

# FRANKLIN COUNTY ZONING CODE

## **R-3MH**

## **SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOMES**

**DISTRICT INTENT:** To limit development in area 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. Mobile Homes (See Note 2)
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 of twenty-five (25) feet from the boundary of property line bordering any private, local, arterial or collector road.

## FRANKLIN COUNTY ZONING CODE

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

MAXIMUM BUILDING: ~~35 feet~~ 47 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of zoning ordinance.

### OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See section 430 and 440 of zoning ordinance.

NOTES: R-3MH SINGLE FAMILY ESTATE RESIDENTIAL/MOBILE HOME

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance ~~88-2~~ 2021-12, Flood Hazard, are applicable to lands within this district.
2. Mobile Homes must be a minimum of 800 square feet of heated floor area. Mobile Homes can not be placed in the Coastal High Hazard Areas as defined by Policy 12.5 in the Coastal Conservation element of the Franklin County Comprehensive Plan.