Distilled Together
DEVELOPMENT CODE

PUBLIC OPEN HOUSE | February 26, 2026

FRANKFORT FRANKLIN CO.
DEVELOPMENT CODE
DISTILLED TOGETHER

WE'RE GLAD YOU'RE HERE!

The City of Frankfort and Franklin County are in the process of updating their zoning regulations and subdivision regulations into a unified Development Code. The Development Code will be a consolidatation of the City and County's zoning regulations and subdivision regulations into a single document.

The Development Code establishes rules that developments and site improvements must follow including uses allowed, building location and height, landscaping, signage, parking, and lighting. The Development Code update was started on the heels of the adoption of the Frankfort Franklin County Comprehensive Plan: Distilled Together in 2024.

Revisions to the existing codes are being crafted to implement the vision, goals, policies, and strategies of Distilled Together. The update process involved a diagnosis of the existing codes, drafting of targeted regulations, and input from stakeholders and the public. These boards summarize the major updates proposed in the draft Development Code.

CODE UPDATE GOALS

1 Reorganize and Reformat Existing Codes
- Modernize the format and organization
- Illustrate key concepts
- Formatting and capitalization styles

2 Modernize and Improve Development Regulations
- Signage & Lighting
- Parking, Loading, and Stacking Standards
- Landscaping and Buffering
- Infill Development Standards
- Non-residential Development Standards

3 Implement *Distilled Together*
- Expand design and aesthetic standards
- Improve and modernize off-street parking requirements to allow for appropriate sized development
- Enchance buffering requirementws between different land uses
- Review and expand housing types permitted within the City and County
- Review and update overlay and special districts to incentivize sensitive development for site context

AN EASY TO USE DEVELOPMENT CODE

- Existing City and County codes are spread across many seperate articles, making them difficult to navigate.
- Information is often split across multiple sections, requiring additional time to identify related regulations
- Update consolidates and groups topics (such as uses, development standards, and administration) into fewer, clearer sections.
- Most used regulations move to the front; longer and less-frequently used material moves to the back. Development Code to read as a logical sequence of events in development.
- Definitions relocated to the end, functioning like a glossary for ease of reference

REORGANIZATION

The existing City of Frankfort Zoning Regulations are divided into 21 articles (two of which are reserved) while there are 17 articles within the Franklin County Zoning Regulations. The current organization and flow of each code is improved to make information easier to find while reducing the need to refer to several articles in order to find certain regulations.

Existing Zoning Code Organization Structure

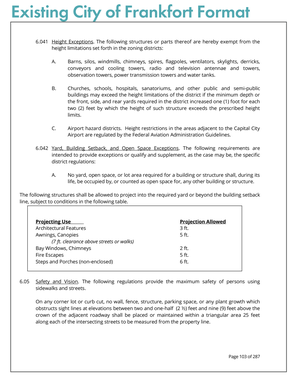
	City of Frankfort	Franklin County
1	General Provisions	General Provisions
2	Zoning Districts and Map	Administration and Enforcement
3	Definitions	Board of Zoning Adjustments
4	Permitted Uses	Zoning Districts and Map
5	Development Plan Requirements	Permitted Uses
6	Bulk, Density, Height and Area Provisions	Conditional Uses
7	Landscape Ordinance	District Regulations
8	Planned Unit Development	E-ZL, Exclusive Land Use Zone for Landfill
9	Flood Damage Prevention	Development Plan Requirements
10	Environmental Regulations	Bulk, Density, Height, and Area Provisions
11	Compatibility and Design Standards	Non-Conforming Uses and Structures
12	Minimum Off Street Parking Requirements	Wireless Communication Facilities
13	Sign Regulations	Planned Unit Developments
14	[Reserved]	Flood Damage Prevention
15	Non-Conforming Use and Non-Complying Structure	Off-Street Parking and Loading
16	Historic Preservation Design Guidelines for SH and CB	Sign Regulations
17	Architectural Review Board	Small Cell Systems and Towers
18	Board of Adjustment	
19	Conditional Uses	
20	[Reserved]	

Proposed Development Code Organization

	DRAFT DEVELOPMENT CODE FORMAT	EXISTING APPLICABLE ARTICLES: CITY OF FRANKFORT	EXISTING APPLICABLE ARTICLES: FRANKLIN COUNTY
1	**General Provisions** › Title and Purpose › Interpretation and Conflict › General Requirements	› General Provisions	› General Provisions
2	**Zoning Districts** › Purpose › Zoning Districts	› Zoning District and Map	› Zoning District and Map › District Regulations
3	**Use Regulations** › Use Table › Use Regulations › Special Approval Uses › Accessory Uses and Structures › Temporary Uses and Structures › Nonconforming Uses, Structures, and Lots	› Permitted Uses › Conditional Uses › Non-conforming Uses and Non-complying Structures	› District Regulations › Permitted Uses › Conditional Uses › Non-conforming Uses and Structures › Wireless Communication Facilities › Small Cell Systems and Towers
4	**Dimensional and Design Standards** › Dimensional Requirements › Lot Requirements › Measurements › Design and Form Standards › Performance Standards	› Bulk, Density, Height and Area Provisions › Compatibility and Design Standards › Development Plan Requirements	› District Regulations › Bulk, Density, Height and Area Provisions › Development Plan Requirements
5	**Parking, Loading, and Circulation** › Parking, Stacking, and Loading Requirements	› Minimum Off Street Parking Requirements	› Off-Street Parking and Loading
6	**Landscaping and Buffering** › Landscape Plan Requirements › Landscaping Standards	› Landscape Ordinance	
7	**Signage** › Permanent Sign Regulations › Temporary › General Requirements	› Sign Regulations	› Sign Regulations
8	**Outdoor Lighting** › Lighting and Performance Standards		
9	**Planned Developments** › Planned Development Districts	› Planned Unit Development	› Planned Unit Development
10	**Special Districts and Overlays** › Special Districts	› Historic Preservation Design Guidelines	› E-ZL, Exclusive Use Zone for Landfill
11	**Riparian Area, Waterway and Wetland Protection**	› Environmental Regulations	
12	**Flood Damage Prevention**	› Flood Damage Prevention	› Flood Damage Prevention
13	**Administration and Procedures** › Approval Bodies › Application Procedures › Public Hearing Requirements › Specific Procedure Flow Charts and Requirements › Enforcement and Penalty	› Board of Adjustments › Architectural Review Board › Development Plan Requirements › Administration, Enforcement, and Violations	› Administration and Enforcement › Board of Zoning Adjustment › Development Plan Requirements
14	**Subdivision Regulations** › Subdivision Process › Design Requirements (unless put in a separate manual)	› Subdivision Regulations	› Subdivision Regulations
15	**Definitions**	› Definitions	› Definitions

MODERNIZE FORMAT

Existing City of Frankfort Format



6.041 Height Exceptions. The following structures or parts thereof are hereby exempt from the height limitations set forth in the zoning districts:

A. Barns, silos, windmills, chimneys, spires, flagpoles, ventilators, skylights, derricks, conveyors and cooling towers, radio and television antennae and towers, observation towers, power transmission towers and water tanks.

B. Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth or the front, side, and rear yards required in the district increased one (1) foot for each two (2) feet by which the height of such structure exceeds the prescribed height limits.

C. Airport hazard districts. Height restrictions in the areas adjacent to the Capital City Airport are regulated by the Federal Aviation Administration Guidelines.

6.042 Yard, Building Setback, and Open Space Exceptions. The following requirements are intended to provide exceptions or quality and supplement, as the case may be, the specific district regulations:

A. No yard, open space, or lot area required for a building or structure shall, during its life, be occupied by, or counted as open space for, any other building or structure.

The following structures shall be allowed to project into the required yard or beyond the building setback line, subject to conditions in the following table.

Projecting Use	Projection Allowed
Architectural Features	3 ft.
Awnings, canopies (ft. clearance above streets or walks)	5 ft.
Bay Windows, Chimneys	2 ft.
Fire Escapes	5 ft.
Steps and Porches (non-enclosed)	6 ft.

6.05 Safety and Vision. The following regulations provide the maximum safety of persons using sidewalks and streets.

On any corner lot or curb-cut, no wall, fence, structure, parking space, or any plant growth which obstructs sight lines at elevations between two and one-half (2 ½) feet and nine (9) feet above the crown of the adjacent roadway shall be placed or maintained within a triangular area 25 feet along each of the intersecting streets to be measured from the property line.

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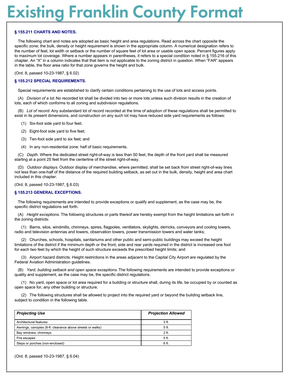
Existing Franklin County Format



§ 155.211 CHARTS AND NOTES.

The following chart and notes are adopted as basic height and area regulations. Read across the chart opposite the specific zone, the bulk, density or height requirement is shown in the appropriate column. A numerical designation refers to the number of feet, lot width or setback or the number of square feet of lot area or usable open space. Percent figures apply to the total lot area. Numbers in parenthesis refer to corresponding notes at the end of the chart for special conditions. When "FAR" appears in the table, the floor area ratio for that zone governs the height and bulk.

(Ord. 8, passed 10-23-1987; § 6.02)

§ 155.212 SPECIAL REQUIREMENTS.

Special requirements are established to clarify certain conditions pertaining to the use of lots and access points.

(A) *Division of a lot.* No recorded lot shall be divided into two or more lots unless such division results in the creation of lots, each of which conforms to all zoning and subdivision regulations.

(B) *Lot of record.* Any substandard lot of record recorded at the time of adoption of these regulations shall be permitted to exist in its present dimensions, and construction on any such lot may have reduced side yard requirements as follows:

(1) Six-foot side yard to four feet;

(2) Eight-foot side yard to five feet;

(3) Ten-foot side yard to six feet; and

(4) In any non-residential zone: half of basic requirements.

(C) *Depth.* Where the dedicated street right-of-way is less than 50 feet, the depth of the front yard shall be measured starting at a point 25 feet from the centerline of the street right-of-way.

(D) *Outdoor displays.* Outdoor display of merchandise, where permitted, shall be set back from street right-of-way lines not less than one-half of the distance of the required building setback, as set out in the bulk, density, height and area chart for the district.

(Ord. 8, passed 10-23-1987; § 6.03)

§ 155.213 GENERAL EXCEPTIONS.

The following requirements are intended to provide exceptions or quality and supplement, as the case may be, the specific district regulations set forth.

(A) *Height exceptions.* The following structures or parts thereof are hereby exempt from the height limitations set forth in the zoning districts:

(1) Barns, silos, windmills, chimneys, spires, flagpoles, ventilators, skylights, derricks, conveyors and cooling towers, radio and television antennas and towers, observation towers, power transmission towers and water tanks;

(2) Churches, schools, hospitals, sanitariums and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth or the front, side and rear yards required in the district is increased one foot for each two feet by which the height of such structure exceeds the prescribed height limits; and

(3) Airport hazard districts. Height restrictions in the areas adjacent to the Capital City Airport are regulated by the Federal Aviation Administration Guidelines.

(B) *Yard, building setback and open space exceptions.* The following requirements are intended to provide exceptions or quality and supplement, as the case may be, the specific district regulations:

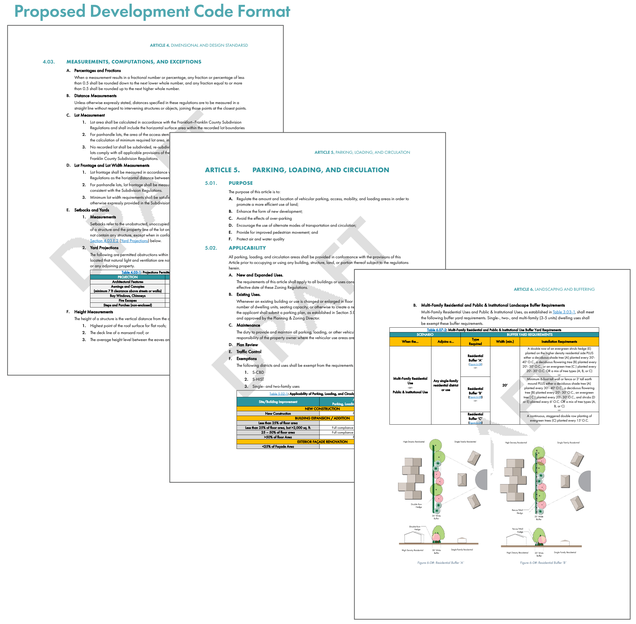
(1) No yard, open space or lot area required for a building or structure shall, during its life, be occupied by or counted as open space for, any other building or structure.

(2) The following structures shall be allowed to project into the required yard or beyond the building setback line, subject to condition in the following table.

Projecting Use	Projection Allowed
Architectural features	3 ft.
Awnings, canopies (ft. clearance above streets or walks)	5 ft.
Bay windows, chimneys	2 ft.
Fire escapes	5 ft.
Steps or porches (non-enclosed)	6 ft.

(Ord. 8, passed 10-23-1987; § 6.04)

Proposed Development Code Format



ARTICLE 4. DIMENSIONAL AND DESIGN STANDARDS

4.03. MEASUREMENTS, COMPUTATIONS, AND EXCEPTIONS

ARTICLE 5. PARKING, LOADING, AND CIRCULATION

5.01. PURPOSE

The purpose of this article is to:

A. Regulate the amount and location of vehicular parking, access, mobility, and loading areas in order to promote a more efficient use of land;

B. Enhance the form of new development;

C. Avoid the effects of over-parking;

D. Encourage the use of alternate modes of transportation and circulation;

E. Provide for improved pedestrian movement; and

F. Protect air and water quality.

5.02. APPLICABILITY

All parking, loading, and circulation areas shall be provided in conformance with the provisions of this section prior to occupying or using any building, structure, land, or portion thereof subject to the regulations herein.

A. New and Expanded Uses.

B. Existing Uses.

C. Maintenance.

D. Plan Review.

E. Traffic Control.

F. Exemptions.

ARTICLE 6. LANDSCAPING AND BUFFERING

D. Multi-Family Residential and Public & Institutional Landscape Buffer Requirements

Figure 6.09: Residential Buffer 'A'

Figure 6.09: Residential Buffer 'B'