

**AN ORDINANCE AMENDING THE FRANKLIN COUNTY UNIFIED DEVELOPMENT
ORDINANCE (TEXT): ARTICLE 1 ESTABLISHMENT & ADMINISTRATION, AND
ARTICLE 5 ZONING DISTRICTS**

WHEREAS, the Franklin County Board Of Commissioners has reviewed said petition and favorably recommends amendment per the requirements of the Franklin County Unified Development Ordinance; and,

WHEREAS, a public hearing of the Board Of Commissioners has been scheduled, duly advertised, per the requirements of G. S. 160D, and conducted on January 3, 2023, and,

NOW, THEREFORE, BE IT ORDAINED that the Board Of Commissioners has acted favorably on the petition and provides the following amending ordinance.

SECTION I That the Franklin County Unified Development Ordinance be amended as follows:

1.6. ADOPTED PLANS

1.6.4. Consistency with Adopted Plans

All development plans, subdivision plans, and rezonings shall be in conformance with all adopted plans and policies (including comprehensive plans, transportation plans, small area plans, bicycle pedestrian plans, or any other plan adopted by the Franklin County Board of Commissioners).

Table 5-2 Table of Area, Yard, and Height Requirements


DISTRICT	Area (square feet) or Maximum Density (dwelling units per acre)	Frontage (feet)	Front (Street) Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Structure Height (feet)
GB (General Business)						

Without public sewer available	40,000	75	50	10 (30 when abutting a residential district)	25 (40 when abutting a residential district)	35 <u>60</u>
Multifamily (noncommunity water and public sewer must be utilized)	Maximum 12 dwelling units per acre	75	25	10	25	35 <u>60</u>
All other uses, with noncommunity water and public sewer	30,000	75	50	10 (30 when abutting a residential district)	25 (35 when abutting a residential district)	35 <u>60</u>

4. The height regulations stipulated in this Ordinance shall not be exceeded except where a Variance is granted. The Board of Commissioners shall review as a special use permit structures such as church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts, aerials, grain elevators, and similar structures which exceed the height limitations of this Ordinance. Fire apparatus access requirements must be adhered to when the maximum structure height exceeds 30'.

SECTION II That this ordinance shall become effective upon its adoption.

Adopted this the 3rd day of January 2023.


 Clerk, Franklin County Board Of
 Commissioners


 Chairman, Franklin County Board Of
 Commissioners

