

R-3

SINGLE FAMILY ESTATE RESIDENTIAL

DISTRICT INTENT: To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. Single family detached dwellings.
2. Parks and playgrounds.

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One single family dwelling unit per five acres. The five acre tract must have a depth and width of at least 200 feet. Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

BUILDING SETBACK: For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of

property line bordering any private, local arterial or collector road.

- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

- 1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

- 1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.