

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

R-1 Zone (Low- Density Residential Zoning District)

This zone is a residential zoning district,

Residential districts. Districts designated for residential use, RR, RS, R-1, R-2 and R-3, are limited to dwellings and the uses normally associated with residential neighborhoods. Such uses include schools, churches and parks. The specific purposes of each of the districts is as follows:

- (3) The R-1 Low-Density Residential District is designated for land which is or may be serviced with municipal facilities. The density of families per acre and the character of development should provide the pattern for most of the residential development occurring outside the central portion of the City of Franklin.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

- A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

| District-----> | R-1 |
|--|--------------------------|
| Minimum Lot Area (sq. ft. in thousands & in acres) | |
| City Water and Sewer | 20 sq. ft. 0.46 acres |
| City Water or Sewer (has either well or septic) | 30 sq. ft. 0.69 acres |
| Has both a Well and Septic on the lot | 40 sq. ft. 0.92 acres |

| Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres) | R-1 |
|---|--------------------------|
| City Water and Sewer | 20 sq. ft. 0.46 acres |
| City Water or Sewer (has either well or septic) | 30 sq. ft. 0.69 acres |
| Has both a Well and Septic on the lot | 40 sq. ft. 0.92 acres |
| Minimum Lot Frontage (Feet) ¹ | 150 |
| Minimum Front Yard Depth (Feet) | 40 |
| Minimum Side Yard Width (Feet) | 20 |
| Minimum Depth from Building to Rear Lot Lin (Feet) | 20 |

~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

| District -----> | R-1 |
|---|-----------------|
| Residential Uses | |
| Single-Family Dwelling | P |
| Manufactured Housing (Individual Lots) ¹ | P |
| Manufactured Housing Park and Subdivision ¹ | SUP |
| Family Apartment | SE |
| Seasonal Conversion | SE |
| Bed-and-Breakfast Establishment | SUP |
| Cluster Development | SUP |
| COMMERCIAL USES | |
| Commercial School | |
| Funeral Home | SUP |
| Home Occupation- | |
| Restaurant/eating and drinking establishments | SUP |
| Wireless Communications Facility[Amended 5-1-06 by Ord. No. 09-06] | |
| INDUSTRIAL USES | |
| Gravel Pit | SE |
| PUBLIC/INSTITUTIONAL USES | |
| Day-Care Center | SE ⁴ |
| Cemetery | SUP |
| Church | P |
| Hospital, Clinic or Nursing Home | SUP |

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.