

On motion made by Bobby Tyler and seconded by Lawyer Artis it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 - 08

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That (1) Section 3.4 of Article III R-O One Family Residence District Use Regulations, (2) Section 4.4 of Article IV R-OA One Family Residence District Use Regulations, (3) Section 5.4 of Article V R-1 One Family Residence District Use Regulations, (4) Section 6.4 of Article VI R-1A General Residence District Use Regulations, (5) Section 7.4 R-1B One Family Residence District Use Regulations, (6) Section 8.4 of Article VIII R-2 General Residence District Use Regulations, and (7) Section 8A.4 of Article VIIIA RUR Single Family Urban Revitalization District Use Regulations of the City of Franklin Zoning Ordinance are hereby amended to add "Accessory Dwelling Unit" to read as follows:

Sec. 3.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 4.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 5.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 6.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 7.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure

(10) Accessory dwelling unit

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8A.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages and carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Workshops.
- (4) Living quarters within a one-family dwelling for persons employed therein.
- (5) Home occupations.
- (6) Signs, as permitted by article XXII of this ordinance.
- (7) Fences and walls as permitted by section 2.9 of this ordinance.
- (9) Temporary family health care structure

(10) Accessory dwelling unit

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

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Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.


Clerk to City Council