

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

ORDINANCE NO. 86-2

FRANKLIN COUNTY, FLORIDA

200 TERM DEFINITIONS

- 210 INCLUSIONS - In order to eliminate ambiguity, the following shall apply throughout the ordinance.
- 211 All words used in the present tense include the future tense.
- 212 All words used in singular include the plural and the plural the singular.
- 213 The word 'shall' is always mandatory and not discretionary.
- 214 The word 'structure' includes building.
- 215 The word 'lot' includes the word 'plot' or 'parcel'.
- 216 The word 'person' includes the words 'individual', 'partnership', 'firm', 'corporation', 'association', 'governmental body', and all other legal entities.
- 217 The word 'map' or 'zoning map' means the official zoning map of Franklin County.
- 218 The word 'erected' includes the words 'constructed', 'moved', 'located', or 'relocated'.

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, A1-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.
- 220.04 ALTERNATIVE WASTE DISPOSAL SYSTEM - An innovative method to treat sewage wastes which substantially reduce 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 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 - BOA is appointed by the Franklin County Board of County Commissioners (See Section 315 of Zoning Ordinance).
- 220.07 BOARD OF COUNTY COMMISSIONERS - The 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 designed 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.
- 220.12 COASTAL CONSTRUCTION LINE - Designated areas of coastal Franklin County requiring coastal construction permit from the Florida Department of Natural Resources.
- 220.13 CHAPTER 10D6 FAC - That chapter in the Florida Administrative Code that addresses septic tank use.
- 220.14 COMMISSION - Franklin County Planning and Zoning Commission.
- 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 - Includes family owned non-nuisance industries operated by family members within the family residence or upon the parcel containing the family residence.
- 220.17 COUNTY - Franklin County.
- 220.18 CRITICAL SHORELINE OVERLAY - (See Special District S-3).
- 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.
- 220.20 DEVELOPMENT - Defined according to Chapter 380.04, Florida Statutes, as follows: Development means 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.
- 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. A change in the ownership or form of ownership of any parcel of land or structure.
- f. The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land or other rights.
- 220.21 DEVELOPMENT PERMITS - Prior to start of development, a development permit is required and when issued, signifies approval for start of development. The process for obtaining a development, building or construction permit is outlined in Section 300.
- 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, including duplexes, town houses, row houses, apartments and condominiums.
- 220.24 DWELLING, SINGLE-FAMILY - A detached residence designed for or occupied by one family only, 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 Plan of Franklin County, Florida which was developed and adopted pursuant to 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 capability of the soil to absorb the constituents in surface or ground water percolating through the soil.
- 220.30 FIRM - Flood Insurance Rate Map - Maps used by FEMA to set rates for the Federal Flood Insurance Program.
- 220.31 FLOODWAY MAP - Maps that delineates potential high water marks which would occur during a potential 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 the ground surface or result in a modification in the natural quantity and rate of stormwater runoff. Examples include asphalt paving materials, concrete, crushed limestone, and rooftops.
- 220.34 LOT - For zoning purposes, as covered by this ordinance, a lot is a developed or undeveloped tract of land in one ownership, 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 is measured 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 abutts 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.
- 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 which requires 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 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.
- 220.40 MARINA - A dock or basin providing secure moorings for boats. A marina may offer supplies, repairs and other facilities.
- 220.41 MEAN HIGH WATER - 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 result to the equivalent of mean nineteen (19) year value, as defined in Florida Statute, Chapter 253.
- 220.42 MEAN SEA LEVEL - 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 - Emergency repairs including replacement of belts, hoses, spark plugs, tires, lubrication, oil and other minor tune up not requiring removal of engine or parts thereof from the vehicle.
- 220.44 MOBILE OR MODULAR HOME - A vehicle designed as a residential unit constructed to standards promulgated 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 or modular home may be attached or unattached to a permanent foundation.
- 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 - Functionally adapted native vegetation.
- 220.47 NON-CONFORMING USE - A lawful use of land or of a building existing at the effective date of this ordinance which does not conform with the requirements 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 definition according
- 220.49 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.
- 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 relatively continuous of high traffic volume, of long average trip length, of high operating speed, and of high mobility importance. All U.S. Highways shall be arterial roads.
- 220.52 ROAD, COLLECTOR - A route providing service which is relatively of moderate average traffic volume, moderately average trip length, and moderately average 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 relatively of low average traffic volume, of short average trip length, or minimal through-traffic movements, and of 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 - Shall be defined as conventional septic tanks with below ground or elevated drainage fields, seepage pits, or other functionally equivalent appurtenances.
- 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 - United States Soil Conservation Service, will provide detailed soils analysis upon request.
- 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 - Anything constructed or erected on the ground or attached to something located on the ground.
- 220.63 SUBSTANTIAL IMPROVEMENT - Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure, either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however; include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.
- 220.64 TRANSMISSIVITY - The rate at which water migrates vertically or laterally through soils.
- 220.65 UNITS OF HIGH IMPACT - Any facility over fifty (50) units that is:
- a. Rented by a hotel or motel guest for terms of less than one month, or

- b. A time-sharing vacation unit defined as a dwelling unit that is divided into time-share estates for sale as internal ownership condominiums.
- c. A part of a development rented to guests for terms of less than one month.

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 V1-30.

220.67 WETLAND - Defined according to current definitions of the State of Florida and the U.S. Army Corps of Engineers and shall include all areas subject to prolonged soil saturation that are vegetated or that could support vegetation; such as salt marshes, swamps, and bogs.

220.68 YARD - A required open space unoccupied and unobstructed by any structure or portion of a structure. Provided, however; that fences and walls may be permitted in any yard subject to height limitation as provided by Section 464.

220.69 YARD, FRONT - A yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projections of the usual steps, unenclosed balconies, or open porches.

220.70 YARD, REAR - A yard extending across the rear of a lot between the side yard lines and being the minimum horizontal distance between the lot line and the rear of the main building or any projections other than steps, unenclosed balconies or open porches.

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, furnace, 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 Ordinances, or to cause any such work to be done, shall first make application and obtain the required permit.

A general permit shall carry with it the right to install in any building or structure, or part thereof electrical and plumbing, 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; but where these are not shown on the drawings and covered by the specifications submitted with said application, special permits shall be required.

Ordinary minor repairs may be made with the approval of the Planning and Building Department without a permit; provided such repairs shall not violate any of the provisions of the Standard Building Code, Standard Plumbing Code, National Electrical Code, or County Zoning Ordinances.

Each application for a permit with the required fee, shall be filed with the Planning and Building Department, on a form furnished for this purpose, and shall contain a general description of the proposed work and its location. The application shall be signed by the owner, or his authorized agent.

Each application for a permit shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure, and shall contain such other information as may be required by the Planning and Building Department.

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 final inspection and connection of an authorized sanitary waste water disposal system.

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. Addition 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 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.

1.02 STAFF REVIEW PROCEDURE

- 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 Quadrangle Map.
 3. Submit the material developed in Step 1 and 2 of this process for the review of the Planning and Zoning 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 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 (agendæd 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 occur, 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.

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. Seats one through nine 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 seat one shall be nominated and approved by the Board. ~~and shall be a resident of Franklin County.~~
2. The member filling seat two shall be nominated and approved by the Board. ~~and shall be a resident of Franklin County.~~
3. The member filling seat three shall be nominated and approved by the Board. ~~and shall be a resident of Franklin County.~~
4. The member filling seat four shall be nominated and approved by the Board. ~~and shall be a resident of Franklin County.~~
5. The member filling seat five shall be nominated by the Board of County Commissioners and shall be a representative of the tourist, real estate, or construction industries.
6. The member filling seat six shall be nominated by the Board of County Commissioners and shall be a representative of the forestry industry, national forestry and/or apiarists.
7. The member filling seat seven shall be nominated by the Board of County Commissioners and shall be a representative of the oystermen, crabbers and/or shrimpers.
8. The member filling seat eight shall be nominated by the Board of County Commissioners and shall be a representative of the seafood processors, distributors, dealers and/or other representative of the seafood industry.
9. The member filling seat nine shall be nominated by the Board of County Commissioners and shall be a science teacher, scientific research, marine biologist, National Estuarine Manager, environmental planner or environmental engineer, or in some similar capacity represent technical, scientific, planning or conservation interests.

306 ALTERNATES, VOTING, APPOINTMENTS AND TERMS OF OFFICE

There shall be two alternates to the Planning and Zoning Commission. ~~The first alternate shall be appointed by the Board of County Commissioners and shall be a builder, contractor, carpenter, realtor, motel owner and/or other representative of the tourist, real estate, or construction industries.~~ The first alternate filling alternate seat one shall serve as a voting member of the Planning and Zoning Commission. In the absence of any one member of the nine members. The second alternate filling alternate seat two shall be appointed by the Board of County Commissioners and shall serve as a voting member of the Planning and Zoning Commission in the absence of any two of the nine members. Each alternate, as well as each member, shall cast one and only one vote ~~and shall be a resident of Franklin County.~~

~~1. All nominations of members and alternates to the Franklin County Planning and Zoning Commission shall be confirmed by a majority vote of the Franklin County Board of County Commissioners.~~

2. Three members filling seats 1, 4, and 7 shall be appointed to terms of one year beginning June 30, 1981. The three members filling seats 2, 5, and 8 shall be appointed to terms of two years beginning June 30, 1981. The three members filling seats 3, 6, and 9 and the two alternate members shall be appointed to terms of three years beginning June 30, 1981. After the expiration of these terms, each appointment shall be for three year terms. Members may be appointed to serve any number of successive terms.

2. In making nominations and in the confirmation of members and alternates to the commission, the Board shall endeavor to provide equal representation of the 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. The Board shall, insofar as possible, endeavor to nominate and confirm members at-large from the various areas of the county and shall guard against any one area having a majority vote of the Commission.

307 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 Sections 306 305 and 307 306 of this ordinance. 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.

1. Any of the following are examples of situations which could be cause for removal from office of a member of the Planning and Zoning Commission; four consecutive absences from regularly scheduled meetings of the Planning and Zoning Commission, mental or physical disability medically diagnosed which renders the member incapable of performing adequately his/her functions, conduct unbecoming a member of the Planning and Zoning Commission such as to bring the Commission or Board into disrepute, conviction of any criminal act involving moral turpitude, habitual use of intoxicating beverages to excess or indulgence in intoxicating beverages during Commission meetings, failure to maintain residence in Franklin County, use of bribery, or political pressure to secure advantages, 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.
2. 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.

3. 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 resolutions, transactions, findings and determinations, which records shall be a public record. All meetings of the Commission shall be public.

SECTION 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 Franklin County Board of County Commissioners as they may deem proper. The Franklin County Building-Official Planning and Building Department shall ensure compliance with this ordinance and report violations to the Board of County Commissioners. The Franklin County Planner Planning and Building Department shall not issue a permit for any structure or use which will result in a violation of this act or proceedings in the name of the Board of County Commissioners; of the Standard Building Code, Standard Plumbing Code, National Electrical Code or County Zoning Ordinances; and will to prevent such the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use of such, and will restrain, correct or state post and report all such violations, as to prevent the occupancy of said building, structure or land or and to prevent any illegal act, conduct business or use in or about said premises.

315 BOARD OF ADJUSTMENT - CREATION 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.

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 year terms thereafter. (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.

316 Repealed

317 REMOVAL FROM OFFICE, VACANCIES, OFFICERS, RULES OF PROCEDURE, ETC.

Members of the Board of Adjustment may be removed from office for cause by the Board of County Commissioners upon written charges 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.

The officers, rules of procedure, employees, salaries, appropriation, fees, income, and duties of the Board of Adjustment shall be as provided in Section 163.220, 163.225, 163.230, 163.235, 163.240 and 163.245, Florida Statutes, the last such statute shall remain in effect for such Board, until amended by the Board of County Commissioners. The Board of Adjustment shall adopt rules consistent with Florida Statutes.

318. BOARD OF ADJUSTMENT - POWER AND DUTIES

The Board of Adjustment shall have the powers and duties which are mandated by Section 163.225 Florida Statutes and any other duties assigned by the Board of County Commission through the adoption of ordinances. Further, the Board of Adjustment is responsible for developing written rules of procedure pursuant to Section 163.220 (3).

- 330 PENALTIES FOR VIOLATION - Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction, shall be fined not less than twenty-five dollars nor more than one thousand dollars, or confinement in the county jail not to exceed thirty days, or both, for each offense, and any such person shall stand committed to the county jail until such fine and costs of prosecution are paid. Each day that a violation of this Ordinance is permitted to exist 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 may from time to time, on its own action or petition by county property owners in accordance with Chapter 163.125 Florida Statutes, after public notice and hearings as provided by law, and after report by the Commission, amend, supplement or change the boundaries or regulations herein or subsequently established and 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 by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly; except as hereinafter provided.
- 411 No building, structure, or land shall hereafter be used or developed occupied; and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conforming with all regulations herein specified for the district in which it is located.
- 412 No building or structure shall hereafter be erected or altered constructed, reconstructed, moved, structurally altered or occupied, except as provided by district regulations or county zoning ordinances, as to:
1. Height, number of stories, size, bulk, location, creation, construction, repair, reconstruction, alteration, and use of buildings and other structures for trade, industry, residence, and other purposes;
 2. Use of land and water for trade, industry, profession, residence, and other purposes;
 3. Size of yards, courts, and other open spaces;
 4. Percentage of lot that may be occupied;
 5. Density of population;
 6. Conditions under which various classes of nonconformities may continue; including authority to set fair and reasonable schedules for the elimination of nonconforming uses;
 7. Use and types and sizes of structures in this area subject to seasonal or periodic flooding; so that danger to life and property in such areas will be minimized; and
 8. Performance standards for use of property and location of structures thereon.
- 413 Every building hereafter erected or structurally altered shall be located on a lot, and not more than one residential building shall be located on a lot except in the case of for multi-family dwellings, cluster or planned unit development authorized in the 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 included as a part of a yard; open space or off-street parking or loading space similarly required for any building 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 at least 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 street road. Which shall be either a public street, a publicly approved street, or a publicly maintained street.

- 417 For the purposes of this Ordinance, all streets roads are hereby classified in accordance with the Traffic-Circulation-Element-of-the-Franklin-County-Comprehensive-Plan-Section 200 of the County Zoning Ordinance.
- 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 until otherwise classified.
420. NON-CONFORMING USES - After the effective date of this ordinance, land or structures or the uses of land or structures 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.
- 421 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 provisions of this ordinance.
- 422 No existing structure devoted to a use not permitted by this ordinance in the district in which such structure is located shall be substantially improved by enlarged, enlargement, extended, extension, constructed, construction, moved, movement or structurally altered, unless such use is changed to a use permitted in the district in which such structure is located. Nothing in this ordinance will prohibit such routine repairs and maintenance that will insure the health and safety of occupants of such structure.
- 423 If a non-conforming use of any structure is damaged by fire, wind, flooding, action of God or public enemy, to the extent that less than fifty percent (50%) of its fair market value is destroyed, it may be restored. Otherwise, the restoration is subject to flood insurance requirements which the county may adopt to conform with federal law standards of the S-2 Special District.
- 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 SPACE - for purposes of this ordinance, the term 'off-street parking space' shall consist of a minimum rectangular parking space measuring nine (9) feet in width and twenty (20) feet in depth excluding all driveways or aisles. parking areas must be constructed of a permeable surface.
- 432 REQUIREMENTS FOR 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 in accordance with not less than the following requirements:
1. AUDITORIUM, THEATERS OR OTHER PLACES OF ASSEMBLY - one parking space for each six (6) seats or one (1) space for each 100 square feet of assembly area, whichever requirement 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 CONVELESCENT HOMES - one parking space for each four (4) beds and 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 or 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 or seating places.
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.

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 an 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 question, 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 hereafter 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 street 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 surfaced, -and- 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 self-propelled vehicles. Such parking development shall be subject to the requirements of Section 301.03, -Planning- Review.

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 Item 432, 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 provided, however; 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 the central 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, ~~erected in any zone after the date of adoption of this ordinance;~~ shall be provided loading and unloading space as follows:
 - 441 Buildings of four thousand square feet or more of floor area shall provide one off-street loading and unloading space plus one additional ten thousand square feet of floor area.
 - 442 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.
 - 443 Such space may occupy all or part of any required yard or court space; 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, (Development Permits):
 - 451 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.
- 452 In all commercial districts:
 1. For off-premises signs, may not be closer than 300 feet to any public or semi public facility such as parks, playgrounds, schools, colleges or universities, churches, hospitals, sanitariums, museums, art galleries, auditoriums, and libraries.
 2. When abutting a residential district, not closer than 300 feet to the residential district except that 'on premises' signs may be located within fifty (50) feet of the residential district.
- 453 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.

454 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 either-a-building development permit or and a variance for-a-permit from the standards of this section.

455 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, 450 and 451 and provided that each such sign be places on-premises. 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-premises.

460 EXCEPTIONS AND MODIFICATIONS - The regulations specified in this ordinance section shall be subject to the following exceptions and interpretations within the unincorporated limits of Franklin County and shall not apply to the cities of Apalachicola and Carrabelle.

USE OF EXISTING LOTS OF RECORD - Lots existing as official lots or plots on July 1, 1981, ~~at-the-time-of-enactment-of this-ordinance~~ 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 shall be consolidated for use so that each lot shall have at least 15,000 square feet if each can be served by water and sewer system(s) approved by the Florida Department of Environmental Regulations. ~~and-if-the-lots(s)-or-plot(s)-is-at-least-150 feet-from-any-surface-water-body-of-ten-(10)-acres-or more;~~
3. Five (5) or more existing lots shall be consolidated for use so that each lot for use shall be at least one-half acre where served by water and if wastewater system(s) approved by the Florida Department of Environmental Regulation other than a septic tank is utilized.
4. Five (5) or more existing lots shall be consolidated for use otherwise so that at least 40,000 square feet are provided in the lot area, minimum lot width and depth is 100 feet. ~~and-impervious-surfaces-are-limited-to-five-percent-(5%)-of-the-lot-size-through-such-devices-as--the-elevation-of-structures-on-pilings;-shell-or-gravel-drives;-and-the-like;~~
5. Except as provided in number four, lots which do not meet the general density requirements of the land use categories shall not exceed the 500 square feet of impervious surface through such devices as the elevation of structures on pilings, shell driveways, and the like.

462 STRUCTURES - PERMITTED ABOVE HEIGHT LIMIT AND MODIFICATIONS: The building height limitations ~~of-this-ordinance~~ 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 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 bulk-heads, 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, business-colleges 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.
4. ~~Single-family-dwellings-in-the-residential-districts-may-be-increased-in-height-by-more-than-ten-(10)-feet-when two-(2)-side-yards-of-not-less-than-fifteen-(15)-feet-each-are-provided-by-they-shall-not-exceed-three-(3)-stories in-height.~~

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 set-back requirements of this ordinance shall not prohibit any necessary retaining wall nor prohibit any free wall or fence.

1. Fences whether for security or privacy are considered as developments and shall comply with development standards as provided by section 301.
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 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 under the following provisions:

1. 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, ~~so-as-not-to-result-in~~ or if it may contribute to pollution or overcrowding.
2. 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 environment conditions.
3. 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.
4. 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.
5. All health and environmental related conditions, such as septic tanks, drainage, potable water must meet all state and local requirements.

7. 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.
6. Applications for density transfer shall be reviewed and approved or disapproved by the Franklin County Planning and Zoning Commission Board which shall recommend final action upon the application by the Board of County Commissioners, which shall grant or deny the application.

500 DISTRICT REGULATIONS

District Symbol

District

P-1	Preservation District
P-2	Recreational District
A-1	Forestry-Conservation District
A-2	Forestry-Agriculture District
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 District
C-2	Commercial Business District
C-3	Commercial-Tourist-District
C-4	Commercial-Tourist-Recreational
C-3	Commercial Recreational
C-5 C-4	Commercial/Residential District
I-1	Light Industrial District
Z-1	Public Facilities

P-1 P R E S E R V A T I O N D I S T R I C T

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

P E R M I T T E D U S E S A N D S T R U C T U R E S

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: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: 1-None.

D E V E L O P M E N T S T A N D A R D S

MINIMUM LOT SIZE: N/A

BUILDING SETBACK: N/A

MAXIMUM BUILDING: N/A

SIGNS: N/A

OFF-STREET PARKING AND LOADING REQUIREMENTS: N/A

NOTE: P-1 PRESERVATION DISTRICT: 1-None

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-Primitive camping, 6-Boat ramps, 7-Resource based recreational activities.

ACCESSORY: 1-Uses of the 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: 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 Flood Zone and S-3 Critical Shoreline Special Districts may 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 for the benefit of future generations. Refers only to publicly owned lands.

PERMITTED USES AND STRUCTURES

PRINCIPAL: Timber harvesting and management, 2-Bee keeping, 3-Resource oriented recreation, 4-Public and semi-public buildings, 5-Uses of a similar nature 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 as special exceptions: 1-None. Mariculture and Aquaculture programs.

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 REQUIREMENT: 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--Modify management-activities-in-sensitive-soil-areas-and-in-vicinity of-water-areas-to-maintain-water-quality-and-quantity,-3-Correct erosion-along-roads-and-any-situation-which-adversely-affect-streams,-lakes-and-rivers,-4-Emphasize-recreation-such-as-hunting, fishing,-hiking,-horseback-riding,-primitive-camping,-and-canoeing, 5-Protect-endangered-and-threatened-wildlife-in-all-development-and-management-activities,-6-Preserve-archaeological-or-cultural sites-in-undisturbed-condition-take-mitigating-action-prior-to permitting-disturbance-in-such-areas,-7-Exclude-from-surface-use and-occupancy-all-scenic,-botanical-and-naturally-significant-areas,-8-User-fees,-locations,-and-other-policies-related-to-bee-keeping-should-be-consistent-with-policies-utilized-by-accepted practices.

A-2 FORESTRY AGRICULTURE DISTRICT

DISTRICT INTENT: To preserve threatened agricultural land from urban development. This district will permit 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 (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 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: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions; 1-None.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 40 acres with a minimum lot area of 200 foot width and 200 foot depth. The minimum lot designated for residential use shall be at least one acre.

BUILDING SETBACK: 300-feet-from-any-local-road; -1000-feet-from-any collector; -1250-feet-from-any-principal-or-minor-arterial. Same as district standards applying to single family residential districts.

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 over-the-basis-80-acres shall entitle the farm to an additional residential construction. The proposed lot must be situated on within the 40 acre parcel which makes it eligible as a building site.
2. Forestry operations should conform to the Best Management Practice adopted as part of the county land use plan.
3. Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may 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 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.

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-Customary accessory uses and structures including private garages, clearly incidental to one or more permitted uses and structures, 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-Decks, -batheuses-and-other-coastal-dependent facilities-may-obtain-a-variance-from-setbacks-during-the-development-permit-review; 4-Detached dwelling or cluster of dwellings as provided by S-1 Special Cluster Housing District. 5-See-note 3-Exceptions-and-Modifications-for-R-1-Single-Family-Residential District;-6-Land-covered-by-the-DRI-Order-will-be-developed-in-compliance-with-the-DRI-Order.

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: See Note 1 for Single family residential development.

MAXIMUM BUILDING: Not to exceed 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-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. 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. (c) Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts 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.

2-FOR LANDS INCLUDED IN THE ST. GEORGE'S PLANTATION DRI
(a) No billing of freshwater ponds, wetland areas, marshes or hamock 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 fluctuation;
- (e) - Structural elements shall be designated to withstand winds and waves of 100-year storm;
- (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;
- (j) - Allow beach access only by elevated boardwalks;
- (k) - Existing Development of Regional Impact: - Nothing contained in the 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 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.

3-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 at the time of enactment of the Ordinance 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 shall be consolidated for use so that each lot shall have at least 15,000 square feet if each can be served by water and sewer systems approved by the Florida Department of Environmental Regulations; and if each lot(s) or plot(s) is at least 150 feet from any surface water body of ten (10) acres or more;
- (3) - Five (5) or more existing lots shall be consolidated for use so that each lot for use shall be at least one-half (1/2) acre where served by a water system approved by the Florida Department of Environmental Regulations; and if a wastewater system other than a septic tank is utilized;
- (4) - Five (5) or more existing lots shall be consolidated for otherwise so that at least 40,000 square feet are provided in the lot area; minimum lot width is 100 feet and impervious surfaces are limited to five percent (5%) of the lot size through such devices as the elevation of structures on piling; shell or gravel drives; and the like;
- (5) - Except as provided in number (4) lots which do not meet the general density requirements of the land use categories shall not exceed the 500 square feet of impervious surface through such devices as the elevation of structures on piling; shell driveways and the like.

NOTE: - Standards for floating districts for S-2 and S-3 may be applicable to lands within this district.

2. EXCEPTIONS AND MODIFICATIONS: All provisions of Section 460 of the County Zoning Ordinance will apply to development within this District.

DISTRICT INTENT: 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.

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-Customary accessory uses and structures including private garages, clearly incidental to one or more permitted uses and structures, 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. 2-Buildings connected with the construction which must be removed after use is discontinued. 3-Decks, bathhouse, 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: 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: See Note 1 for the Single Family Residential/Mobile Home.

MAXIMUM BUILDING: Not to exceed 35 feet in height. See Section 462 of Zoning Ordinance.

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: See Section 430 and 440 of Zoning Ordinance.

NOTE: R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME DISTRICT.

- 1-FOR ALL RESIDENTIAL STRUCTURES OR ACCESSORY STRUCTURES THERE SHALL BE PROVIDED. (a) A setback minimum of 75 feet from centerline of any minor arterial or major collector as categorized by the traffic circulation element of the county comprehensive plan: 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. (c) Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may be applicable to lands within this district.
- 2-EXCEPTIONS AND MODIFICATIONS: All provisions of Section 460 of the County Zoning Ordinance will apply to development within this district.
- 3-Mobile home parks may be established in this district in accordance with provisions of Special District S-5 Standards.

R-3 SINGLE FAMILY ESTATE RESIDENTIAL

DISTRICT INTENT: 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.

PERMITTED USES AND STRUCTURES

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

ACCESSORY: 1-Customary accessory uses and structures including private garages, clearly incidental to one or more permitted uses and structures.

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-Docks; -bathouses; -and-other-coastal-dependent-facilities-may-obtain-a-variance-from-these-setbacks; -during-the-development-permit-review.~~ 2-Community houses and churches.

DEVELOPMENT STANDARDS

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

BUILDING SETBACK: See Note 1 for single family estate residential.

MAXIMUM BUILDING: Not to exceed 35 feet in height. -See Section 462 of Zoning Ordinance.

signs; See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: See Section 430 and 440 of Zoning Ordinance.

NOTE: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

- 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-circulations-element-of-the-county-comprehensive-plan.~~ A setback minimum of 25 feet from the boundard of property line bordering any private, local, arterial or collector road.
- (b) Setback a minimum of 10 feet from any other property line.
- (c) Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may be applicable to lands within this district.

R-4 S I N G L E F A M I L Y H O M E I N D U S T R Y

DISTRICT INTENT: To recognize the fact that fishing and activities associated with fishing has traditionally been a home-related industry with much of the activity of this industry taking place in or near the family residence, and to recognize that certain non-nuisance family enterprise has provided economical stability for citizens of Franklin County. This district is to provide for areas suitable for such home related industries.

P E R M I T T E D U S E S A N D S T R U C T U R E S

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

ACCESSORY: 1-Customary accessory uses and structures 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. 5-Boats, 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-Buildings connected with the construction which must be removed after use is discontinued. 3-~~Docks and other coastal-dependent facilities may obtain a variance from setbacks.~~ 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.~~

D E V E L O P M E N T S T A N D A R D S

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: See Note 1 for Single Family Home Industry.

MAXIMUM BUILDING: Not to exceed 35 feet in height. See Section 462 of Zoning Ordinance.

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: See Section 430 and 440 of Zoning Ordinance.

NOTE: R-4 SINGLE FAMILY HOME INDUSTRY DISTRICT

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.~~ 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. (c) Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may be applicable to lands within this district. (d) Mobile home parks may be established in this district in accordance with provisions of Special District S-5 standards.

2-EXCEPTIONS AND MODIFICATIONS: All provisions of Section 460 of the county zoning ordinance will apply to development within this district.

R-5 M U L T I - F A M I L Y

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

P E R M I T T E D U S E S A N D S T R U C T U R E S

PRINCIPAL: 1-Single family dwellings. 2-Two, three and four family dwelling units. 3-Townhouses and, condominiums and time sharing units. 4-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.

ACCESSORY: 1-Customary accessory uses and structures, including private garages, clearly incidental to one or more permitted uses and structures. 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-Decks; -batheuses; -and other coastal-dependent facilities may obtain a variance from setback; during the development permit review. 4-Land covered by the DRI Order will be developed in compliance with the DRI Order. 5- 3-Group homes and public housing 6 4-Foster care facilities.

D E V E L O P M E N T S T A N D A R D S

MINIMUM LOT SIZE: One dwelling unit per 10,000 square feet with a minimum lot width and lot depth of 100 feet.

BUILDING SETBACK: Front-25-feet; -side-interior-lot-25-feet; -side corner-lot-25-feet; -rear-25-feet. 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 a minimum of 10 feet from any other property line, except for attached dwelling units.

MAXIMUM BUILDING: Not to exceed 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 REQUIREMENT: See Section 430 and 440 of Zoning Ordinance.

NOTE: R-5 MULTI-FAMILY DISTRICT

1. All development in this District is subject to full review as provided by Section 301.05 of the 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 a lot contain a minimum of one acre, and further provided that any requirements of the DRI Order are strictly followed.~~

2. Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may 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 construction approval.
6. Alternative methods of wastewater treatment will be considered and can include (but not are 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 County Commissioners.
7. Impervious surface shall be limited to 60% of the net building area.
8. No standard shall preclude a variance for the purpose of using alternative energy generating devices.
9. ~~No development in this category shall be placed in the 100-year flood zone (A or V Zones).~~

~~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 at the time of the enactment of this Ordinance shall be considered in compliance with 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 shall be considered for use so that each lot shall have at least 15,000 square feet if each can be served by public systems approved by the Florida Department of Environmental Regulations and if the lot(s) or plot(s) is at least 150 feet from any surface water body of ten (10) acres or more.~~
3. ~~Five (5) or more existing lots shall be consolidated for use so that each lot for use shall be at least one-half acre where served by water and if a wastewater system approved by the Florida Department of Environmental Regulations other than a septic tank is utilized.~~
4. ~~Five (5) or more existing lots shall be consolidated for use otherwise so that at least 40,000 square feet are provided in the lot area; minimum lot width is 100 feet and impervious surfaces are limited to five percent (5%) of the lot size through such devices as the elevation of structures on pilings, shell, or gravel drives, and the like.~~
5. ~~Except as provided in number (4) lots which do not meet the general density requirements of the land use categories shall not exceed 500 square feet of impervious surfaces through such devices as the elevation of structures on pilings, shell or gravel drives, and the like.~~

1. All provisions of Section 460 of the County Zoning Ordinance will apply to development within this District.

462-STRUCTURES-PERMITTED-ABOVE-THE-HEIGHT-LIMIT---The-building height-limitations-of-this-Ordinance-shall-be-modified-as-follows:

- 1.-Chimneys;-cooling-towers;-elevator-bulk-heads;-fire-towers; monuments;-stage-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.

C-1 COMMERCIAL FISHING DISTRICT

DISTRICT INTENT: The intent of this District is 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 shucking-and-packing; shrimp processing; and finfishing processing. 2-Docking and land 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 seed-oyster shellfish rearing and fattening, and blue 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. 4-Recreational marinas.

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. based-on-the-use-of-restored-historic waterfront-property-and-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. 5-Land-under-the-St.-George-Island-DRI-may-be-platted at-a-density-not-to-exceed-one-unit-per-acre.-5-Any-other-seafood-activity.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum requirements for C-1 structures, however existing lots may not be subdivided.

BUILDING SETBACK: See Note for C-1 Commercial Fishing District.

MAXIMUM BUILDING: See Note for C-1 Commercial Fishing District.

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: 1-Parking shall should be on permeable surfaces. or-use-of-holding-ponds-with-pavement, 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 area per unit, lot width, and front, rear, and side yards. 2-No building will exceed 50 ³⁵ feet in height. 3-Standards for S-2 Flood Zone and S-3 Critical shoreline Special Districts may be applicable to lands within this district.

(1)-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-will-be-allowed-their-natural-fluctuation.

(e)-Structural-elements-shall-be-designed-to-withstand-winds-and waves-of-100-year-storm.

- (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 by elevated boardwalks;
- (j) - Conventional septic tanks and absorption fields in the Osier and Leon soil types on the Island as shown in the detail map of the soil conservation service; shall be prohibited;
- (k) - Existing Development 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;
- (2) - 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 shall also be subject to the requirement of RULL REVIEW (SECTION 301.05)

C-2 COMMERCIAL BUSINESS DISTRICT

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

P E R M I T T E D U S E S A N D S T R U C T U R E S

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 acres or larger. 3-Residential.

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 301.05 of County Zoning Ordinance. 2-Churches and community houses.

D E V E L O P M E N T S T A N D A R D S

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width and front, rear, and side yards.

BUILDING SETBACK: For all commercial or accessory structures there will be provided (a) A setback of 25 feet from the boundard of the property line bordering any private, local, arterial, or collector road. (b) setback a minimum of ten feet from any other property line, except for attached or common wall construction.

MAXIMUM BUILDING: No building shall exceed 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 Sections 430 and 440 of Zoning Ordinance.

NOTE: C-2 Commercial Business District: 1-Standards for S-2 Flood zone and S-3 Critical Shoreline Special Districts may 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 on which such development is located, an area of recreational open space equal in size to the square footage of the structural development. Such recreational open space shall be set aside for and useable by the occupants of the development in a manner consistent with the Comprehensive Plan.

C-2---C-O-M-M-E-R-C-I-A-L---B-U-S-I-N-E-S-S---D-I-S-T-R-I-C-T

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

P-E-R-M-I-T-T-E-D---U-S-E-S---A-N-D---S-T-R-U-C-T-U-R-E-S-

PRINCIPAL:-1-Financial,-insurance-and-real-estate-services;-2-Medical offices;-3-Retail-food-and-grocery;-4-Retail-apparel-and-accessories;-5-Retail-specialty-stores-including:-(a)-Toys-(b)-sewing equipment-(c)-Stationary;-(d)-Books-(e)-Luggage;-6-Restaurants-and-other-fast-food-retail-stores;-7-Other-uses-determined-by-the-Planning-and-Zoning-Commission-to-be-of-a-similar-nature-to-the above.---

ACCESSORY:-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-expressly-or-provisionally-permitted-herein:-

SPECIAL-EXCEPTIONS:-After-public-notice-and-hearing-and-appropriate conditions-and-safeguards;-the-Board-may-permit;-as-special-exceptions;-None.

D-E-V-E-L-O-P-M-E-N-T---S-T-A-N-D-A-R-D-S-

USE-CATEGORY:-All-uses.

MINIMUM-LOT-SIZE:-See-Note-C-2.

BUILDING-SETBACK:-See-Note-C-2.

MAXIMUM-BUILDING-RESTRICTIONS:-See-Note-C-2.

LIMITATIONS-ON-SIGNS:-No-signs-intended-to-be-read-off-the-premises-shall-be-permitted-except-as-permitted-herein.

MINIMUM-OFF-STREET-PARKING-AND-OFF-STREET-LOADING-REQUIREMENTS:
Parking-shall-be-on-permeable-surfaces-or-use-of-holding-ponds-with-pavement.

C-2-COMMERCIAL-BUSINESS-DISTRICT

NOTE-C-2-STANDARDS

1.-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-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-front-which-ever-is-the-greater.

NOTE:-Standards-for-floating-districts-S-2-and-S-3-may-be-applicable-to-lands-within-this-districts.-

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.

C-3--C-O-M-M-E-R-C-I-A-L---T-O-U-R-I-S-T---D-I-S-T-R-I-C-T

DISTRICT-INTENT:-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.

P-E-R-M-I-T-T-E-D---U-S-E-S---A-N-D---S-T-R-U-C-T-U-R-E-S

PRINCIPAL:-1-Restaurants,-oyster-bars,-and-public-assembly-halls.
2-The following retails and office uses,-real-estate-sales,-and-rentals,-clothing-stores,-grocery-and-baking-business,-barber shops-and-beauty-salons,-drug-stores,-laundromat-and-dry-cleaning businesses,-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-automotive-body-and-paint-shops,
3-Hotels-and-motels-of-low-impact-(50-or-fewer-units)-7-Uses determined-by-the-Planning-and-Zoning-Commission-to-be-similar-to-the-above.

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-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-by-the-FCCP.-3-Land-under-the-DRI-may-be-platted-at-a-density-not-to-exceed-one-unit-per-acre.-4-Hotel,-motels-and-time-share-vacation-units-of-high-impact-(over-50-units).

D-E-V-E-L-O-P-M-E-N-T---S-T-A-N-D-A-R-D-S--

MINIMUM-LOT-SIZE:-No-Minimum-lot-size.-See-Note-C-3-Standards.

BUILDING-SETBACK:-Minimum-of-15-feet-from-any-property-line-and-minimum-of-15-feet-between-structures-on-the-property-line-being-developed.

MAXIMUM-BUILDING:-No-building-shall-exceed-35-feet-in-height.-See-Note-C-3-Standards.

SIGNS:-See-Section-450-of-Zoning-Ordinance.-

OFF-STREET-PARKING-AND-LOADING-REQUIREMENTS:-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-(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-of-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-sub-section-shall-be-construed-to-apply-to-driveways,-curbing,-walkway-utility-poles-and-lighting-poles.-Shall-meet-all-standards-for-off-street-parking-and-loading-as-provided-by-Section-430-and-440-

(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 vehicles turning movements within twenty (20) feet of any property line. Each structure shall be located at least fifteen (15) feet from any 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 alleyways. (b) Commercial structures or accessory buildings must be setback a minimum of thirty (30) feet from the property line bordering any private, local, arterial, or collector road as categorized by Section 200 of the County Zoning Ordinance. 2- All Hotels, motels, or time share 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 useably 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 are allowed their natural fluctuations. (e) Structural elements shall be designed to withstand winds and waves of 100 storms. (f) Strongly discourage alteration of natural vegetation and topography. (g) Elevate all structures within the dune area. (b) 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 Leen soil typed on the Island, as shown in the detailed map of the soil conservation service, shall be prohibited. (k) Existing Development 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 all requirements of the Development of Regional Impact Order are strictly followed.

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.

C-43 C O M M E R C I A L T-O-U-R-I-S-T R E C R E A T I O N A L

DISTRICT INTENT: This-District-is-intended to provide limited commercial services to those tourist using the natural resources of Franklin County.

P E R M I T T E D U S E S A N D S T R U C T U R E S

PRINCIPAL: 1-Boat ramps and marinas. 2-Recreational vehicle parking and camping (limited stay facilities). 3-Fish camps. 4-Motel and hotel to accomodate 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: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions: None

D E V E L O P M E N T S T A N D A R D S

MINIMUM LOT SIZE: See C-43 Notes

BUILDING SETBACK: See C-43 Notes

MAXIMUM BUILDING: See-C-4-Notes No building shall exceed 35 feet in height.

SIGNS: See Section 450 of Zoning Ordinance.

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

NOTE: 1-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-to-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-front whichever-is-the-greater. 2-Standards for floating-districts-S-2 Flood Zone and S-3 Critical Shoreline Special Districts 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-reference,-(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.

C-54 MIXED USE COMMERCIAL RESIDENTIAL

DISTRICT INTENT: 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.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1-Single family detached dwellings. 2-All uses permitted in the C-2 Commercial Business District and C-3 Commercial Tourist District. 3-Single Family dwellings in the C-54 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 be not allowed on one lot or parcel of land. 2-Community houses, 3-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 divided.

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 or Commercial Tourist C-3 Districts.

MAXIMUM BUILDINGS: No building to exceed 35 feet in height.

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: See Section 430 and 440 of Zoning Ordinance.

NOTE: Standards for S-2 Flood Zone and S-3 Critical Shoreline Special Districts may be applicable to lands within this District.

I-1 L-I-G-H-T I N D U S T R I A L D I S T R I C T

DISTRICT INTENT: The intent of this district is to foster growth and diversification of the existing economic base which will not occur to the detriment of the existing economy of the County.

P E R M I T T E D U S E S A N D S T R U C T U R E S

PRINCIPAL: 1-Manufacturing, assembly processing. 2-Welding and machine shops. 3-Transportation activities. 4-Wood, store and allied products. 5-Bottling plants and food processing excluding slaughter houses. 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: None a residential unit associated with the principal use is permitted and may be developed for security purposes only under R-2 Regulations. Storage of Petroleum and Petroleum products.

D E V E L O P M E N T S T A N D A R D S

MINIMUM LOT SIZE: See Note

BUILDING SETBACK: See Note

MAXIMUM BUILDING: A maximum height of 50 feet

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: 1-Permeable surfaces.
2-See Section 430 and 440 of Zoning Ordinance.

NOTE: I-1 LIGHT INDUSTRIAL DISTRICT: 1-Density - None. Final site plan shall be appropriate to the industry with the review of Planning and Zoning Commission and the approval of the Board of County Commissioners. 2-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. 3-Natural drainage ways, sloughs and adjacent vegetation shall not be disturbed. 4-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. 5. Toxic, bulk storage and petroleum storage are not allowed. Storage of toxic materials prohibited. 6-Sewage treatment plants should have careful review. 7-No chemical related industry, or one dealing with toxic substances shall be placed on land zoned for light industry. 8-All future development in the light industry area should be introduced in the area in such a way as to reduce any significant modification to the natural drainage area to the river or bay. 9-The Carrabelle Airport and Harbor Industrial area and the Eastpoint Light Industrial area shall provide a minimum of 1500 foot setback from abutting residential uses. Other setbacks shall be determined by the Board with the advice of the Commission.

Standards for the floating-districts-for S-2 Flood Zone and S-3 Critical Shoreline Special Districts 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 referred: (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:

Z-1 PUBLIC FACILITIES DISTRICT

DISTRICT INTENT: ~~The intent of this district is~~ to provide for the health, safety and welfare of the residents of Franklin County through adequate provisions of public buildings, education 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-Waste water 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 a nature which is customarily associated with one or more of the permitted uses.

PROHIBITED USES AND STRUCTURES: 1-Residential uses not associated with the principal use. 2-All uses not explicitly specifically or provisionally permitted here.

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 the principal use is permitted and may be developed under R-2 restrictions.

DEVELOPMENT

MINIMUM LOT SIZE: None

BUILDING SETBACK: See Z-1 Note.

MAXIMUM BUILDING: None

SIGNS: See Section 450 of Zoning Ordinance.

OFF-STREET PARKING AND LOADING REQUIREMENT: Permeable surfaces. See Section 430 and 440 of Zoning Ordinance.

NOTE: Z-1 PUBLIC FACILITIES: 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 separation left in its natural state.

Standards for floating-districts S-2 Flood Zone and S-3 Critical Shoreline Special Districts 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:

This Ordinance adopted in open regular meeting this 7th day of January, 1986, after receipt of 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 and 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 the Board for at least 15 days exclusive of Sundays and holidays.

THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, FLORIDA.

BY: *James A. McManis*
Chairman

ATTEST:

Lee R. P. Rivers

Clerk

(SEAL)

