

Detailed Zoning Code Summary

A-1 Agricultural District

Purpose: Provide for agricultural activities, together with low density residential uses and additional public and semipublic functions as may be compatible. This district intends to maintain agricultural activities in conjunction with limited residential development and prevent encroachment by land uses not compatible.

Permitted uses include:

- ❖ Single-family dwellings
- ❖ Duplexes
- ❖ Agricultural uses
- ❖ Churches and cemeteries
- ❖ Commercial recreation, outdoor

Conditional uses include:

- ❖ Extractive operations, including oil and gas wells, coal mining activities, etc.
- ❖ Mobile home parks
- ❖ Hospitals, clinics, and nursing home facilities
- ❖ Group residential facilities and daycare centers/homes

A-2 Agricultural Transition District

Purpose: Provide for the continuance of existing agricultural and residential functions and accommodate a range of business and service activities related to emerging heavy commercial and industrial uses of land. This district intends to supplement and expand the economic strengths of the township while still offering protection to adjacent uses.

Permitted uses include:

- ❖ Single family detached dwellings, including home occupations
- ❖ Agricultural uses
- ❖ Automobile service stations, truck terminals, and freight depots
- ❖ Kennels and veterinary clinics
- ❖ Industrial parks
- ❖ Warehousing and storage, wholesale distribution, and manufacturing, fabrication, and processing activities
- ❖ Commercial recreation, outdoor

Conditional uses include:

- ❖ Junkyards
- ❖ Coal mining, underground
- ❖ Oil and gas wells
- ❖ Extractive operations

Special exception uses include:

- ❖ Public facilities, including health care and educational facilities

R-1 General Residential District

Purpose: Provide for moderate density residential land uses in areas of the township where such activity is already established or is most likely to occur.

Permitted uses include:

- ❖ Single family detached dwellings
- ❖ Duplexes (two-family)

Conditional uses include:

- ❖ Multi-family dwellings
- ❖ Daycare centers/homes
- ❖ Group residential facilities
- ❖ Public and private primary, secondary, and postsecondary schools

R-2 Rural Residential District

Purpose: Provide for sites for low-density residential together with appropriate public and semi-public uses and accessory residential activities. This district is intended to provide for low-density, long term residential growth and preserve the characteristics of the existing neighborhood areas.

Permitted uses include:

- ❖ Single-family detached dwellings
- ❖ Duplexes

Conditional uses include

- ❖ Daycare centers/homes
- ❖ Public and private primary, secondary, and postsecondary schools
- ❖ Group residential facilities
- ❖ Coal mining adjunct operations
- ❖ Noncommercial keeping of farm animals

Special exception uses include:

- ❖ Conversion apartments
- ❖ Home occupations

C-1 Local Commercial

Purpose: To provide for general shopping and business and professional facilities as a convenience for local residents and those of the surrounding vicinity.

Permitted uses include:

- ❖ Offices, and personal and business services
- ❖ Medical and dental clinics
- ❖ Retail stores, financial establishments, and restaurants
- ❖ Theaters

Conditional uses include:

- ❖ Automotive sales and service and automotive laundry facilities

- ❖ Hotels, motels, and lodges

C-2 Major Commerce District

Purpose: To provide locations for light commercial, service, and heavy commercial and related activities where sites are oriented to major highway systems and other transportation facilities. In particular, these provisions relate to the use of property near the Washington County Airport by providing for uses that will complement the Airport and strengthen the local economy.

Permitted uses include:

- ❖ Public airport
- ❖ Businesses and sales offices
- ❖ Packaging and delivery services
- ❖ Printing and publishing
- ❖ Restaurants
- ❖ Sales retail and wholesale
- ❖ Service stations

Conditional uses include:

- ❖ Research laboratories
- ❖ Industrial parks
- ❖ Transportation depots and truck terminals
- ❖ Warehousing and storage
- ❖ Private contiguous off-site airport-related uses

FP Floodplain District

Purpose: Established to protect designated floodplain areas subject to periodic inundation by overflow from streams situated in or contiguous to South Franklin Township. This district is intended to control and limit those uses and activities that may cause or contribute to loss and destruction of life and property during periods of flooding.

Land use controls:

- ❖ Uses permitted in zoning districts that are within designated floodplain overlay areas must demonstrate that they do not obstruct flood flows
- ❖ Hospitals, nursing homes, jails or prisons, and mobile home parks are specifically prohibited

A Airport District

Purpose: Restricts and regulates the height of structures and other objects, the density of residential development, and otherwise regulates the use of property in the vicinity of the County Airport by creating appropriate zones and establishing associated boundaries of such zones.

Zones:

- ❖ Utility Runway Visual Approach Zone
- ❖ Transitional Zones
- ❖ Horizontal Zone
- ❖ Conical Zone

Lot, Area, and Dimension Requirements

For the A-1 and A-2 Districts, the minimum lot size is 1 acre (except for agricultural uses, which is 10 acres), the minimum lot width is 120 feet, with minimum front yard setbacks in most cases set at 50 feet, and minimum rear yard setbacks at 40 feet. Maximum building height is 35 feet.

The R-2 District requirements are similar, with minimum lot size 1 acre in most cases (except for schools, daycare facilities, and noncommercial keeping of farm animals, which have minimum lot size requirements of 1.5 acres for the former two, and 2 acres for the latter), and minimum lot width varying between 120 to 140 feet, depending on use. Front setbacks are 50 or 60 feet in most cases, and minimum rear yard requirements are 40 or 50 feet. Maximum building height is 35 feet, and maximum lot coverage is 35 percent.

For the R-1 District, minimum lot area is between 20,000 square feet and 60,000 square feet, depending on the use, minimum lot width is between 100 to 150 feet, front setbacks are 50 or 60 feet, and minimum side yard setbacks are between 15 to 30 feet, depending on the use. Maximum building height is 35 feet, and maximum lot coverage is 35 percent.

C-1 Local Commercial District requirements provide for a minimum lot size of ½ acre, with a minimum lot width of 50 feet (except for auto-oriented conditional uses, which require 100 feet of lot width), front setbacks of 30 feet, side yard setbacks of 10 feet, rear yard setbacks of 25 feet, and a maximum building height of 35 feet. Maximum lot coverage is 60 percent. C-2 Major Commerce District requirements provide for a minimum lot size of ½ acre, with a minimum lot width of 100 feet, front yard setback of 50 feet, side yard setback of 25 feet, rear yard setback of 35 feet, and maximum building height of 35 feet. Maximum lot coverage is 30 percent.

Detailed SALDO Summary

Summary of SALDO Design Standards:

- ❖ Street requirements, which includes but is not limited to the following:
 1. Street Widths: All right-of-ways must be at least 50 feet in width, arterial right-of-ways must be 60 feet in width. Cartways must be 20 feet for local roads, 24 feet for collector roads, and 30 feet for arterial roads.
 2. Grade: No arterial or collector may have a grade of more than 7 percent, and local streets may not have a grade of greater than 12 percent
 3. Cul-de-sac streets may not exceed 600 feet in length, and must have a turnaround with a cartway diameter of 80 feet, and right-of-way diameter of 100 feet.
 4. Residential driveways must be at least 10 feet in width and have a minimum radius of 10 feet. One-way commercial/industrial driveways must have at least 12 feet in width and two-way commercial/industrial driveways must have a minimum width of 24 feet; however, no driveway may exceed 30 feet in width.
- ❖ Lot standards and requirements, including but not limited to the following:
 1. All lots must have full frontage abutting a public street
 2. All lot lines shall be let perpendicular or radial to the street centerline if possible
 3. No lot area requirement or setback may be computed from within a public right-of-way

4. No land shall be graded or filled so as to create a slope exceeding a vertical rise of 1 foot for each 2 feet of horizontal distance between abutting lots, unless there is a retaining structure approved by the Township Engineer
- ❖ Utility easements, including but not limited to the following:
 1. A minimum of 20 feet in width is to be placed at the side or rear of lots for utility easements, and underground wherever possible
 - ❖ Sidewalks should be provided for wherever possible
 - ❖ Open space, including but not limited to the following:
 1. If adequate public recreation/open space does not exist within ½ mile of proposed residential subdivision exceeding 5 acres, the governing body may require the developer to provide such public or open space as a prerequisite to plan approval. Areas for park, playground, or similar active recreational use shall be set aside and shall comprise a minimum of 10 percent of the total subdivided area, exclusive of streets.