



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: January 8, 2025

PC 25-02 Amendments to Municipal Code

Project Overview: The City of Franklin is requesting amendments to the City’s Municipal Code Chapter 1103 Definitions, Chapter 1107 Districts and Land Use Standards, Section 1111.07 Off-Street Parking and Loading Requirements and Standards, Section 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented Businesses, Section 1113.03 Home Occupations, Section 1113.05 Accessory Structures and Uses, Section 1113.06 Industrial Performance Standards, and Section 1113.07 Supplementary Regulations.

Comments: The City of Franklin is proposing text amendments to the City’s Municipal Code stemming from the establishment of the Moratorium, which was enacted by Franklin City Council on September 16th, 2024 and extended for an additional 90 days on December 2nd, 2024.

The proposed text amendments update the existing uses, use standards, parking standards, and definitions while also reorganizing existing content in the UDO to provide better accessibility for both Staff and the public. While the specific changes to the UDO are attached to this staff report, this report will provide an overview of the changes including and reorganization of existing sections.

Chapter 1103 Definitions: Chapter 1103 Definitions was modified as follows:

- 1) Definitions for new uses were added.
- 2) Definitions for uses that were consolidated were moved and modified.
- 3) Definitions for certain uses not listed in the UDO were removed.
- 4) Definitions for existing uses were updated.

Chapter 1107 Districts and Land Use Standards: Chapter 1107 Districts and Land Use Standards was modified as follows:

- 1) The existing regulations in Chapter 1107 were reorganized to improve accessibility.
- 2) Table 1107.01-1: Zoning Districts Established was added.
- 3) The TN-2 “Transitional Mixed Use District” was added as a new zoning district.
- 4) All existing use tables were consolidated into Table 1107.12-1: Agriculture, Residential, and Parks and Recreation Districts Use Table and Table 1107.12-2: Non-Residential Districts Use Table.
- 5) New uses were added to Tables 1107.12-1 and 1107.12-2 and use permissions were modified.
- 6) General use, specific use, and dimensional regulations currently listed in Sections 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented Businesses, Section 1113.03 Home Occupations, and Section 1113.06 were incorporated into Chapter 1107 and modified.
- 7) New dimensional standards tables were created which regulate the minimum standards for lot area, lot frontage, setbacks, principal and accessory structure height, parking location, and impervious coverage.
- 8) An updated structure height measurement graphic was added.
- 9) An updated clear sight triangle graphic was added.

Section 1111.07 Off-Street Parking and Loading Requirements: Section 1111.07 Off-Street Parking and Loading Requirements was modified as follows:

- 1) Driveways behind the front yard building setback in the single-family and two-family residential districts are no longer exempted from the paving requirement.
- 2) Added requirement that all new driveways shall require an accessory use permit.
- 3) Light fixture height and illumination standards were added.
- 4) Inclusion of Table 1111.07-1: Illumination Levels.
- 5) Added requirement that all lighting shall be maintained in good condition and working order and shall be illuminated between dusk and dawn.
- 6) Added regulation which allows the Zoning Official to approve a reduction in the number of required parking spaces, up to 25 percent for specific reasons. Request for reductions above 25 percent will be sent to the BZA.
- 7) Inclusion of Table 1111.07-2: Required Number of Parking Spaces which provides parking requirements for each listed use.
- 8) Added regulations for the required number of stacking spaces including dimensions, location, and modifications.
- 9) Inclusion of Table 1111.07-3: Required Number of Stacking Spaces.

Section 1113.01 Conditional Uses: Section 1113.01 Conditional Uses was modified as follows:

- 1) Section references have been updated to include the new use tables.
- 2) The specific standards for conditional uses located in Section 1113.01(e) have been removed and incorporated into the use standards located in Chapter 1107 Districts and Land Use Standards.

Section 1113.02 Sexually Oriented Businesses: Section 1113.02 Sexually Oriented Businesses was modified as follows:

- 1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Section 1113.03 Home Occupations: Section 1113.03 Home Occupations was modified as follows:

- 1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Section 1113.05 Accessory Structures and Uses: Section 1113.05 Accessory Structures and Uses was modified as follows:

- 1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Section 1113.06 Industrial Performance Standards: Section 1113.06 Industrial Performance Standards was modified as follows:

- 1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Section 1113.07 Supplementary Regulations: Section 1113.07 Supplementary Regulations was modified as follows:

- 1) This Section will be removed as the regulations have been moved to Chapter 1107 Districts and Land Use Standards.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to

demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

- 1) The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
- 2) The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
- 3) The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
- 4) The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
- 5) The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
- 6) The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- 7) The proposed zoning district classification and use of the land will not cause undue traffic congestion or create a traffic hazard.