

(R-30) Residential Zoning District

At this time, low-density residential land use has been provided in the majority of the southern half of the county, “in-filling” areas where there are no existing or planned water or sewer services. No water or sewer extensions are planned in the near future for these areas, despite the fact that development pressures are the greatest in Southern Franklin County. However, there remains a need for low to medium density residential development, which this new zoning development will provide.

Accessory Structure (See Note 4)	X
Accessory Uses (Incidental to any permitted use)	X
Agricultural Production (crops)	X
Agricultural Production (livestock), except intensive livestock operations (ILO)	X
Agricultural Supply Sales	C
Animal Aquaculture	X
Barber and Beauty Shops	C
Bed and Breakfast (includes Board House and Tourist Homes)	C
Bona Fide Farms	X
Bulk Grain Storage	C
Cemetery, Church and Family (See Note 6)	X
Cemetery, Commercial	C
Church	X
Club or Lodge, Public or Private	C
Conference Center/Retreat Facilities	C
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation (See Note 7)	X
Daycare Center and Kindergarten	C
Dwelling, Single-Family (one per lot)	X
Dwelling, Two-Family/Duplex	C
Emergency Shelter	X
Family Care Home (See Note 10)	X
Feed and Grain Sales and Storage	C
Fire Station Operations	C
Forestry	X
Golf Course	C
Golf Driving Range	C
Grounds and Facilities for Open Air Games and Sporting Events	S
Home for the Aged	C
Law Enforcement Station	X

Manufactured Home (Individual), For Office and Exhibition	X
Manufactured Home Park but excl. any manufactured home sales	C
Marina	C
Parks and Open Space, Public or Private	X
Planned Unit Development (In accordance with Article 11, Section 11-1)	S
Public Buildings	C
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	C
Riding Stables/ Riding Academy	C
Rural Family Occupation (See Note 12)	X
School, Public and Private	C
Sewage / Water Treatment Plants	S
Swimming Clubs	C
Swimming Pools (See Note 14)	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X