



ZONING DISTRICTS & CHARACTER AREAS

DISTRICTS ESTABLISHED

FNL, Farms and Natural Landscape

The Farm and Natural Landscape (FNL) district is intended to preserve and protect prime farmland, hillsides, floodplains, forests, and other resource-based uses. This district accommodates agricultural production, natural resource conservation, rural homesteads, and low-intensity residential development while controlling urban encroachment and preserving the natural landscape. This district also accommodates conditional use related to agri-business, agritourism, and adventure tourism where appropriate. This district should be established in accordance with the Comprehensive Plan's recommendations for the "Rural Farms and Natural Landscapes" land use category. This district does not include Community Character designations.

Existing AG, Agricultural District

RR, Rural Residential

The Residential Rural (RR) district is intended to preserve the rural character and scenic quality of Franklin County's outer areas by accommodating very low-density residential development on large lots. This district supports agricultural uses, homes with limited infrastructure service needs, and cluster subdivisions, acting as a transition between agricultural lands and more suburban or urban development. This district should be established in accordance with the Comprehensive Plan's "Rural Residential" land use category. This district does not include Community Character designations.

Existing RE / RR District

RL, Residential, Low Density*

The Residential Low-Density (RL) district is designed to support low-density, single-family residential neighborhoods with traditional subdivision and neighborhood patterns. This district is typically located within areas of planned or existing infrastructure, while encouraging contextually appropriate density, design, and connectivity. This district should be established in accordance with the Comprehensive Plan's "Residential Neighborhoods" land use category. This district does not include Community Character designations.

Existing RA & RB Districts

RT, Residential, Traditional

The Residential Traditional (RT) district promotes compact, walkable, and traditional neighborhood development within established neighborhoods and the urban core. This district supports small-lot single-family homes and compatible infill development while maintaining historic neighborhood patterns, encouraging reinvestment, and supporting access to nearby supporting amenities and services. This district should be established in accordance with the Comprehensive Plan's "Urban Neighborhoods" land use category. This district does not include Community Character designations.

Existing RC District

RF, Residential, Flex*

The Residential Flex (RF) district allows an integration of housing types—including single-family, duplexes, townhomes, and small-scale multi-family buildings. This district is intended to provide adaptable housing opportunities and facilitate transitions between single-family, multi-family, and commercial areas. This district should be established in accordance with the Comprehensive Plan's "Urban Neighborhoods" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing RS & RD Districts

RM, Residential, Mixed-Density*

The Residential Mixed-Density (RM) district is intended to accommodate moderate to high-density residential development, including apartments, condominiums, and senior or workforce housing. Located along key corridors or in areas with adequate infrastructure and access to services, serving as a buffer between commercial areas and lower-density neighborhoods. This district should be established in accordance with the Comprehensive Plan's "Multi-Family Neighborhood" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing RL & RH Districts

MCL, Mixed-Commercial, Local

The Mixed-Commercial, Local (MCL) district is intended to serve the daily retail and service needs of nearby residential neighborhoods. Development in this district is designed at a pedestrian scale, with a focus on small businesses such as convenience retail, personal services, and neighborhood-oriented restaurants. This district should be established in accordance with the Comprehensive Plan's "Neighborhood Mixed-Use" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing CL District

MCC, Mixed-Commercial, Community

The Mixed-Commercial, Community (MCC) district provides for a broader range of commercial uses and services that meet the needs of multiple neighborhoods or the larger city population. Typical developments include grocery stores, pharmacies, sit-down restaurants, general retail, and professional offices. This district should be established in accordance with the Comprehensive Plan's "Neighborhood Mixed-Use" and "Regional Mixed-Use" land use categories. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing CG District

MCL, Mixed-Commercial, Regional

The Mixed-Commercial-Regional (MCR) district is intended to support large-scale commercial and retail uses that draw customers from across the city and surrounding counties. This includes big-box retailers, shopping centers, hotels, auto dealerships, entertainment venues, and regional medical or institutional facilities. This district should be established in accordance with the Comprehensive Plan's "Regional Mixed-Use" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing CH District

PI, Public & Institutional

The Public & Institutional (PI) district is intended to accommodate public and semi-public governmental, civic, educational, and cultural uses that serve the local, regional, or state level. Typical uses include schools, libraries, government offices, public safety facilities, community centers, places of worship, and major state institutions. The district supports the long-term use of land for public purposes while ensuring compatibility with surrounding development. This district should be established in accordance with the Comprehensive Plan's "Civic and Institutional Facilities" and "Parks and Open Space" land use categories.

Existing SG District

EE, Enterprise, Employment

The Enterprise, Employment (EE) district is intended to accommodate light industrial, advanced manufacturing, research and development, logistics, and office uses in a high-quality business park or campus-like setting. This district supports clean, low-impact employment-generating activities that are compatible with adjacent non-industrial uses and are typically located near key transportation routes and infrastructure. This district should be established in accordance with the Comprehensive Plan's "Light Industrial and Employment Center" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

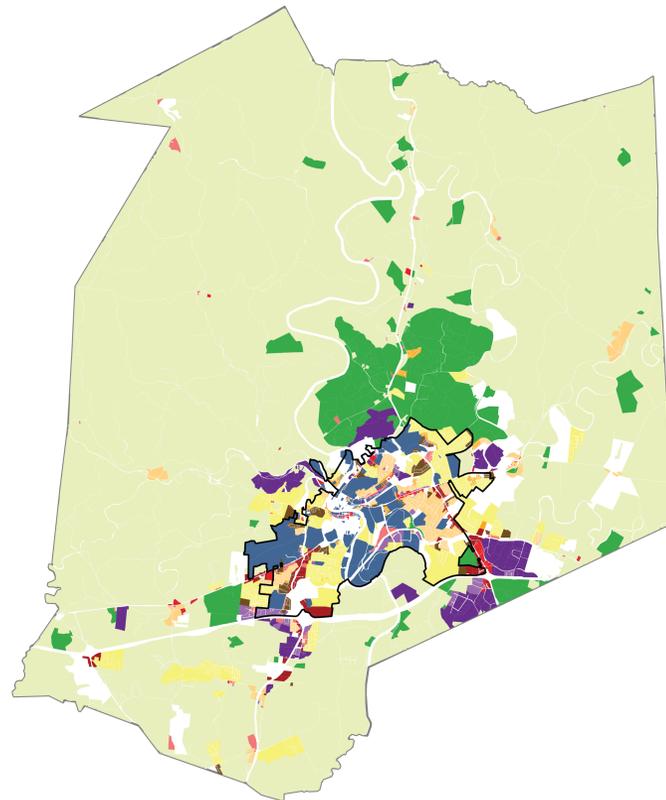
Existing PO & IC Districts

EG, Enterprise, General

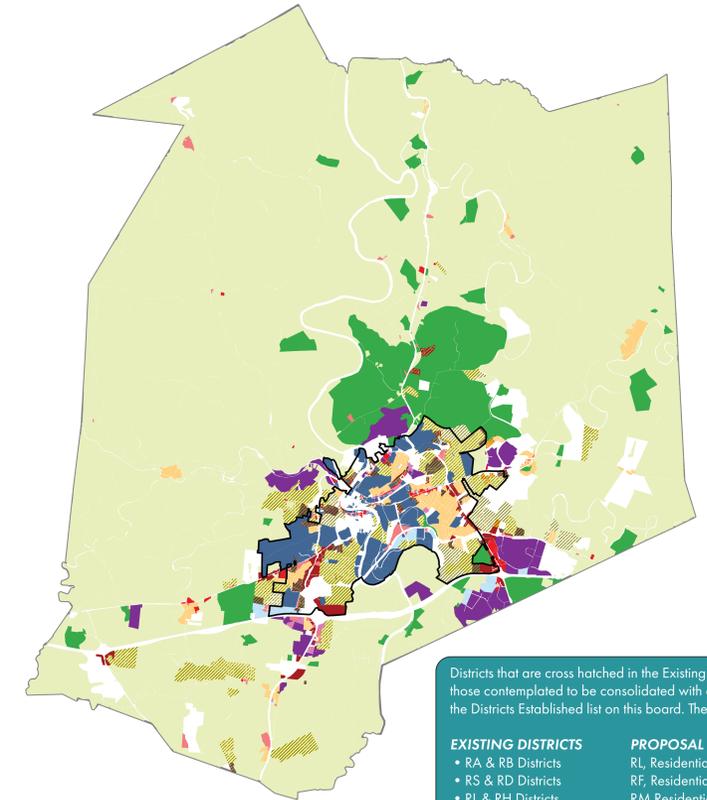
The Enterprise, General (EG) district is designed to support a full range of industrial and logistics activities, including manufacturing, warehousing, distribution, fabrication, and other intensive operations that require larger sites, outdoor storage, and freight access. This district is intended for locations with appropriate infrastructure, highway or rail access, and separation from residential neighborhoods. This district should be established in accordance with the Comprehensive Plan's "Medium-Heavy Industrial" land use category. This district includes Community Character designations as established by Table 2.03-1 (Community Character Designations).

Existing IG Districts

DRAFT CONCEPT ZONING MAP



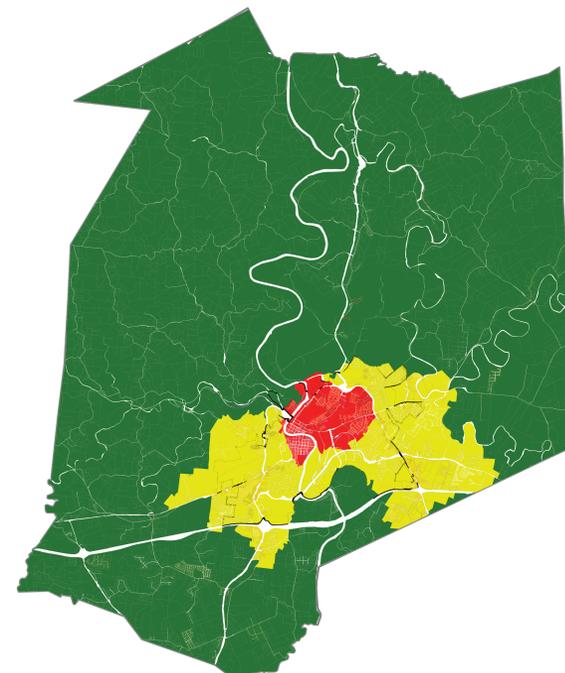
EXISTING ZONING MAP



Districts that are cross hatched in the Existing Zoning Map are noted as those contemplated to be consolidated with an in-kind district as noted in the Districts Established list on this board. These districts include:

EXISTING DISTRICTS	PROPOSAL
• RA & RB Districts	RL, Residential Low-Density District
• RS & RD Districts	RF, Residential Flex District
• RL & RH Districts	RM, Residential Mixed-Density District

COMMUNITY CHARACTER DESIGNATIONS



Purpose and Intent

To ensure that new development is compatible with and complements the surrounding built and natural environment, each of the Zoning Districts established under Section 2.02 (Zoning Districts Established) is assigned a community character designation. These designations provide the specific dimensional and design standards that guide development within each area. The community character designation suffixes are as follows:

"-U", Urban Sub-Area Designation

The "-U" Urban designation is applied to zoning districts intended to support a compact, mixed-use, and walkable environment. The standards for these areas are designed to encourage moderate to high-density development, foster a vibrant sense of place, and promote efficient use of existing infrastructure.

"-S", Suburban Sub-Area Designation

The "-S" Suburban designation applies to zoning districts that accommodate moderate-density growth. The intent is to provide a transition between the urban core and the expansive rural landscape.

"-R", Rural Sub-Area Designation

The "-R", Rural designation is applied to zoning districts where the primary intent is to preserve agricultural land, natural landscape, and open space. Standards in these areas are designed to limit development density, protect the rural character of the county, and allow for principal and accessory structure placement that is appropriate for this area.