

Franklin Township

ARTICLE XVI

SCHEDULE OF REGULATIONS
Section 16.01. AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height		Maximum Coverage of Lot by All Buildings (in Percent of Lot Area)	Minimum Yard Setback (in feet)*				Minimum Floor Area per Dwelling Unit
	Area in Sq. Ft.	Width in Feet	In Stories	In Feet		a, b, m				
						Front	Least		Total	
		One	Two							
AG (Agricultural)	1 Acre	210	2 1/2	35	35	50 e	25 e	40 e	40 e	800
SE (Suburban Estate)	5 Acres	220	2 1/2	35	30	100	25	40	50	800
R-1 (Single-Family Residential)	15,000	100	2 1/2	35	30	50l	20	40	40l	800
	9,600 k	80	2 1/2	35	30	50	15	30	35	800
RM (Multiple-Family Residential)	g	-	2 1/2	35	30	35	20	40	35	h
RMH (Mobile Home Park-1)	i	i	1	15	30	50	25	50	50	600
C-1 (General Commercial)	-	-	2 1/2	35	-	30 j	f	f	30	-
CR (Commercial Recreation)	-	-	2 1/2	35	-	50 j	20	40	50	-
M-1 (General Industrial)	-	-	2 1/2	35	-	50 j	20	40	50	-

*From right-of-way of road not the center of the road.

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Section 16.02. FOOTNOTES TO SCHEDULE OF REGULATIONS.

- a. In all residential and industrial districts, the required front yard setback shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping plant materials or vehicle access drives. All yards abutting upon a public street shall be considered as front yards for setback purposes. In all commercial districts, the same requirements shall apply except that only the first fifteen (15) feet of required front yard setback may not be utilized for parking and loading purposes.
- b. In determining required yard spaces for all land uses in zoning districts, the determination of such yard spaces shall be the distance from the building or structure on the lot and the nearest lot line.
- c. In all residential subdivisions, the width of side yards, which abut a street or road on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for said homes which front upon said side street. If no other residential lots front on the same side or on the opposite side of the same block, the width of the side yard may be reduced to ten (10) feet.
- d. Required minimum floor area for each dwelling unit shall not include area of basements, utility rooms, breezeways, porches or attached garages.
- e. All accessory farm buildings for uses other than those usually incidental to the dwelling shall be located not less than one hundred (100) feet from any dwelling and not less than twenty-five (25) feet from any lot line or property boundary, with the exception that the main barn building shall not be less than one hundred and fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, except dwellings, which are located closer to the road and which existed prior to the adoption of this Ordinance.
- f. In any commercial district, except the Commercial Recreation District, side yards are not required except where a commercial district borders on a side street and a residential district exists in the same block there shall be provided a setback of twenty (20) feet for all buildings, parking and loading areas. Where a residential district exists adjacent to a business district and on the same side of the street, there shall be provided setback of twenty (20) feet for all buildings, parking, and loading areas.
- g. Minimum land area required for each dwelling unit in the RM - Multiple Family Residential District shall be:

AREA IN SQUARE FEET

<u>DWELLING UNIT SIZE</u>	<u>Apartment</u>	<u>Townhouse</u>
Efficiency or one-bedroom unit	3,000	4,200
Two-bedroom unit	4,200	5,400
Three-bedroom unit	5,400	7,200
Four or more bedroom units	7,200	7,200

- h. Required minimum floor area for each dwelling unit shall be:

Efficiency unit	400	
One-bedroom unit	600	600
Two-bedroom unit	750	800
Three-bedroom unit	950	1,000

- i. A mobile home park shall be constructed and maintained on a parcel of land which has at least four hundred (400) feet of frontage on a County Primary Road, has a minimum area of twenty (20) acres, and provides individual mobile home lots of not less than four thousand (4,000) square feet.
- j. Loading space shall be provided in the side or rear yard, except that this regulation shall not be applicable to loading space provided totally within a building or structure which has four (4) enclosures facing other than the front property line.
- k. Public sanitary sewers must be available.
- l. Lakefront lots: For purposes of this Ordinance, the lake frontage end shall be considered the rear yard and the road frontage shall be considered the front yard. On all lakefront lots, the minimum rear yard setback (lakefront) shall be as provided for as the rear yard setback. Permanent accessory buildings, except boathouses, shall not be located in the required rear yard. Bathhouses, or accessory buildings used as boathouses, may be located in the required rear yard but not closer than five (5) feet to the shoreline. Such boathouses shall not be built in excess of ten (10) feet in height above the main water level.
- m. Building setbacks for lands abutting lakes, rivers, creeks, tributaries, and drainage ditches, shall be set back 50 feet from the water's edge and shall be in accordance with Section 4.21.