRICT

NOTE: C-3 STANDARDS

1. ~~(e) All Commercial/Tourist uses not restricted to 1,500 sq. ft. shall be prohibited from the High Hazard of V-Zone.~~

2. All Hotels, Motels, or time-shore vacation units of High Impact (over 50 units), as defined in section 220.42, shall provide, on the same parcel on which such unit of high impact is located, not less than 7,500 square feet of recreational open space for each such unit. Such recreational open space shall be set aside for, and useable by, the occupants of the units in a manner consistent with all of the standards of the Comprehensive Plan, but not including motorized sports.

3. For lands, included in the St. George's Plantation DRI.

   (a) No filling of freshwater ponds, wetland areas, marshes or hammock areas.
   (b) Drainage design shall provide for the maintenance of natural water fluctuations in the shallow freshwater aquifer.
   (c) No road access into primary dune areas at right angles to the beach.
   (d) Beaches and dunes be allowed their natural fluctuations.
   (e) Structural elements shall be designed to withstand winds and waves of 100 year storms.
   (f) Strongly discourage alteration of natural vegetation and topography.
   (g) Elevate all structures within the dune area.
   (h) Preserve 20 foot buffer zone from the upland vegetation line adjacent to Apalachicola Bay.
   (i) Allow beach access only be elevated boardwalks.
   (j) Conventional septic tanks and absorption fields in the Osier and Leon soil typed on the Island, as shown in the detailed map of the soil conservation service, shall be prohibited.
   (k) Existing Developments of Regional Impact: Nothing contained in this Ordinance or Plan shall be construed so as to prevent the platting, development, sale, or construction of a single family dwelling upon any one acre, single family lot included within any Development of Regional Impact Order existing on the effective date of the ordinance or plan, provided that any such lot contain a minimum of one acre, and further provided that all requirements of the Development of Regional Impact Order are strictly followed.

NOTE: Standards for floating district 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.

C-3 COMMERCIAL TOURIST DISTRICT

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO PROVIDE FOR COMMERCIAL USES OF A LIMITED NATURE FOR THE CONVENIENCE OF THE RESIDENTS AS WELL AS TOURIST ORIENTED COMMERCIAL ACTIVITIES.	1. RESTAURANTS, OYSTER BARS, AND PUBLIC ASSEMBLY HALLS. 2. THE FOLLOWING RETAIL AND OFFICE USES. REAL ESTATE SALES AND RENTALS CLOTHING STORES - GROCERY AND BAKING BUSINESSES - BARBER AND BEAUTY SHOPS - DRUG STORES - LAUNDROMAT AND DRY CLEANING MEDICAL AND DENTAL OFFICES HARDWARE STORES - FURNITURE STORES - BOOK STORES - JEWELRY SHELL AND GIFT SHOPS - FLORIST SHOPS, GREEN HOUSES, GARDEN AND NURSERY BUSINESSES - GENERAL REPAIR ESTABLISHMENTS OTHER THAN AUTOMATIVE BODY AND PAINT SHOPS. 3. HOTELS AND MOTELS OF LOW IMPACT (50 OF FEWER UNITS). 4. USES DETERMINED BY THE PLANNING AND ZONING COMMISSION TO BE SIMILAR TO THE ABOVE.	1. USES OF THE LAND CUSTOMARILY INCIDENTIAL AND SUBORDINATE TO ONE OF THE PERMITTED PRINCIPAL USES, UNLESS OTHERWISE EXCLUDED. 2. FIRE STATIONS	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. AMUSEMENT, ENTERTAINMENT AND COMMERCIAL RECREATION.
2. MULTI-FAMILY RESIDENTIAL IN THE SUNSET BEACH COMMERCIAL TOURIST CATEGORY AS PER THE DRI DEVELOPMENT ORDER AND RULES ADOPTED IN THE FCCP.
3. LAND UNDER THE DRI MAY BE PLATTED AT A DENSITY NOT TO EXCEED ONE UNIT PER ACRE.
4. HOTELS, MOTELS, AND TIME SHARE VACATION UNITS OF HIGH IMPACT (OVER 50 UNITS).

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
NO MINIMUM LOT SIZE SEE NOTE C-3 STANDARDS	SEE NOTE C-3 STANDARDS MINIMUM OF 15 FEET FROM ANY PROPERTY LINE AND MINIMUM OF 15 FEET BETWEEN STRUCTURES ON THE PROPERY BEING DEVELOPED.	SEE NOTE C-3 STANDARDS NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: C-3 COMMERCIAL TOURIST DISTRICT

1. ALL COMMERCIAL STRUCTURES AND ACCESSORY STRUCTURES THERETO:
   (a) SHALL BE SET BACK A MINIMUM OF ONE HUNDRED FEET FROM THE CENTERLINE OF ANY RURAL MINOR ARTERIAL OR RURAL COLLECTOR STREET RIGHT-OF-WAY OR 50 FEET FROM THE EDGE OF THE TRAVELED WAY, WHICHEVER IS GREATER, AND SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY, OR 25 FEET FROM THE EDGE OF THE TRAVELED WAY, WHICHEVER IS GREATER, OF ALL OTHER STREETS, PROVIDED THAT IN NO CASE SHALL THE FRONT YARD SETBACK BE LESS THAN 75 FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY OR 50 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, OR 50 FEET FROM THE TRAVELED WAY, WHICHEVER IS GREATER. NOTHING IN THIS SHALL BE CONSTRUED TO APPLY TO DRIVEWAYS, URBING, WALKWAYS, OR UTILITY POLES.
2. STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE WITHIN THIS DISTRICT.

S-1 CLUSTER DEVELOPMENT

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO PROVIDE AREAS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT WILL PROVIDE A MAXIMUM OF OPEN SPACE AND MEET THE NEEDS OF THE DEVELOPER.	SINGLE FAMILY DETACHED DWELLING	CUSTOMARY ACCESSORY USES AND STRUCTURES INCLUDING PRIVATE GARAGES, CLEARLY INCIDENTIAL TO THE PERMITTED USE.	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. DUPLEX, TRIPLEX OR QUADRAPLEX DEVELOPMENTS.
2. COMMUNITY HOUSES.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
15,000 SQUARE FEET	SEE S-1 CLUSTER DEVELOPMENT DESIGNATION DESCRIPTION	SEE S-1 CLUSTER DEVELOPMENT DESIGNATION DESCRIPTION.	SEE SECTION 450 OF ZONING ORDINANCE	PERMEABLE SURFACES SEE SECTION 430 AND 440 OF ZONING ORDINANCE

NOTE: S-1 STANDARDS:

1. SEE S-1 DEVELOPMENT STANDARDS FOR CLUSTER DEVELOPMENT.

C-5 MIXED USE COMMERCIAL RESIDENTIAL DISTRICT

DISTRICT INTENT	PERMITTED USES AND STRUCTURES		PROHIBITED USES AND STRUCTURES
	PRINCIPAL	ACCESSORY	
TO INSURE THE HEALTH, SAFETY AND FISCAL WELLBEING OF 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.	SINGLE FAMILY DETACHED DWELLINGS ALL USES PERMITTED IN THE C-2 COMMERCIAL BUSINESS DISTRICT AND IN THE C-3 COMMERCIAL TOURIST DISTRICT. SINGLE FAMILY DWELLINGS IN THE C-5 DISTRICTS OF LANARK SHALL COMPLY WITH STANDARDS FOR THE R-1 SINGLE FAMILY DISTRICT	USES OF LAND CUSTOMARILY INCIDENTAL AND SUBORDINATE TO ONE OF THE PRINCIPAL PERMITTED USES, UNLESS OTHERWISE EXCLUDED. FIRE STATIONS	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.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	BUILDING SETBACK	MAXIMUM BUILDING	SIGNS	OFF-STREET PARKING AND LOADING REQUIREMENT
ONE ACRE OR EXISTING LOT OF RECORD FOR RESIDENTIAL DWELLING UNITS. NO MINIMUM REQUIREMENT FOR BUSINESS STRUCTURES, HOWEVER, EXISTING LOTS MAY NOT BE DIVIDED.	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 OR COMMERCIAL TOURIST C-3 DISTRICTS.	NO BUILDING TO EXCEED 35 FEET IN HEIGHT.	SEE SECTION 450 OF ZONING ORDINANCE	SEE SECTIONS 430 AND 440 OF ZONING ORDINANCE.

NOTE: C-5 MIXED USE COMMERCIAL RESIDENTIAL DISTRICT STANDARDS FOR S-2 FLOOD ZONE AND S-3 CRITICAL SHORELINE DISTRICT MAY BE APPLICABLE TO LANDS WITHIN THIS DISTRICT.

Z-1 PUBLIC FACILITIES

District Intent	USES AND STRUCTURES			
	Permitted Uses and Structures		Special Exceptions: After Public notice and hearing and appropriate conditions and safeguards, the Board may permit, as special exceptions:	Prohibited Uses and Structures
	Principal	Accessory		
The intent of this District is to provide for the health safety and welfare of the residents of Franklin County through adequate provision of public buildings; education complexes, and other public facilities.	1. Government Office 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 Landfills 7. Waste water treatment/ spray irrigation fields	1. Uses of Nature which is customarily associated with one or more of the permitted uses.	1. Uses similar to those allowed as permitted principal uses. 2. Residential units, to be developed under R-2 restrictions.	1. All uses not explicitely or provisionally permitted here.

Development Standards											
	Min. Lot Requirements			Minimum Building Setbacks				Maximum Bldg. Rest.		Minimum off-street parking and off-street loading requirements	Limitations on Signs
Use Category	Lot or Site Area	Lot Width	Lot Depth	Front	Side-Interior Lot	Side-Corner Lot	Rear	Lot Coverage or Floor Area Ratio	Building Height		No signs intended to be read off the premises shall be permitted except as perm. herein
All uses	(SEE NOTE 1)								35'	Parking shall be on permeable surfaces, or use of holding ponds with pavement.	

NOTE Z-1 STANDARDS

1. Public facilities located adjacent to residential uses should be adequately buffered so as to lessen the impact and friction between these uses. The type of buffering may include:
   (a). Physical barriers such as hedges, green belts, walls, fences and open space seperation left in its natural state.

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.