

CITY OF FRANKLIN

Zoning Ordinance

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Effective: January 5, 1972



Revisions:

December 10, 1979;

July 8, 1991;

December 20, 2000;

August 2004;

April 3, 2006 by Ord. No. 07-06;

July 10, 2006 by Ord. No. 03-07;

September 4, 1985;

September 14, 1998;

January 2002;

February 2005;

May 1, 2006 by Ord. No. 09-06;

Nov. 6, 2006 by Ord. No. 06-07;

September 7, 1987;

July 16, 2000;

February 2004;

Nov. 7, 2005 by Ord. No. 03-06;

June 5, 2006 by Ord. No. 10-06;

Aug. 6, 2007 by Ordinance No. 02-08.

**CHAPTER 305
ZONING ORDINANCE**

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AMENDMENT PAGE

Article #	Section	Specific Area Changed	Type of Change	Section	Date of Amendment/ Addition	Ordinance No.
305-3	Word Usage and Definitions	Accessory Structure- Amended	Amended			
		Antenna	Added	I	02-07-2005	07-05
		Antenna Array	Added	I	12-20-2000	00-6
		Assisted Living	Added	I	03-01-2004	03-04
		Average Tree Canopy Height	Added	I	12-20-2004	00-6
		Boardinghouse	Amended	I	07-19-2000	
		Boardinghouse	Amended	I	03-01-2004	03-04
		Body Piercing Parlor	Amended	I	11-07-2005	03-06
		Bulk Fuel Sale and Storage	Added	I	03-01-2004	03-04
		Camouflage	Added	I	12-20-2000	00-6
		Carrier	Added	I	12-20-2000	00-6
		Collocation	Added	I	12-20-2000	00-6
		Coverage	Amended	I	07-19-2000	
		Day-care Center	Amended	I	03-01-2004	03-04
		Distribution Depot	Added	I	03-01-2004	03-04
		Dwelling, Multifamily	Amended	I	09-14-1998	98-4
		Eating and Drinking Establishment	Added	I	03-01-2004	03-04
		Environmental Assessment (EA)	Added	I	12-20-2000	00-6
		Equipment Shelter	Added	I	12-20-2000	00-6
		Facility	Added	I	12-20-2000	00-6
		Fall Zone	Added	I	12-20-2000	00-6
		Fall Zone	Amended	I	05-01-2006	09-06
		Family	Amended	I	09-14-1998	98-4
		Family Apartment	Amended	I	02-07-2005	07-05
		Family Apartment	Amended	I	04-03-2006	07-06
		Farming	Added	I	03-01-2004	03-04
		Forester	Amended	I	09-14-1998	98-4
		Greenhouse	Added	I	03-01-2004	03-04
		Guyed Tower	Added	I	12-20-2000	00-6
		Heavy Industry	Added	I	03-01-2004	03-04
		Height	Added	I	12-20-2000	00-6
		Home Occupation	Amended	I	02-07-2005	07-05
		Hotel	Added	I	03-01-2004	03-04
		Impervious Surface	Added	I	07-19-2000	
		Independent Living Retirement Community	Added	I	03-01-2004	03-04
		Indoor Recreation and Amusement	Amended	I	03-01-2004	03-04
		Inn	Added	I	03-01-2004	03-04
		Inside Storage (Warehouse)	Amended	I	03-01-2004	03-04
		Lattice Tower	Added	I	12-20-2000	00-6
		Light Industry	Amended	I	03-01-2004	03-04
		Livestock	Added	I	03-01-2004	03-04
		Livestock Barn	Added	I	03-01-2004	03-04
		Lodging House	Added	I	03-01-2004	03-04
		Low- Impact Accessory Building	Added	I	07-19-2000	
		Manufacturing	Amended	I	03-01-2004	03-04
		Mast	Added	I	12-20-2000	00-6
		Monopole	Added	I	12-20-2000	00-6
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Article #	Section	Specific Area Changed	Type of Change	Section	Date of Amendment/ Addition	Ordinance No.
305-5	Variances	Ordinance	Amended	II	04-03-2006	07-06
305-6	Section-Reserved	Manufactured Housing Standards	Deleted	II	04-03-2006	07-06
305-13	Permitted Uses and Special Exceptions	Permitted Uses and Special Exceptions Table	Amended	III	09-14-1978	98-4
			Amended	III	07-01-1996	96-5
			Amended	III	12-01-1997	97-3
			Amended	III	12-20-2000	00-6
			Amended	III	03-01-2004	10-04
			Amended	III	02-07-2005	07-05
			Amended	III	11-07-2005	03-06
			Amended	III	05-01-2006	09-06
305-14	Lot and Yard Requirements	Lot and Yard Requirements	Amended	III	07-15-1998	98-5
			Amended	III	12-20-2000	00-7
			Amended	III	July 2004	
		Letter A	Amended	III	08-02-2004	01-05
			Amended	III	04-03-2006	07-06
		Note #2	Amended	III	05-01-2006	09-06
305-16	Cluster Residential Development	Cluster Residential Development	Amended	III	10-02-2006	04-07
305-18	Non-conforming Uses	Non-Conforming Uses, Lots and Structures	Amended	IV	07-10-2006	03-07
	Appendix 1	Non-Conforming Uses, Lots and Structures	Added	IV	07-10-2006	03-07
	Appendix 2	Non-Conforming Uses, Lots and Structures	Added	IV	07-10-2006	03-07
	Appendix 3	Non-Conforming Uses, Lots and Structures	Added	IV	07-10-2006	03-07
305-22	Section Reserved	Campgrounds and travel trailer parks	Deleted	IV	04-03-2006	07-06
305-22	Downtown Revitalization District	Downtown Revitalization District	Added	IV	08-06-2007	02-08
305-23	Section Reserved	Temporary Structures; residing in Basement	Deleted	IV	04-03-2006	07-06
305-24	Signs	Signs	Amended	IV	11-06-06	06-07
305-25	Home Occupation	Home Occupation	Amended	IV	02-07-2005	07-05
305-28	Buildings on Class VI Highways and Private Roadways	Buildings on Class VI Highways and Private Roadways	Amended	IV	04-03-2006	07-06
305-29	Water Recreation and water storage facilities	Letter B	Amended	IV	04-03-2000	00-1
305-29	Water Recreation and water storage facilities	Letter D	Amended	IV	09-14-1998	98-4
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Article #	Section	Specific Area Changed	Type of Change	Section	Date of Amendment/ Addition	Ordinance No.
305-29.1	Wireless Telecommunications Facilities	Wireless Telecommunications Facilities	Added	IV	12-20-2000	00-6
305-29.1	Wireless Telecommunications Facilities	Wireless Telecommunications Facilities	Amended	IV	05-01-2006	09-06
305-29.2	Disorderly Residence	Disorderly Residence	Added	IV	05-03-2004	14-04
305-29.3	Webster Lake Overlay District	Webster Lake Overlay District	Added	IV	08-2004	
305-29.4	Shed Buildings	Shed Buildings	Added	IV	02-07-2005	07-05
305-29.5	Storage Containers	Storage Containers	Added	IV	02-07-2005	07-05
305-29.6	Travel Trailers/ Recreational Vehicles	Travel Trailers/ Recreational Vehicles	Added	IV	02-07-2005	07-05
			Amended	IV	04-03-2006	07-06
305-29.7	Seasonal Conversion	Seasonal Conversion	Added	IV	02-07-2005	07-05
305-29.8	Family Apartments	Family Apartments	Added	IV	02-07-2005	07-05
305-31	Permits	Permits	Amended	V	09-08-1997	97-4
			Amended	V	06-21-2000	00-3
			Amended	V	11-04-2002	01-03
			Amended	V	04-05-2004	11-04
			Amended	V	05-01-2006	09-06
305-41	Severability	Severability	Added	VII	05-01-2006	09-06
300	Wetlands	Wetlands	Adopted	VIII	05-05-1998	
170	Floodplain Management	Floodplain Management	Adopted	IX	06-01-1987	