

City of Franklin, Ohio
Unified Development Ordinance

TABLE OF CONTENTS

CHAPTER 1101 GENERAL PROVISIONS

1101.01	Short Title.....	1
1101.02	Intent and Purpose.....	1
1101.03	Interpretation and Conflict.....	2
1101.04	Jurisdiction.....	2
1101.05	Application of UDO; Compliance; One Main Building Per Lot.....	2
1101.06	Continuation of New Construction.....	3
1101.07	Effective Date.....	3
1101.08	Repeal of Existing Ordinances.....	3
1101.09	Validity and Severability.....	3

CHAPTER 1103 DEFINITIONS..... 4

CHAPTER 1105 ADMINISTRATION

1105.01	Administrative Entities.....	39
1105.02	Technical Review Committee.....	40
1105.03	Zoning Official.....	40
1105.04	City Engineer.....	41
1105.05	Historic District Review Board.....	42
1105.06	Planning Commission.....	43
1105.07	Appeals Board.....	43
1105.08	Council.....	44
1105.09	Fees.....	45
1105.10	Right of Entry.....	46
1105.11	Revocation of Zoning Certificate.....	46
1105.12	Enforcement and Penalties.....	46

CHAPTER 1107 DISTRICTS AND LAND USE STANDARDS

1107.01	General Provisions.....	48
1107.02	Residential Districts.....	50
1107.03	Commercial Districts.....	56
1107.04	Office Districts.....	58
1107.05	Industrial Districts.....	60

City of Franklin, Ohio
Unified Development Ordinance

CHAPTER 1107 DISTRICTS AND LAND USE STANDARDS

1107.06	Agricultural District.....	61
1107.07	Parks and Recreation District.....	63
1107.08	Overlay Districts.....	63
1107.09	Interpretation of District Boundaries.....	64
1107.10	Official Zoning Map.....	65

CHAPTER 1109 OVERLAY DISTRICTS

1109.01	Telecommunications Overlay District.....	66
1109.02	Floodplain Overlay District.....	80
1109.03	Well Field Protection Overlay District.....	96
1109.04	Historic Overlay District.....	99
1109.05	Planned Unit Development Overlay District.....	102
1109.06	Planned Residential Conservation Overlay District.....	110
1109.07	Highway Sign Overlay District.....	120A

CHAPTER 1111 DEVELOPMENT REQUIREMENTS AND STANDARDS

1111.01	Subdivision Regulations.....	121
1111.02	Subdivision Design Requirements and Standards.....	123
1111.03	Public Improvements Design Requirements and Standards.....	127
1111.04	Parkland Requirements and Standards.....	133
1111.05	Stormwater and Drainage Requirements and Standards.....	140
1111.06	Landscaping Requirements and Standards.....	167
1111.07	Off-street Parking and Loading Requirements and Standards.....	175
1111.08	Signs.....	184

CHAPTER 1113 USE REQUIREMENTS AND STANDARDS

1113.01	Conditional Uses.....	201
1113.02	Sexually Oriented Businesses.....	234
1113.03	Home Occupations.....	240
1113.04	Nonconformities.....	246
1113.05	Accessory Buildings and Uses.....	251
1113.06	Industrial Performance Standards.....	260
1113.07	Supplementary Regulations.....	262
1113.08	Standards for Utility Structures.....	270

**City of Franklin, Ohio
Unified Development Ordinance**

CHAPTER 1115 PROCESS AND PROCEDURES

1115.01 General Requirements..... 276

1115.02 Consolidating Approvals..... 277

1115.03 Annexation..... 277

1115.04 UDO and Official Zoning Map Amendments..... 278

1115.05 Planned Unit Developments and
Planned Residential Conservation Developments..... 282

1115.06 Major Subdivisions..... 290

1115.07 Minor Subdivisions..... 303

1115.08 Site Plans..... 305

1115.09 Approvals by the Planning Commission..... 316

1115.10 Approvals by the Appeals Board..... 323

1115.11 Approvals by the Zoning Official..... 330

1115.12 Approvals by the City Engineer..... 336

1115.13 Approvals by the Historic District Review Board..... 341

1115.14 Other Approvals..... 344

Pictures or images (not including tables) contained in this UDO are presented as interpretive aids only and are not a part of the regulations contained herein.