

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 - 06

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

That Article XXIX. DEFINITIONS of the City of Franklin Zoning Ordinance are hereby amended by amending the definition text of "Mixed - Use Development" as follows:

Mixed - Use Development: Mixed use development is intended as an improvement over traditional segregated-use zoning. It derives from a positive vision of a more desirable community. A mixed -used development must be one in that the purpose is to spur community revitalization, increase affordable housing opportunities, promote pedestrian and bicycle travel, reduce auto dependency, roadway congestion, and air pollution by co-locating multiple destinations, promote a sense of community and promote efficient use of land and infrastructure. Permitted uses, residential housing unit considerations, densities and dimensional requirements are listed in A, B, and C below:

A. Uses Permitted by special exception within the mixed - use development:

- Any uses that are allowed within the zoning district where the mixed-use development is to be located.
- ~~Museums, cultural and/or social community facilities~~
- ~~Public parks, playgrounds and community centers~~
- ~~Research and development~~
- ~~Business and professional offices~~
- ~~Child/Adult day care facilities~~
- ~~Retail sales and services~~
- ~~Restaurant~~
- ~~Personal services~~
- ~~Indoor and outdoor recreational facilities~~
- ~~Residential housing units~~
- ~~Any principal use permitted in the B-2 district, which in the opinion of the board of appeals, and under such conditions as it may determine, will not be detrimental to other uses permitted in the B-1 district.~~

B. Residential housing units in a mixed use development:

Residential housing units of various types may be included in a mixed-used development and contribute to mixed-use character of the district as a whole. To qualify for a residential housing unit component within a mixed-use development the applicant must integrate dwelling units with a proposed commercial development. Integration may be achieved by one or both of the following methods:

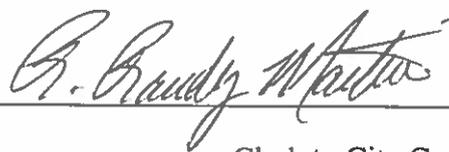
- Locating housing units above the ground floor of a commercial building, i.e., an accessory dwelling in a structure occupied principally for commercial uses.

- Constructing separate or attached residential housing units on the same lot provided they are located behind or to the side of a commercial development such that the commercial development would be the major structure seen from the street.

C. Density and Dimensional Rules: The following density and dimensional rules shall apply to residential housing units within a mixed – use development:

- No more than 50% of the gross floor area of the primary structures that contribute to the mixed area of a proposed mixed use development shall be used for residential housing units.

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



Clerk to City Council