

ORDINANCE NO. 2017 - 015

**AN ORDINANCE OF THE CITY OF FRANKLIN, KENTUCKY
CREATING A NEW ZONING DISTRICT
ENTITLED SINGLE FAMILY RESIDENTIAL DISTRICT (R-1S) ZONE**

WHEREAS, KRS 100.203 and KRS 100.211 require a city and planning commission to work together to revise regulations and amend a zoning map; and

WHEREAS, the zoning regulation and map amendments contemplated by this ordinance originated with the Planning Commission, and the Planning Commission conducted a public hearing in accordance with the Kentucky Revised Statutes and recommended approval of the zoning regulation amendment set forth in this ordinance; and

WHEREAS, it is in the best interests of the residents of the City of Franklin, Kentucky to create a new zoning district to permit the establishment of medium density residential as the principle land use in the district, being essentially the same as the R1 District, but allowing for a smaller, more economical lot size; and

WHEREAS, the Board of Commissioners of the City of Franklin has determined that it is in the best interest of the City to create a new zoning district entitled Single Family Residential (R-1S) to allow for a smaller, more economical lot size;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Franklin, Kentucky, as follows:

1. The preambles to this Ordinance are true and correct and incorporated herein by reference.
2. There is now created a new zoning district for the City of Franklin, Kentucky entitled Single Family Residential (R-1S) zone and its provisions are as follows:

A. PURPOSE

The purpose of the Single Family Residential (R-1S) zoning district is to permit the establishment of medium density residential as the principle land use in the district. Related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area are also permitted. The permitted residential density shall not exceed 5.5 dwelling units per net acre developed.

The R-1S Zone is essentially the same as the R1 Zone, but allows for a smaller, more economical lot size.

B. PERMITTED USES

The following uses are permitted in any R-1S zoning district, subject to all the applicable development standards and requirements:

1. Single family detached dwellings;
2. Site-built or modular homes;
3. Residential care facilities as defined in KRS 100.982 through 100.984; and
4. Garage or other buildings not used as a dwelling; private swimming pools and other private recreational facilities.

C. CONDITIONAL USES

The following uses are conditional uses in the R-1 and R-1S district, and require the written approval of the Board of Adjustment:

Churches and other places of worship; parish houses and parsonages; libraries; public and private schools or colleges offering general or specialized education courses; child care center, day care center and nursery services; public parks and recreational facilities and community centers; personal care and nursing homes; hospitals for the care of humans; bed and breakfast as regulated under Section 9.6 of the Franklin-Simpson County Zoning Ordinance; home occupations in compliance with Section 9.3 of the Franklin-Simpson County Zoning Ordinance; boarding house, provided no more than three (3) sleeping rooms as the maximum that shall be rented in any building.

D. PROHIBITED USES

Any use not specifically listed in this section as Permitted or Conditional.

E. LOT AREA REQUIREMENTS

The following are required sizes for an R-1S zoning district:

Minimum Lot Size	-	7,500 sq. ft. with public sewer 1 acre for septic system
Minimum Lot Width at Building Line and Front Property Line	-	75 feet
Front Yard Setback	-	25 feet
Side Yard Setback	-	10 feet
Rear Yard Setback	-	25 feet
Accessory Structure Setback Side and Rear	-	5 feet

Lot Coverage Percentage - 40%
Structure and
Impervious Areas

Building Height (maximum) - 30 feet

3. The Board of Commissioners authorizes and directs the Mayor to sign any and all documents necessary to effectuate the intent of this ordinance.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holdings shall not affect the validity of the remaining portions of Ordinance.

All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

September 11, 2017

FIRST READING

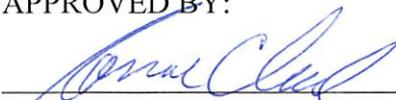
September 25, 2017

SECOND READING

At a meeting of the Franklin Board of Commissioners held on September 25, 2017 on motion made by Commissioner Barnes and seconded by Commissioner Powell the foregoing ordinance was adopted, after full discussion, by the following vote:

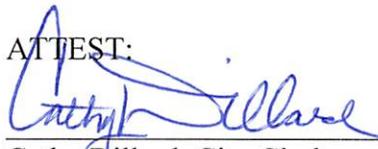
<u>AYE</u>	LARRY DIXON
<u>AYE</u>	JAMIE POWELL
<u>AYE</u>	MASON BARNES
<u>AYE</u>	WENDELL STEWART
<u>AYE</u>	RONNIE CLARK, MAYOR

APPROVED BY:



Ronnie Clark, Mayor

ATTEST:



Cathy Dillard, City Clerk
City of Franklin, Kentucky

THE UNIVERSITY OF MICHIGAN
LIBRARY

RECEIVED
MAY 15 1964

THE UNIVERSITY OF MICHIGAN LIBRARY

ANN ARBOR, MICHIGAN

THE UNIVERSITY OF MICHIGAN LIBRARY
ANN ARBOR, MICHIGAN

ANN ARBOR, MICHIGAN