

(TND) Traditional Neighborhood District Zoning

The purpose of this district is to provide a discernable community center or core area for approved traditional neighborhood subdivisions. The traditional neighborhood development must have a mixture of residential and non-residential land uses, with at least 10% of the developed area consisting of non-residential uses. Most non-residential uses are located within the community core area. Within the core area, a minimum of 15% of floor area must be devoted to commercial uses oriented towards traditional neighborhood development. All uses within the traditional neighborhood commercial zone will be approved as conditional uses.

Accessory Structure	C
Accessory Uses	C
Apparel and Accessory Sales	C
Automobile Service Station (including self-service gas pumps)	C
Barber and Beauty Shops	C
Bookstore	C
Computer Sales	C
Computer Services	C
Craft and Gift Shops	C
Daycare Center and Kindergarten	C
Drug Store	C
Dry Cleaners and Laundries	C
Fabric and Piece Goods Store	C
Financial Institutions (Bank, Savings and Loan, Credit Unions)	C
Florist	C
Food Store	C
Furniture Stores	C
Hardware Stores	C
Jewelry Sales and Watch Repair	C
Library	C
Newsstand	C
Off-Street Parking and Loading Facilities	C
Office for Business, Professional or Personal Services	C
Offices, Small/Low Impact	C
Optical Goods Sales	C
Parks and Open Space, Public or Private	X
Pet Store	C
Photocopying and Duplicating Services	C
Photographic Equipment	C
Plant Nurseries / Lawn and Garden Stores	C
Post Office	C
Pottery and Related Products, Sales	C
Public Buildings	C

Public Recreation (grounds and facilities for open air games and sporting events)	X
Record and Tape Store	C
Recreation Facility, Indoors	C
Restaurants and Grills	C
Restaurants (with drive-thru)	C
Restaurants (without drive-thru)	C
Shopping Centers / Commercial Group Development	C
Sporting Goods Shop	C
Swimming Pools	X
Travel Agency	C
Video Tape Rental and Sales	C

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

****Disclaimer:*** *Uses by right, Conditional Uses, and Special Uses are subject to change and you will have to check with the Franklin County Planning before beginning any type of construction on your property.*