



Franklin County Communique to the Planning Board

REQUEST FOR UDO AMENDMENTS 15-UDO-04

STAFF ANALYSIS

15-UDO-04

Staff Discussion

Staff is proposing to amend Article 8. Table or Area, Yard, and Height Requirements: Staff noticed some inconsistency within the Table of Area, Yard, and Height Requirements. More specifically, the Residential-30 (R-30) section of the table is missing the minimum lot area, lot width, and setbacks for Two-Family Dwellings. The Agricultural Residential AR and all other Residential section of the ordinance requires the same minimum lot area, lot width, and setbacks for all uses. Staff has been using this section of the table for the minimum lot area, lot width, and setbacks requirements for two-family dwellings. Staff feels that since Residential-30 is specifically listed, this change to the table below will provide consistency within the UDO.

ARTICLE 8. TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS (See Notes 1 through 8)

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ¹			Maximum Height of Structure In Feet
	Area in Sq.Ft.	Sq.Ft. per Dwelling Unit	Frontage In Feet	Front Yard Setback in Feet ²	Side Yard Width in Feet	Rear Yard Depth in Feet	
AR and all other Residential with:							35
Well and Septic Tank							
Single-family dwellings	30,000		100	30	10	25	
Manufactured homes	30,000		100	30	10	25	
Family care homes	30,000		100	30	10	25	
Non-residential uses	40,000		150	40	30	50	
Two-family dwellings	45,000		90	30	10	25	
AR and all other Residential with:							
Public Water/Septic Tank							
Single-family dwellings	20,000		100	30	10	25	
Manufactured homes	20,000		100	30	10	25	
Family care homes	20,000		100	30	10	25	
Non-residential uses	40,000		150	40	30	50	
Residential with:							
Public Water and Sewer							
Single-family dwellings	15,000		90	30	10	25	
Manufactured homes	15,000		90	30	10	25	
Family care homes	15,000		90	30	10	25	
Non-residential uses	25,000		100	40	50	30	
Two-family dwellings	35,000		90	30	10	25	
				30	5	5	
Existing camp lots at Lake Royale							
R-1 Residential							35
Single-family dwellings	30,000		100	30	10	25	

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ¹			
	Area in Sq.Ft.	Sq.Ft. per Dwelling Unit	Frontage In Feet	Front Yard Setback in Feet ²	Side Yard Width in Feet	Rear Yard Depth in Feet	Maximum Height of Structure In Feet
R-15 Residential							35
Single-family dwellings	15,000		80	30	10	25	
Multi-family dwellings	8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.		80	30	10	25	
Manufactured homes	20,000		80	30	10	25	
Family care homes	30,000		100	35	15	30	
Nonresidential uses							
R-8 Residential							35
Single-family dwellings	10,000		75	25	6	25	
Multi-family dwellings	8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.		75	25	6	25	
Manufactured homes	10,000		75	25	6	25	
Family care homes	20,000		75	25	6	25	
Nonresidential uses	30,000		100	35	20	40	
NB Neighborhood Business	40,000		125	75	25	50	35
RB Rural Business	30,000		100	50	10	25	
HB Highway Business	30,000		75	50	10	25	35
O-I Office-Institutional	40,000		100	50	25	25	50 ³
LI Light Industrial	80,000		150	75	25	75	75 ⁴
Public Water & Sewer	40,000		125	50	20	50	
HI Heavy Industrial	80,000		150	75	25	75	75 ⁴
Public Water & Sewer	40,000		125	50	20	50	

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ¹			
	Area in Sq.Ft.	Sq.Ft. per Dwelling Unit	Frontage In Feet	Front Yard Setback in Feet ²	Side Yard Width in Feet	Rear Yard Depth in Feet	Maximum Height of Structure In Feet
R-40 Water Supply Watershed	40,000		125	50	20	50	35
R-80 Water Supply Watershed II	80,000		150	60	25	60	35
CON-D Conservation							
Single-family dwellings	40,000	40,000					
PUD Planned Unit Development	25 acres						
MU Mixed Use with:							
<i>Well and Septic</i>							
Single Dwelling	30,000		100	30	10	25	
Manufactured Homes	30,000		100	30	10	25	
Non-Residential	40,000		150	40	30	50	
Two-Family	45,000		100	30	10	25	
<i>Public Water</i>							
Single Family	20,000		100	30	10	25	
Manufactured Homes	20,000		100	30	10	25	
Non-Residential	40,000		150	40	30	50	
Two-Family	45,000		100	30	10	25	
<i>Water & Sewer</i>							
Single Family	15,000		90	30	10	25	
Manufactured Homes	15,000		90	30	10	25	
Non-Residential	25,000		100	40	50	30	

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REGULATIONS ¹			
	Area in Sq.Ft.	Sq.Ft. per Dwelling Unit	Frontage In Feet	Front Yard Setback in Feet ²	Side Yard Width in Feet	Rear Yard Depth in Feet	Maximum Height of Structure In Feet
R-30 with:							35
<i>Well and Septic</i>							
Single Family	30,000		100	30	10	25	
Manufactured Homes	30,000		100	30	10	25	
Family Care Homes	30,000		100	30	10	25	
Non-Residential Uses	40,000		150	40	30	50	
Two-Family	<u>45,000</u>		<u>90</u>	<u>30</u>	<u>10</u>	<u>25</u>	
<i>Public Water</i>	20,000						
Single Family	20,000		100	30	10	25	
Manufactured Homes	20,000		100	30	10	25	
Family Care Homes	40,000		100	30	10	25	
Non-Residential Uses			150	40	30	50	
<i>Public Water and Sewer</i>	15,000						
Single Family	15,000		90	30	10	25	
Manufactured Homes	15,000		90	30	10	25	
Family Care Homes	25,000		90	30	10	25	
Non-Residential Uses			100	40	50	30	
GB General Business	30,000		100	50	15	25	75

¹See Section 8-2.

²Primary structures on corner lots in residential districts with two intersecting streets may reduce the required front yard setback for the secondary front yard by one third (1/3). This provision is not applicable to subdivisions developed under Article 10 of this Ordinance. For purposes of this provision, "Secondary front yard" is defined as the yard that includes the side elevation of the structure which faces a street on a corner.

³Lots fronting on a cul-de-sac may have a minimum width of twenty (20) feet at the right-of-way line. The lot width shall be at least one hundred (100) feet wide at a point which is:

- a. Sixty (60) feet from the front property and/or right-of-way line in the AR district.

- b. One hundred (100) feet from the front property and/or right-of-way line in the R-40 district.
- c. One hundred twenty (120) feet from the front property and/or right-of-way line in the R-80 district.
- d. One hundred fifty (150) feet from the front property and/or right-of-way line in the LI and HI districts.
- e. One hundred (100) feet from the front property and/or right-of-way line in the HB district.
- f. One hundred fifty (150) feet from the front property and/or right-of-way line in the NB district.

⁴Fifty (50) feet by right - maximum one hundred fifty (150) feet. (Any height between 50-150 feet, the front yard and side yard requirement shall be increased one (1) foot for every two (2) feet increase in height.)

⁵Seventy-five (75) feet by right - maximum one hundred fifty (150) feet. (Any height between 75-150 feet, the front yard and side yard requirement shall be increased one (1) foot for every two (2) feet increase in height.)

Watershed Protection Overlay Districts - See Note 1.

Swimming Pools - See Note 8, Swimming Pool Location.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the requested UDO amendments as noted above.