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**STRUCTURES - PERMITTED ABOVE HEIGHT LIMIT AND MODIFICATIONS:** The building height limitations shall be modified as provided by the zoning districts in accordance with the following standards and exceptions:

1. Building height is determined by the standards for the zoning districts and shall be measured from the first habitable floor. The height of the first habitable floor shall not exceed nine (9) feet above grade except as required by the County Flood Hazard Ordinance and shall not exceed the elevation required by such district if such elevation is greater than nine (9) feet above grade.
2. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, towers or scenery lofts, tanks, water towers, alternative energy devices, radio or television towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of Franklin County or as approved by the Board of Adjustment as a variance.
3. Public, semi-public or public service buildings, hospitals, sanitariums, schools, and related structures, churches and temples, may be erected to a height not exceeding 70 feet, if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.

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**DOUBLE FRONTAGE LOTS -** Buildings on through-lots extending through from street to street shall provide the required front yard on both streets.

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**WALLS AND FENCES -** The setback requirements of this ordinance shall not prohibit any necessary retaining wall nor prohibit any free-standing wall or fence provided that such structures conform to the following:

1. Fences whether for security or privacy are considered as developments and shall comply with the development standards as provided by Section 301 of this ordinance.
2. No fence shall be erected at a height greater than eight (8) feet above grade in residential districts.
3. Fences may be constructed of wood, metal, stone or mortar.

300 ZONING ADMINISTRATION

301 DEVELOPMENT PERMITS

An application for development approval shall be submitted and a development permit obtained in accordance with section 301.02, 301.04, or 301.06 of this ordinance; no development shall begin without the appropriate development permit. Where subdivision approval of a project is required pursuant to the Franklin County Subdivision Ordinance, zoning approval for the project as a whole shall not be required; however, development permits for individual lots shall be obtained in accordance with the appropriate zoning review and approval section of this ordinance.

Any owner, authorized agent, builder or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of any building or structure, or to erect, or construct a sign of any description, or to install or alter fire extinguishing apparatus, elevators, engines or to install boilers, furnaces, incinerators, heating or cooling apparatus, or other appurtenances, the installation of which is regulated by the Standard Building Code, Standard Plumbing Code, National Electric Code, or County Zoning Ordinance, or to cause any such work to be done, shall first make application for an obtain the required permit.

A permit shall carry with it the right to any building or structure, or part thereof, electrical and plumbing fixtures, elevators, and heating and cooling apparatus provided the same are shown on the drawings and set forth in the specifications filed with the application for the permit. Where these are not shown on the drawings and covered by the specifications submitted with said application, a separate permit shall be required.

Minor repairs, not affecting the structural integrity of a building, may be made with the approval of the Planning and Building Department, and a permit issued without charge; provided such repairs do not violate any of the provisions of the Standard Building Code, National Electrical Code, Standard Plumbing Code or provisions of this or other applicable ordinances.

Each application for a permit an, where required, the appropriate fee, shall be filed with the Planning and Building Department on a form furnished for this purpose which shall contain a description of the proposed work and its location in accordance with Section 301.02 of this ordinance. Each application for a permit shall also indicate the proposed use or occupancy of all parts of the building and of that portion of the site or lot not covered by the building or structure, and shall contain such other information as may be required by the Planning and Building Department. The completed application shall be signed by the owner or his/her authorized agent and returned with any support material to the Planning & Building Department for review and permit approval prior to development.