

Future land use

- Low Density Residential
- Medium Density Residential
- Office + Residential
- Commercial: Limited range + Multifamily
- Commercial: Full range + Multifamily
- Light Industrial + Office
- Light Industrial + Office: Airport Related
- Open Space
- Stream buffer

Land use map



Low density residential

Allowed land uses: Single family homes only

Density: Minimum of one unit per acre, maximum of 5 ¼ units per acre



Medium density residential

Allowed land uses: Single-family, two-family and townhomes

Density: Minimum of 4 units per acre, maximum of 12 units per acre



Office + Residential

Allowed land uses: Offices, single- and multi-family housing. Uses may mix within the same building.

Density: For buildings without offices, minimum residential density of 4 units per acre. For all buildings, maximum residential density of 24 units per acre



Commercial: Limited range + Multifamily

Allowed land uses: Edited range of retail uses, mostly neighborhood-scale, plus offices and multi-family housing and townhomes.

Density: Maximum residential density of 24 units per acre



Commercial: Full range + Multifamily

Allowed land uses: Full range of retail and office uses, plus multi-family housing and townhomes.

Density: Maximum residential density of 24 units per acre



Light Industrial + Office

Allowed land uses: Range of uses from office, industrial, storage and warehousing. Near the airport, any airport-related use.



Light Industrial + Office: Airport related

Allowed land uses: Range of uses from office, industrial, storage and warehousing. Near the airport, any airport-related use.



Open Space

Intended for nature or recreation with minimal buildings.










Stream buffer



Environmentally-sensitive area that includes streamways and 100-year floodplain.

Allowed land uses: No construction, parking lots, dredging or filling. Permissible uses are passive and active recreation, trails. If a stream buffer area is permanently protected, development density may be transferred elsewhere on the same property or an immediately-adjacent property.

Corresponding zoning districts

Land Use Category	Zoning Districts											
	Residential						Commerical				Industrial	
	R-24	R-12	R-8	R-4	R-2	R-1	CS	CC	NC	SO	LI	RI
 Low Density Residential				•	•	•						
 Medium Density Residential		•	•									
 Office + Residential	•	•	•							•		
 Commercial Limited range + Multifamily	•								•	•		
 Commercial Full range + Multifamily	•						•	•	•	•		
 Light Industrial + Office										•	•	•
 Light Industrial + Office: Airport related										•	•	•

• Any use listed in this zoning district is permitted in the land use category

Franklin County
Zoning Resolution

Key to zoning districts

Residential

R-24: Multifamily apartment
R-12: Urban residential
R-8: Restricted urban residential
R-4: Suburban residential
R-2: Limited suburban residential
R-1: Restricted suburban residential

Commercial

CS: Community Service
CC: Community Commercial
NC: Neighborhood Commercial
SO: Suburban Office

Industrial

LI: Limited Industrial
RI: Restricted Industrial