

Sponsors:	<u>Commissioner Powell</u> <u>Commissioner Stewart</u>
Second Reading:	<u>March 11, 2019</u>
Publication Date:	<u>March 14, 2019</u>

**ORDINANCE NO. 2019 - 006**

**AN ORDINANCE OF THE CITY OF FRANKLIN, KENTUCKY  
REPEALING AND RE-ENACTING TEXT AND SUBSTANCE OF  
ORDINANCE 2018-001 REGARDING SECTIONS 8.9.2, 8.15.2 and 8.15.3  
OF THE ZONING REGULATIONS**

WHEREAS, on March 15, 2018, Ordinance 2018-001 of the City of Franklin, Kentucky, relating to planning and zoning regulations was adopted by the City of Franklin, Kentucky; and,

WHEREAS, on February 14, 2019, the Franklin-Simpson County Planning & Zoning Commission held two public hearings regarding the clarification of Sections 8.9.2, 8.15.2 and 8.15.3 pertaining to community residential facilities in an I-1 zone and residential uses in a B-1 zone; and

WHEREAS, the Franklin-Simpson County Planning & Zoning Commission approved changes to the zoning regulations listed above; and

WHEREAS, it is the opinion and judgment of the Board of Commissioners of the City of Franklin that it is necessary to amend said Ordinance to reflect the changes as set forth herein; and

NOW, THEREFORE, BE IT ORDAINED by the City of Franklin, Kentucky, acting by and through its Board of Commissioners as follows:

Sections 8.9.2, 8.15.2 and 8.15.3 of the Zoning Regulations of the City of Franklin and Simpson County shall be amended as shown in the attached Exhibit A.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

<u>February 25, 2019</u>	FIRST READING
<u>March 11, 2019</u>	SECOND READING

At a meeting of the City Commission of the City of Franklin, Kentucky, held on March 11, 2019 on motion made by Commissioner Stewart and seconded by Commissioner Bennett the foregoing ordinance was adopted, after full discussion, by the following vote:

Yes BROWNIE BENNETT

Yes JAMIE POWELL

Absent HERBERT WILLIAMS

Yes WENDELL STEWART

Yes LARRY DIXON, MAYOR

APPROVED BY:

Larry Dixon Mayor  
Larry Dixon, Mayor

ATTEST:

Cathy Dillard  
Cathy Dillard, City Clerk

**“EXHIBIT A”**  
to  
**Ordinance No. 2019-006**

**8.9.2 Permitted Uses**

The following uses are permitted in the **Central Business (B-1)** zoning district, subject to all the applicable development standards and requirements of these Zoning Regulations

Section 8.9.2.e. is amended as follows:

**eE. Residential:** residential dwellings as permitted in R-4 zoning districts. (See section 8.7.2). Residential apartment dwelling units may not be less than five hundred (500) square feet in living space per apartment dwelling unit. Further, no there shall be no more than twenty (20) apartment dwelling units per building in the B-1 zoning district, and all buildings containing apartment dwelling units shall be equipped with an approved fire suppression and monitoring system. Multi-family land use developments may be proposed in a multiple building development configuration provided that a development plan has been approved by the Planning Commission (see Article 13). Provided however, and regardless of anything else in these regulations to the contrary, all residential uses proposed to be permitted in a B-1 (Central Business District) Zone are specifically subject to and/or limited by the provisions of any and all other ordinances adopted by the City of Franklin, Kentucky including, but not limited to ordinances relating to the permitted uses of buildings located in the Downtown Historical District.

**8.15.2 Permitted Uses**

The following uses are permitted in any I-1 district, subject to all the applicable development standards and requirements:

- a. General manufacturing
- b. Sales, Construction and Service Establishments
- c. Warehousing and Storage
- d. Public warehousing and storage
- e. Mini-warehouses.
- f. Planned Industrial Parks which have been approved by the Planning Commission under the development plan provisions of Article 13, or, Industrial Park land which is under the care and supervision of the Industrial Authority, and placed in the Industrial Park Overlay District.
- g. Adult oriented use(s) and/or sexually oriented business.

- h. Any accessory building or use customarily incidental to the above permitted or conditionally permitted use shall be permitted.
- i. Community residential facilities.

### 8.15.3 Conditional Uses

The following uses are conditional uses in and I-1 district and require written approval of the Board of Adjustment:

- a. Manufactured Ice Plants
- b. Machine shops
- c. Jobbing and repair,
- d. Welding
- e. Fabrication and processing plants of Articles to be sold at retail on the premises; photocopying and duplication
- f. Salvage Yards (subject to provisions of Article 9.2)
- g. General contractors and special trade contractors and partitions, shelving, lockers, and office and store fixtures including cabinet shops
- ~~h. Community residential facilities~~
- h. Child care facility which developed in conjunction with a planned industrial park or is exclusively for the benefit of employees of the manufacturing plant. Two or more adjoining manufacturing plants may jointly operate a child care facility.