

ORDINANCE NO. 920.2-1-2014

**AN ORDINANCE OF THE CITY OF FRANKLIN, KENTUCKY
REPEALING AND RE-ENACTING IN AMENDED TEXT AND SUBSTANCE
A PREVIOUS ORDINANCE REGARDING ZONING REGULATIONS OF THE CITY
OF FRANKLIN AND SIMPSON COUNTY**

WHEREAS, a certain ordinance of the City of Franklin, Kentucky, related to Planning and Zoning Regulations was previously adopted by the City of Franklin, Kentucky and it is the opinion and judgment of the City Commission that it is necessary to amend said Ordinance; and,

WHEREAS, it is in the best interests of the City of Franklin to amend said ordinance to reflect the changes as set forth herein;

NOW THEREFORE, BE IT ORDAINED by the City of Franklin, Kentucky, acting by and through its City Commission, as follows:

The Zoning Regulations of the City of Franklin and Simpson County shall be amended as follows:

8.5.7 YARD REQUIREMENTS shall be amended as follows:

- A. Minimum lot width at front building line: Seventy five (75) feet for a lot with single ~~or family building; Eighty (80) feet for a lot with~~ two family building.
- B. Minimum front yard setback: Twenty five (25) feet from the front property line.
- C. Minimum lot width at front property line: Forty (40) feet.
- D. Minimum side yard setback from the side property line: Ten (10) feet unless side yard has frontage on public road in which case the setback will be the same as front yard setback.
- E. Minimum rear yard setback from rear property line: Twenty ~~five (205)~~ feet unless rear property line has frontage on public road in which case the setback will be the same as front yard setback.
- F. Minimum lot depth: One hundred (100) feet.
- G. The minimum width of side yards along intersecting streets shall be the same as the front yard setback required for the residential district on such side street. See Section 7.12.1 for exceptions and modifications.

8.10.2 PERMITTED PRINCIPAL USE AND BUILDING shall be amended as follows:

- D. Limited Manufacturing: Any retail business or retail service which includes the making of articles to be sold at retail on the premises. Any such manufacturing or processing shall be incidental to a retail business or service and not more than ~~five~~ ten (10) persons shall be employed in such manufacturing.

8.10.4 CONDITIONAL PERMITTED USE AND BUILDING shall be amended as follows:

The following uses are conditional uses in a B-2 zoning district and require written approval of the Board of Adjustment:

- A. Churches and other places of worship, and parish houses; schools; day care centers and nurseries; funeral home; intermediate care facilities; skilled nursing facilities; nursing homes; personal care, hospital, or medical, dental or mental health clinic; microbreweries, breweries or distilleries of alcoholic beverages; provided, however, alcohol storage above ground on the premises shall not exceed the maximum amount as set forth in the Kentucky Building Code, as proscribed by the State Fire Marshall's office, or as provided in any federal, state or local law or regulation; and philanthropic institutions and clubs.

8.12.2 PERMITTED PRINCIPAL USE AND BUILDING shall be amended as follows:

The following uses are permitted in any B-4 District, subject to all the applicable development standards and requirements:

- D. Limited Manufacturing: Any retail business or retail service which includes the making of articles to be sold at retail on the premises. Any such manufacturing or processing shall be incidental to a retail business or service and not more than ~~five~~ twenty (20) persons shall be employed in such manufacturing.

8.12.4 PERMITTED CONDITIONAL USE AND BUILDING

The following uses are conditional uses in a B-4 district and require written approval of the Board of Adjustment:

- D. Churches and other places of worship, parish houses; child care facility, day care center and nurseries; public parks and commercial recreational facilities; schools; microbreweries, breweries or distilleries of alcoholic beverages, provided, however, alcohol storage above ground on the premises shall not exceed the maximum amount as set forth in the Kentucky Building Code, as proscribed by the State Fire Marshall's office, or as provided in any federal, state or local law or regulation.

8.13.4 PERMITTED CONDITIONAL USES AND BUILDINGS

The following uses are conditional uses in a B-5 district and require written approval of the Board of Adjustment:

- A. Churches and other places of worship, parish houses; day care centers and nurseries; microbreweries incident to or in conjunction with a restaurant; public parks and commercial recreational facilities.

If any section, subsection, clause or provision of this Ordinance is held to be illegal or invalid for any reason, such illegal or invalid section, subsection, clause or provisions shall not affect the legality or validity of any other section or provision of this ordinance, all of which shall be constructed or enforced at the time as if such illegal section or provision were not contained herein.

All ordinances, resolutions or parts thereof in conflict with provisions of this ordinance are hereby repealed.

JAN 13, 2014 FIRST READING

JAN 27, 2014 SECOND READING

At a meeting held on January 27, 2014, on motion made by Commissioner Mason Barnes and seconded by Commissioner Larry Dixon, the foregoing ordinance was adopted, after full discussion, by the following vote:

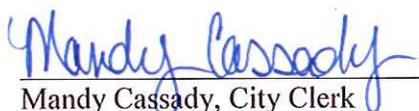
<u>YES</u>	LARRY DIXON	<u>YES</u>	JAMIE POWELL
<u>YES</u>	MASON BARNES	<u>YES</u>	WENDELL STEWART
<u>YES</u>	RONNIE CLARK, MAYOR		

APPROVED BY:



Ronnie Clark, Mayor
City of Franklin, Kentucky

ATTEST:



Mandy Cassady, City Clerk
City of Franklin, Kentucky