

Land Use

LU Recommendation 1: Beginning with the Central Franklin Area, streamline the application of design standards in the Zoning Ordinance by gradually eliminating the need for the “Traditional and Conventional Areas Map”, and incorporate the standards for traditional and conventional development into the Character Area Overlay District (proposed CFCO-1 through CFCO-8).

LU Recommendation 2: Amend adopted Zoning Map and Zoning Ordinance to designate recommended Special Areas as overlay districts as further described below. See recommended Special Areas Map for recommended overlay boundaries. The six adopted special areas of the CFCO District should be modified as follows and three special areas should be added.

Strategy 1: Apply CFCO-1 standards to the area delineated as recommended Special Area 1. The boundary of Special Area 1 shall be the new boundary for CFCO-1. The area includes the eight blocks surrounding the historic public square and court house on Main Street, but also includes the Five Points area and other areas that contribute to the fabric of the core.

- a. CFCO-1 standards should be amended to include standards for traditional areas, or a reference to that section of the Zoning Ordinance.
- b. Uses. Existing civic and institutional uses are encouraged to remain and future civic and institutional are encouraged. Clarify accessory dwellings are allowed, provided specific standards are met:
 - i. The lot on which the accessory dwelling unit is constructed meets or exceeds a minimum lot size.
 - ii. Off-street parking for the unit can be accommodated on site.
 - iii. The unit and the parking are located to the rear of the property behind the principal dwelling.
 - iv. The square footage of the unit does not exceed a specified maximum (i.e., a maximum of 500 square feet or no larger than 35 percent of the square footage of the principal dwelling, whichever is less).
 - v. The height of the structure in which the unit is housed does not exceed 80 percent of the height of the principal dwelling.
 - vi. The principal dwelling must be owner occupied.
- c. Maximum Building Height. Limit height to three stories or a total height of 42 feet. A maximum height limit of four stories, or a total height of 56 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features, of the Zoning Ordinance.
- d. Open Space Standards. The minimum amounts of private open space identified in Table 5-7, Required Open Space Set-Aside, shall