

CITY OF FRANKLIN, OHIO
ORDINANCE 2021-29

**AMENDING CHAPTER 1103, DEFINITIONS, CHAPTER 1107 DISTRICTS AND LAND USE STANDARDS, CHAPTER 1109
OVERLAY DISTRICTS, CHAPTER 1111 DEVELOPMENT REQUIREMENTS AND STANDARDS AND CHAPTER 1115
PROCESS AND PROCEDURES OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE**

WHEREAS, Section 1115.04 of the City's Unified Development Ordinance (UDO) allows amendments to the text of the UDO to be initiated by Planning Commission, upon its own motion;

WHEREAS, the Franklin City Planning Commission initiated, upon its own motion, Planning Commission Case PC-21-12, which would amend UDO Section 1103.01, Definitions, Section 1107.03, Commercial Districts, Section 1107.05, Industrial Districts, Section 1109.05, Planned Unit Development Overlay District, Section 1111.08, Sign Requirements and Standards and Section 1115.08, Site Plans;

WHEREAS, the procedures with regard to amendments to the UDO, as set forth in Section 1115.04 of the UDO have been followed;

WHEREAS, The Franklin City Planning Commission, at its November 8, 2021 regular meeting, voted 6-0 to approve Planning Commission Case No. PC 21-12, recommending Council approval of the proposed text amendments, and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt Planning Commission's recommendations and make certain amendments to the UDO,

THE CITY OF FRANKLIN HEREBY ORDAINS, at least four (4) members of the Council elected thereto concurring, that:

Section 1. UDO Section 1103.01, Definitions, Section 1107.03, Commercial Districts, Section 1107.05, Industrial Districts, Section 1109.05, Planned Unit Development Overlay District, Section 1111.08, Sign Requirements and Standards and Section 1115.08, Site Plans are hereby amended, as shown on the attached Exhibits A, B, C, D, E and F.

Section 2. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 3. This Ordinance shall go into effect on January 5, 2022.

INTRODUCED: November 15, 2021

ADOPTED: December 6, 2021

ATTEST: Khristi Dunn
Khristi Dunn, Clerk of Council

APPROVED: Brent Centers
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council do hereby certify that the foregoing is a true and correct copy of Ordinance 2021-21 passed by that body on December 6, 2021.



Khristi Dunn, Clerk of Council

Approved as to form: 

Ben Yoder, Law Director

Exhibit A

Chapter 1103.01, Definitions,

Distribution Center. A facility used for receiving, temporarily storing, and distributing of goods according to orders as they are received. Distribution centers serve as a bridge between manufacturers and suppliers by receiving pallet pack and bulk products and redistributing and shipping it to wholesale or retail customers. There is no customer-direct pick-up or access to these facilities.

Fleet Vehicle. A vehicle that is owned or operated by the person, company, or business on the premises, and which is used for purposes of delivery, pick-up, or service to patrons of the primary use. A fleet vehicle may also be a COMMERCIAL VEHICLE, but does not include semi-tractor, semi-trailer, any non-recreational trailer used for commercial purposes, or any heavy construction equipment.

Fulfillment Center. A third-party logistics warehouse that receives products and goods from suppliers, processes orders from e-commerce retailers, and ships products directly to individual consumers.

General Industry. An industrial establishment that provides, as its PRIMARY ACTIVITY, space for the assembly, manufacturing, processing or warehousing of goods or products, and which typically involve external impacts such as noise, dust, smoke, fumes, odors, heavy truck and/or rail traffic or other objectionable characteristics. Such use may have outdoor storage and/or operation space and comprises a part of use groups F-1, F-2, H- 1, H-2, H-3, H-4 or H-5 of the Ohio Building Code. Examples of such uses include goods produced by factory assembly, paper mills, fabrication and assembly of metal products. **General Industry does not include junkyards, recycling centers, recycling plants, salvage/scrap yards, scrap metal processing facilities, and uses of similar intensity.**

Warehouse (Secondary Use). A secondary use to an industrial or commercial use where raw materials, parts, or finished manufactured goods may be stored before their export or distribution for sale. Such storage must be within a building.

Warehouse (Primary Use). Storage of raw materials, parts, or finished manufactured goods associated before their export or distribution for sale. The warehouse is staffed, and goods leave and enter the warehouse at a minimum on a weekly basis.

Wholesale Business. A commercial establishment that provides, as its PRIMARY ACTIVITY, storage, break-of-bulk and distribution operations to other commercial establishments. Such use may have some outdoor storage space and comprises a part of use group S of the Ohio Building Code. Examples of such uses include truck terminals and warehouses.

Exhibit B

Chapter 1107.03, Commercial Districts,

- (a) C-1: General Commercial District: The intent of the C-1 General Commercial District is to provide for general commercial activity, including a wide range of goods and services that will serve the region. This District is intended to be concentrated around transportation nodes (such as the intersections of primary arterial streets).
- (b) C-2: Community Commercial District: The intent of the C-2 Community Commercial District is to provide for low-intensity retail uses providing primarily convenience goods and personal services for residential areas with good access to primary and secondary arterial streets.
- (c) C-3: Central Commercial District: The intent of the C-3 Central Commercial District is to provide for commercial, office, institutional and limited residential uses at a relatively high intensity. This District is intended to be located at the historic center of the City along Main Street, from Riley Blvd. to River Street, and from First Street to Sixth Street.
- (d) Development Standards: Development standards for each of the Commercial Districts are listed in Table 6.
- (e) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each Commercial District are listed in Table 7.
- (f) Additional Use Regulations: The following additional standards shall apply to uses listed in table 7.
 - (1) Business Service: If located in a Commercial Zoning District the services must be completed offsite.
 - (A) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
 - (B) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.
 - (C) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.
 - (D) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.
 - (E) No outdoor storage of any material or waste shall be permitted on site.

TABLE 6: Commercial Districts Lot and Dimensional Requirements

Commercial Lot and Dimensional Requirements						
District/Use	Minimum lot size (sq. ft.)	Min. Front Setback (ft.)	Min. Side Setback One Side/ Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
PERMITTED PRINCIPAL USES						
C-1	*	35	0^	0^	—	35 †
-adj. to residential	*	35	10	30	—	35 †
C-2	*	35	0^	0^	—	25 †
-adj. to residential	*	35	10	25	—	25 †
C-3 (commercial, office)	*	0	0^	0^	—	25 †
-adj. to residential	*	As determined by Planning Commission	—	25 †		
C-3 (single family resid)	4,000	15	4:10	20	40/60	N/A
C-3 (zero lot line)	As determined by Planning Commission as a part of the PUD/PRCD					N/A
O/I	*	35	0^	0^	—	35 †
-adj. to residential	*	35	0^	0^	—	35 †
ACCESSORY USES						
Antennas & Towers	—	—	5	5	—	—
Decks, Patios & Porches	—	10	5	5	—	—
Detached Garages & Storage Sheds	—	—	3	3	—	—
Dish Antenna	Must be in rear			5	—	15 ft.
Fences**	—	ROW line	—	—	—	6 ft.
Fences, Barbed-Wire	—	ROW line	—	—	—	^^
Gazebos	—	—	5	5	—	—
Swimming Pools []	—	—	10	10	—	—

* No minimum lot size, but must meet all other requirements.

† When a building is more than 25 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a conditional use.

^ Setbacks may be needed to meet the landscaping and parking requirements of this UDO.

** See special requirements for corner lots.

^^ Must be at least six feet from ground.

[] Private, Accessory to Principal Use only.

TABLE 7: Uses in the Commercial Districts

Type of Use	Commercial District		
	C-1	C-2	C-3
General Sales or Services			
Antennas & Towers	A	A	A
Bar, Lounge, Tavern	P	Pr	C
Business Professional	P	P	P
Business Retail	P	P	P
<u>Business Services</u>	<u>C</u>	<u>C</u>	<u>C</u>
Commercial Training	P	P	P
Consumer Retail	P	C	P
Convenience Food Store	P	C	C
Decks, Patios & Porches	A	A	A
Detached Garages & Storage Sheds	A	A	A
Dish Antenna	A	A	A
Drive-Thru Retail	P	C	C
Fast Food Restaurants	P	Pr	C
Fences	A	A	A
Fence, Barbed-Wire	A	A	Pr^
Fence, Electric	C	C	Pr[]
Food Related Retail	P	P	P
Food Service/Catering	P	P	P
Gasoline Service Station	C	C	C
Gazebos	A	A	A
General Retail	P	C	C
Grocery Food and Beverage	P	C	C
Health and Personal Care	P	P	P
Hospitals	P	Pr	Pr
Hotels and Motels	P	Pr	C
Large Format Retail	C	Pr	Pr
Medical and Health Related Offices	P	P	P
Medical Center/Clinic	P	P	C
Mortuaries	P	Pr	Pr
Motor Vehicle Oriented Business	C	C	Pr
Personal Service	P	P	P
Restaurants	P	C	P
Secondhand Dealers	P	Pr	Pr
Skilled Nursing Facility	P	P	C
Small Loan Operations*	C	C	Pr
Swimming Pools^^	A	A	A
Variety Store or Price-Point Retailer	C	C	C
Vehicle Dealer	C	C	Pr
Vehicle Repair Services	C	C	Pr
Veterinary Services	C	C	C

Arts, Entertainment, and Recreation			
Commercial Entertainment	P	C	C
Commercial Recreation	C	C	C
Public Recreation	Pr	Pr	C
Education, Public Administration, Health Care & Other Institutional Uses			
Churches	P	P	C
Cultural/Community Facilities	P	P	C
Day Care Centers	C	C	C
Elementary Schools	C	C	C
Junior and Senior High Schools	C	C	C
Colleges and Universities	C	C	C
Health Care and Human Services	C	C	C
Residence or Accommodation			
Dwelling, Single-Family	Pr	Pr	P
Dwelling, Zero-Lot Line	Pr	Pr	P**
Upper Floor Dwelling Units	Pr	C	C

P=Permitted Use, C=Conditional Use, A=Accessory Use, Pr=Prohibited

* Limited to one per 4,000 residents

^ Not prohibited if use is governmental or institutional function; permit required.

[] Not prohibited if use is governmental or institutional function; conditional use permit required.

^^ Private, Accessory to Primary Use.

** Zero Lot Line Dwellings shall only be permitted in the R-4 District as part of an approved PUD or PRCD.

(Ord. 2009-12. Passed 7-6-09; Ord. 2010-05. Passed 3-1-10; Ord. 2011-06. Passed 4-4-11; Ord. 2011-07. Passed 4-4-11; Ord. 2013-09. Passed 6-17-13; Ord. 2013-18. Passed 11-4-13; Ord. 2014-01. Passed 3-17-14; Ord. 2014-17. Passed 1-5-15.)

HISTORY

Amended by Ord. [2021-06](#) on 5/3/2021

Exhibit C

Chapter 1107.05 Industrial Districts,

- (a) I-1: Light Industrial District: The intent of the I-1 Light Industrial District is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. This District should be located within areas of the City with suitable access to transportation routes and necessary utilities.
- (b) I-2: General Industrial District: The intent of the I-2 General Industrial District is to provide for all industrial uses, including those high-intensity uses that create noticeable impacts on the surrounding area. All uses, however, will be required to operate without causing a risk to the health and welfare of the inhabitants of the City. This District is intended to be located within areas of the City that have suitable access to transportation routes and necessary utilities and that are away from residential uses.
- (c) Development Standards: Development standards for each of the Industrial Districts are listed in Table 10.
- (d) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each of the Industrial Districts are listed in Table 11. **If a box in Table 11 is blank or if a use is not listed in Table 11 as a permitted, accessory, or conditional use, it shall be considered prohibited.**

TABLE 10: Industrial Lot and Dimensional Requirements

Industrial Lot and Dimensional Requirements						
District/Use	Min. Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
Permitted Principal Uses						
I-1	*	35	15	15	200	45 †
-adj. to residential	*	50	50	50	200	45 †
I-2	*	25	15	15	200	45 †
-adj. to residential	*	50	100	50	300	45 †
Accessory Uses						
Antennas & Towers	—	—	5	5	—	—
Decks, Patios & Porches	—	10	5	5	—	—
Detached Garages & Storage Sheds	—	—	3	3	—	—
Fences**	—	ROW line	—	—	—	6-10 ft.
Fences, Barbed-Wire	—	ROW line	—	—	—	^

Gazebos	—	—	5	5	—	—
Swimming Pools ^{^^}	—	—	10	10	10	—

* No minimum lot size, but must meet all other requirements.

† When a building is more than 45 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a variance.

** See special requirements for corner lots.

[^] Must be at least six feet from ground.

^{^^} Private, Accessory to Principal Use Only.

TABLE 11: Uses in the Industrial Districts

Type of Use	Industrial District	
	I-1	I-2
Alcohol and Drug Addiction Treatment Facilities	C	C
Ancillary Offices	A	A
Antenna & Towers	A	A
Business Services	P	P
Decks, Patios & Porches	A	A
Detached Garages & Storage Sheds	A	A
Dish Antenna	A	A
Distribution <u>Center</u>	<u>P_r</u> <u>C</u>	P _r <u>P</u>
Fences	A	A
Fence, Barbed-Wire	A	A
Fence, Electric	C	C
<u>Fulfillment Center</u>	<u>P</u> [*]	<u>P</u> [*]
Gazebos	A	A
Gasoline Service Stations	C	C
General Industry	<u>PR</u>	P
<u>Junkyard, Recycling Center, Recycling Plant, Salvage/Scrap Yards or Scrap Metal Processing Facility</u>	<u>PR</u>	<u>PR</u>
Light Industry	P	P
Real Property Services	P	P
Research and Development Facilities	P	P
Self-Service Storage Facility or Mini-Warehouse	C	C
Sexually Oriented Businesses	C	C
Swimming Pools ^{^^}	A	A
Transportation, Communication, Utility	P	P
Vehicle Repair Service	C	C
<u>Warehouse (secondary use)</u>	<u>P</u> [*]	<u>P</u> [*]
<u>Warehouse (primary use)</u>		<u>C</u>

<u>Wholesale Business</u>	<u>C</u>	<u>P</u>
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P=Permitted Use, C=Conditional Use, A=Accessory Use, **PR=Prohibited**

^^ Private, Accessory to Principal Use Only

(*) Indicates permitted uses that have additional use-specific standards.

(e) ***Additional Use Regulations: The following additional standards shall apply to uses listed in table 11.***

(1) ***Distribution Center: In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:***

- (A) ***No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.***
- (B) ***Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.***
- (C) ***Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.***
- (D) ***No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.***
- (E) ***No outdoor storage of any material or waste shall be permitted on site.***

(2) ***Fulfillment Center: In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:***

- (A) ***No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.***
- (B) ***Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.***
- (C) ***Fleet vehicle parking areas shall be screened by landscaping along all sides visible from the public right of way and from adjoining residential property.***
- (D) ***No junk, inoperative or unlicensed automobiles, or parts shall be permitted on the property.***
- (E) ***No outdoor storage of any material or waste shall be permitted on site.***

(3) ***Warehousing (Primary Use): In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:***

- (A) ***Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a***

new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.

- (B) *No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.*
- (C) *No outdoor storage of any material or waste shall be permitted on site.*

(4) *Warehousing (Secondary Use): In any zoning district in which this use is a permitted secondary use, all these conditions shall apply:*

- (A) *Warehousing is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.*
- (B) *Secondary warehousing shall not exceed 35% of the total building area, unless specifically approved by Planning Commission.*
- (C) *No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be used on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.*

(Ord. 2009-12. Passed 7-6-09; Ord. 2013-18. Passed 11-4-13; Ord. 2014-01. Passed 3-17-14; Ord. 2015-11. Passed 7-6-15; Ord. 2017-01. Passed 2-6-17.)

HISTORY

Amended by Ord. [2018-08](#) on
5/21/2018 Amended by Ord. [2018-19](#)
on 11/5/2018

Exhibit D

Chapter 1109.05 Planned Unit Development Overlay Districts,

(a) Purpose:

- (1) The Planned Unit Development (PUD) Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD Overlay District under this Section will allow for flexibility of overall development design with benefits to the developer and the community, while at the same time maintaining the standards or use requirements set forth in the underlying basic zoning district.
- (2) The PUD Overlay District may also be used to accommodate the development or redevelopment of parcels consistent with the design principles of traditional neighborhoods and conservation subdivisions. Traditional neighborhood development means a consolidated, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity or walking distance to each other. A conservation subdivision means a housing development in a rural setting that is characterized by reduced size lots and common open space and where natural features of land are maintained. Such proposed developments may be considered for approval at locations and with conditions that the City determines to be appropriate for the development and the surrounding area.

- (b) Permitted Uses: ~~Uses permitted in the underlying basic use district are permitted uses in the PUD district.~~ **Any use may be allowed within a PUD Overlay District subject to the approval of Planning Commission and City Council.** Individual structures shall comply with specific building area requirements of the underlying basic use district, and shall meet setbacks as required, **unless specifically approved otherwise** by the Planning Commission.

Exhibit E

Chapter 1111.08 Sign Requirements and Standards,

TABLE 27: Sign Regulations Applicable in All Districts^a

Sign Type	Per Unit	Per Street Front	Maximum Height (Ft.)	Maximum Sign Area	Min. Setback from Right-of-way
SCHOOLS, PARKS, CHURCHES, LIBRARIES, CEMETERIES AND PUBLIC USES					
Monument	—	1 †	6	36 sq. ft.	10*
Wall	—	1 †	—	20 sq. ft.	—
PARKING LOTS AND OUTDOOR COMMERCIAL RECREATION FACILITIES					
Monument	—	1	6	36 sq. ft.	—

* Or as otherwise approved by Planning Commission or the Zoning Official, as applicable.

† Only one wall sign or one monument sign shall be allowed per streetfront.

^aIf a Use is a Permitted Use in a Particular District utilize the Sign Code for that particular District.

Exhibit F

Chapter 1115.08 Site Plans.

1115.08(h)(3)Design Standards: The following design standards shall be used for Major Site Plan development to which this section is applicable:

- (A) All building elevations shall consist of tripartite configuration consisting of a base or foundation; a middle or modulated wall; and a top portion formed by a pitched roof or articulated cornice.
- (B) All building elevations shall be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets or a change in materials.
- (C) The following building materials are permitted for use under this section:
 - (i) Residential-scale brick using non-glazed finishes;
 - (ii) Natural stone material;
 - (iii) Natural and natural-based wood materials, excluding T- 111 or similar materials;
 - (iv) Exterior insulation and finish systems (EIFS) above the pedestrian level;
 - (v) Split-face concrete masonry unit (CMU) on exposed foundations and using colors embedded into the material;
 - (vi) **Unless specifically modified by Planning Commission:** (Glass only for doors and windows. Curtain walls are not permitted);
 - (vii) Metal cladding for use as roofing material; and
 - (viii) Concrete siding designed to share an appearance of wood siding such as Hardiboard or Hardiplank.