

Sec. 2-302. LR, Lakefront Residential District.

- (a) **Purpose and intent.** The LR zoning district is established primarily to provide locations for single-family detached residential uses on individual lots, including subdivisions. This district corresponds with the land around Lake Hartwell. Many of the lots in this zoning district were platted without requiring adherence to the minimum required lot size and minimum lot width requirements of the Franklin County Environmental Health Department. Many of the roads serving subdivisions in this zoning district are also substandard because they were constructed previously and were not built to conform to county standards. Accordingly, building setbacks are less in this district because of the comparatively smaller lot sizes.
- (b) **Permitted and conditional uses.** Permitted and conditional uses shall be as provided in Table 2-3, “Permitted and Conditional Uses for Residential Zoning Districts.”
- (c) **Dimensional requirements.** Dimensional requirements (e.g., height, setback, lot area, density, intensity, and other requirements for development) shall be as provided in Table 2-4, “Dimensional Requirements for Residential Zoning Districts.”
- (d) **Subdivision of Land.** Land within the Lakefront Residential District shall not be subdivided into any more than 5 lots that meet the dimensional requirements in this section. (See Sect. 7-211 Limitations on Minor Subdivisions)

Sec. 2-303. SR, Suburban Residential District.

- (a) **Purpose and intent.** The SR zoning district is established primarily to provide locations for single-family detached residential uses on individual lots, including subdivisions, at densities of approximately **two (2)** units or less per acre. SR zoning districts require public water and sanitary sewer, and such districts are most appropriately located in suburban and urbanized or urbanizing areas near municipalities.
- (b) **Permitted and conditional uses.** Permitted and conditional uses shall be as provided in Table 2-3, “Permitted and Conditional Uses for Residential Zoning Districts.” If an industry or use is not listed, it is deemed a conditional use in the zoning district the zoning administrator determines as the most appropriate.
- (b) **Dimensional requirements.** Dimensional requirements (e.g., height, setback, lot area, density, intensity, and other requirements for development) shall be as provided in Table 2-4, “Dimensional Requirements for Residential Zoning Districts.”
- (c) **Utility requirements.** Rezoning to this zoning district requires sanitary sewer service and requires connection of all dwellings to sanitary sewer, unless a dwelling was existing on the effective date of SR zoning.
- (e) **Proximity Requirements.** Rezoning to this district requires proximity to incorporated city limits. SR zoning districts must be contained entirely within a distance of 2,640 linear feet (measured in straight-line distance) from a city limit boundary.

Sec. 2-304. MFR, Multiple-Family Residential District.

- (a) **Purpose and intent.** The MFR zoning district is established to provide locations for a mix of housing types, including single-family detached residences, attached single-family residential uses, duplexes, triplexes, quadraplexes, townhouses, and apartments and condominiums. MFR zoning districts require public water and sanitary sewer, and such districts are most appropriately located in urbanized or reurbanizing areas near municipalities and urban services. The maximum density in this district is 12 units per acre.
- (b) **Permitted and conditional uses.** Permitted and conditional uses shall be as provided in Table 2-3, "Permitted and Conditional Uses for Residential Zoning Districts." If an industry or use is not listed, it is deemed a conditional use in the zoning district the zoning administrator determines as the most appropriate.
- (c) **Dimensional requirements.** Dimensional requirements (e.g., height, setback, lot area, density, intensity, and other requirements for development) shall be as provided in Table 2-4, "Dimensional Requirements for Residential Zoning Districts."
- (d) **Utility requirements.** Rezoning to this zoning district requires sanitary sewer service and requires connection of all dwellings to sanitary sewer, unless a dwelling was existing on the effective date of MFR zoning.

**Table 2-3
 Permitted and Conditional Uses for
 Residential Zoning Districts**

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Accessory Uses and Structures Generally P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Accessory uses and structures not otherwise listed in this table, determined by the zoning administrator to be normally incidental to one or more permitted principal uses	3-101	P	P	P	P
Amateur radio tower less than 70 feet in height		P	P	P	P
Fallout shelter or subterranean survival bunker		P	P	P	P
Intermodal container, temporary	3-140	P	P	P	P
Parking space (surface), accessory to one or more permitted uses		P	P	P	P
Solar energy system, building mounted	3-165	P	P	P	P
Solar energy system, ground mounted	3-166	P	C	C	C
Storage building or storage shed		P	P	P	P
Utility substation or installation		P	P	P	P
Agricultural Uses P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Agriculture (crop production)		P	X	X	P
Forestry		P	X	X	P
Livestock quarters, not including poultry house		P	X	X	X
Poultry house		X	X	X	X
Sawmill		C	X	X	X
Stack house		X	X	X	X
Timber harvesting	3-169	P	X	X	P
Residential Uses P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Dwelling, detached single-family, fee simple		P	P	P	P
Dwelling, single-family attached (fee simple townhouse)	3-125	X	X	X	P
Dwelling, multi-family, including apartments and condominiums		X	X	X	P
Dwelling, two family (duplex)		X	X	X	P
Manufactured home (on individual lot)	3-127	P	X	X	X
Manufactured home park	3-147	X	X	X	C
Relocated residential structure	3-157	P	X	X	X
Uses and Structures Accessory to Residential Uses P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Carport		P	P	P	P
Family burial plot	3-128	C	X	X	X
Guest house	3-135	P	P	P	P
Home occupation, including family day care home	3-137	P	P	P	P
Home occupation, not meeting specified requirements	3-137	P	P	P	P
Recreation, private, including swimming pool and tennis courts		P	P	P	P
Yard or garage sale	3-177	P	P	P	P
Institutional Uses P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Church, temple, synagogue, place of worship	3-115	P	P	P	P
Club or lodge, nonprofit		X	X	X	C
Continuing care retirement community	3-121	X	X	X	C
Dormitory or fraternity or sorority house		X	X	X	C
Group home, dormitory, or rooming or boarding house	3-134	C	X	X	C
Institutionalized residential living and care facility, serving 15 or less persons	3-139	X	X	X	P

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Institutionalized residential living and care facility, serving more than 15 persons	3-139	X	X	X	C
Public use		P	P	P	P
School, private		C	C	C	P
Commercial or Other Uses P = Permitted C = Conditional Use X = Prohibited	See Also Sec.	RR	LR	SR	MFR
Boarding or breeding of animals	3-112	P	X	X	X
Child care learning center, group day care home, adult day services	3-114	P	X	X	X
Golf course	3-133	X	C	C	C
Timber harvesting	3-169	P	P	P	P

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**Table 2-4
Dimensional Requirements for Residential Zoning Districts**

DIMENSIONAL REQUIREMENT	RR	LR	SR	MFR
Minimum site area to rezone to this district [acres]	1.5	1.0	2.0	5.0
Maximum site area to rezone to this district (acres)	20	10	N/A	
Maximum number of times a site area can be subdivided	5	5	N/A	
MINIMUM LOT REQUIREMENTS, SINGLE-FAMILY DETACHED (AND MANUFACTURED HOME WHERE PERMITTED)	RR	LR	SR	MFR
Minimum lot area, well and septic tank (acres)	1.5	1.5	NP	NP
Minimum lot area, public water and septic tank (acres)	1.0	1.0	NP	NP
Minimum lot area, public water and sanitary sewer (acres)	1.0	1.0	0.5	0.34
Minimum lot area, public water and sanitary sewer (square feet)	43,560	43,560	21,780	15,000
Minimum lot width (feet), well and septic tank (feet)	150	150	150	NP
Minimum lot width (feet), public water and septic tank (feet)	125	125	125	NP
Minimum lot width (feet), public water and sanitary sewer	NP	NP	85	75
MINIMUM LOT REQUIREMENTS, MULTI-FAMILY	RR	LR	SR	MFR
Minimum lot area, public water and sanitary sewer (acres) (duplex)	NP	NP	NP	0.69
Minimum lot area, public water and sanitary sewer (square feet) (duplex)	NP	NP	NP	30,000
Fee simple townhouse	NP	NP	NP	See Sec 3-125
Maximum density, multi-family development (units per acre)	NP	NP	NP	12.0
BUILDING HEIGHT REQUIREMENTS	RR	LR	SR	MFR
Maximum height (feet)	35	45	35	55
Maximum height (number of stories)	3	3	3	4
BUILDING SETBACKS, RESIDENCES OR OTHER PERMITTED PRINCIPAL BUILDINGS	RR	LR	SR	MFR
Front (feet)	40	20	35	35
Side (feet)	25	10	10	20
Rear (feet)	30	10	15	25
BUILDING SETBACKS, ACCESSORY BUILDINGS AND STRUCTURES	RR	LR	SR	MFR
Front (feet)*	40	20	NP	NP
Side (feet)	15	5	5	25
Rear (feet)	20	5	10	25
COVERAGE AND SEPARATION REQUIREMENTS	RR	LR	SR	MFR
Minimum principal building separation (feet)	N/A	N/A	N/A	20
Maximum building coverage, including principal and accessory buildings and structures (% of lot) (multi-family uses and nonresidential uses only)	N/A	N/A	N/A	50%
Minimum landscaped open space (% of lot) (multi-family residential and nonresidential uses only)	N/A	N/A	N/A	20%
FLOOR AREA REQUIREMENTS PER DWELLING UNIT	RR	LR	SR	MFR
Minimum heated floor area per dwelling unit (sq. ft.)	800	1,000	1,400	800

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* The minimum required front setback is measured from the right of way, or, in the case where no deeded right of way exists, a 60-foot wide setback is assumed (30 feet from the centerline).

NP = Not Permitted N/A = Not Applicable

**ARTICLE 2-3
RESIDENTIAL ZONING DISTRICTS**

- Sec. 2-301. RR, Rural Residential District.
- Sec. 2-302. LR, Lakefront Residential District.
- Sec. 2-303. SR, Suburban Residential District.
- ~~Sec. 2-304. MFR, Multiple-Family Residential District.~~

Sec. 2-301. RR, Rural Residential District.

- (a) **Purpose and Intent.** The RR district is exclusively designated for single-family residences, including manufactured homes, on lots spanning from one to as much as ten acres. The primary purpose of the RR zoning district is to seamlessly integrate with and actively promote an agricultural and distinctly rural ambiance. In line with this intent, the RR zone unequivocally prohibits any major subdivision developments that could compromise its rural character. It welcomes hobby farms, small-scale farming operations, and homesteads, facilitating intra-family land transfers and nurturing the essence of rural living. The availability of public water service may vary, while sanitary sewer services are generally not extended to this district.
- (b) **Permitted and conditional uses.** Permitted and conditional uses shall be as provided in Table 2-3, “Permitted and Conditional Uses for Residential Zoning Districts.” If an industry or use is not listed, it is deemed a conditional use in the zoning district the zoning administrator determines as the most appropriate.
- (c) **Dimensional requirements.** Dimensional requirements (e.g., height, setback, lot area, density, intensity, and other requirements for development) shall be as provided in Table 2-4, “Dimensional Requirements for Residential Zoning Districts.”
- (d) **Subdivision of Land.** Land within the Rural Residential District shall not be subdivided into any more than 5 lots that meet the dimensional requirements in this section. (See Sect. 7-211 Limitations on Minor Subdivisions)