

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

B-2 High-Density Business and Commercial

~ 305-12. District descriptions.

B. Business and commercial district. This district is designated for business and limited to business and certain residential uses by special exception. By establishing a compact district for such uses, better fire protection, police protection and utilities may be provided. Generally, industrial uses are excluded in order to reduce the hazards caused by extensive truck and rail movements normally associated with such uses. However, research, industrial uses and certain light industrial uses are permitted by special exception if they are of such a nature that they do not cause any hazards and if they meet the specific requirements set forth in this chapter.

(2) The B-2 High-Density Business and Commercial District is to encourage the growth of high-value business, commercial and restricted residential uses within a compact area known as the "Franklin Downtown Section." The existing lot sizes, uses and city services available allow for a higher density within this district.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District----->	B-2
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	NR
City Water or Sewer (has either well or septic)	NR
Has both a Well and Septic on the lot	NR
Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	B-2
City Water and Sewer	2 sq. ft. 0.046 acre
City Water or Sewer (has either well or septic)	Not Allowed
Has both a Well and Septic on the lot	Not Allowed
Minimum Lot Frontage (Feet)¹	75
Minimum Front Yard Depth (Feet)	20 ¹
Minimum Side Yard Width (Feet)	NR
Minimum Depth from Building to Rear Lot Line (Feet)	20

~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

Permitted and Special Exceptions Use Table

District ----->	B-2
Residential Uses	
Two-family dwelling	SE
Hotel	P
COMMERCIAL USES	
Commercial School	P
Funeral Home	P
Home Occupation- See Section 305-25	
Indoor Recreation and Amusement	SUP
Inside Storage Warehouse	P
Bulk Fuel Sale and storage	SUP
Outside Storage	P
Personal and Professional Service	P
Personal Convenience Service	P
Restaurant/eating and drinking establishments	P
Retail Business	P
Wireless Communications Facility[Amended 5-1-06 by Ord. No. 09-06]	SUP
INDUSTRIAL USES	
Light Industry	SUP
Supply Yard	SUP
PUBLIC/INSTITUTIONAL USES	
Day-Care Center	SE ⁴
Hospital, Clinic or Nursing Home	P
Nursing Home	SUP
Independent Living facility	SUP
Assisted Living facility	SUP
Residential Care facility or Sheltered Care facility	SUP
Private School	SUP
Essential Services	P
AGRICULTURE/RECREATIONAL USES	
Veterinary Clinic	P

RECREATION	
Nightclub	SUP

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.