



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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# Plan Commission Staff Report

**To:** Plan Commission Members  
**From:** Joanna Myers, Senior Planner  
**Date:** June 9, 2014  
**Re:** **Case PC 2014-11: Zoning Ordinance Amendments**

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### **ACTION REQUESTED:**

Amendment to Zoning Ordinance Article 7.10 (Part 1)(A) Parking Standards to update the minimum parking stall size and Article 8.3 (Part 2) & (Part 3) Sign Standards to update regulations related to electronic message boards and the size of identification signs in the Institutional zoning district.

### **CONSIDERATIONS:**

1. The City of Franklin Planning & Engineering Department is requesting an amendment to the Zoning Ordinance to update the minimum parking stall size to allow a minimum of 9 feet in width for all standard parking spaces and 18 feet in length for 45/60/90 degree angle parking spaces. The minimum standards for handicap accessible spaces are also proposed to be updated in order to be compliant with ADA standards.
2. The Board of Zoning Appeals has heard and approved a number of variance requests for full color electronic message boards since the 2012 update to the sign standards. The proposed amendment is to remove the condition that states "only one color is permitted per frame". The conditions that each frame is to remain static for a minimum of 8 seconds and that there is no flashing, scrolling, or animation permitted are proposed to remain.
3. The maximum height and area of Institutional identification signs is proposed to be increased to be consistent with the variance approvals historically granted for these types of signs and to include regulations related to electronic message boards. The maximum height is proposed to be increased from 6 feet to 10 feet and area from 32 sq.ft. to 80 sq.ft. and to include permitting electronic message boards.
4. When considering amendments to the text of the Zoning Ordinance, Indiana Code (IC 36-7-4-602 and IC 36-7-4-603) states that the Plan Commission and legislative body shall pay reasonable regard to (1) the [community's] comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adopted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth. Staff has made the following findings to assist the Plan Commission with their review and recommendation to the City Council for the proposed amendments to the Zoning Ordinance.

**PROPOSED AMENDMENTS:**

1. Parking Stall Sizes: Article 7.10 (Part 1)(A) Parking Standards, see Exhibit “A”.
2. Electronic Message Boards: Article 8.3 (Part 2) Non-Residential Permanent Signs, see Exhibit “B”.
3. Institutional Identification Signs & Electronic Message Boards: Article 8.3 (Part 3) Institutional Sign Standards, see Exhibit “C”.

**CRITERIA FOR RECOMMENDATION:**

The Plan Commission may certify (recommend) an amendment to the text of the Zoning Ordinance to the Franklin City Council with a *favorable recommendation, an unfavorable recommendation, or no recommendation*. As stated earlier, the Plan Commission shall pay reasonable regard to the following:

***1. The Comprehensive Plan***

**Staff Findings:**

The purpose of the Comprehensive Plan is to guide development within Franklin, to assure responsible development and land use, and to protect property values. The proposed amendments will promote responsible development and are consistent with the current approvals obtained through the Board of Zoning Appeals.

***2. Current conditions and the character of current structures and uses in each district***

**Staff Findings:**

The proposed amendments include changes that are reflective of the types of questions staff routinely receives and variance requests and approvals obtained through the Board of Zoning regarding minimum parking stall sizes, electronic message boards, and Institutional identification signs.

***3. The most desirable use for which the land in each district is adopted***

**Staff Findings:**

The proposed amendments provide standards that are reflective of the types of development that occurs within each zoning district. The standards proposed should result in regulations that are suited for the uses within each district.

***4. The conservation of property values throughout the jurisdiction***

**Staff Findings:**

Property values will not be negatively affected with the approval of the proposed amendments as the proposal is intended to assist development in a more effective and efficient manner than the current regulations.

***5. Responsible development and growth***

**Staff Findings:**

The proposed amendments promote responsible development and growth by addressing changes that have been occurring in the industry.

**STAFF RECOMMENDATION:**

1. Staff recommends that the Plan Commission forward a **favorable recommendation** for amending the Franklin Zoning Ordinance to the Franklin City Council.

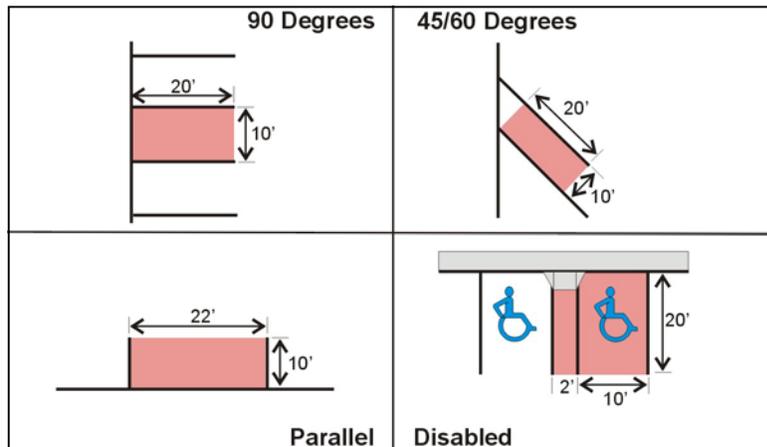
## EXHIBIT “A”

### 7.10 (Part 1)(A) Parking Standards – CURRENT LANGUAGE

3. Parking Space Dimensions: Parking space size shall conform with the Parking Space Requirements table. In no instance shall the overhang of a vehicle be considered as part of the required parking space area.

#### PARKING SPACE REQUIREMENTS

Angle of Parking	Minimum Parking Space Size	
	Width	Length
Parallel	10 feet	22 feet
90 Degree, 60 Degree, & 45 Degree	10 feet	20 feet
Disabled	12 feet	20 feet

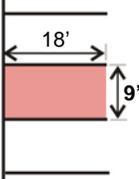
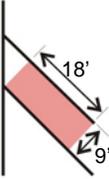
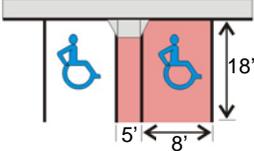
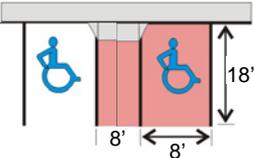


### 7.10 (Part 1)(A) Parking Standards – PROPOSED AMENDMENT

3. Parking Space Dimensions: Parking space size shall conform with the Parking Space Requirements table. In no instance shall the overhang of a vehicle be considered as part of the required parking space area.

#### PARKING SPACE REQUIREMENTS

Angle of Parking	Minimum Parking Space Size	
	Width	Length
Parallel	9 feet	22 feet
90 Degree, 60 Degree, & 45 Degree	9 feet	18 feet
<b>Disabled:</b>		
Car Accessible	13 feet	18 feet
Van Accessible	16 feet	18 feet

<p style="text-align: center;"><b>90 Degrees</b></p> 	<p style="text-align: center;"><b>45/60 Degrees</b></p> 
 <p style="text-align: center;"><b>Parallel</b></p>	 <p style="text-align: center;"><b>Disabled: Car Accessible</b></p>
	 <p style="text-align: center;"><b>Disabled: Van Accessible</b></p>

## **EXHIBIT “B”**

### **8.3 (Part 2) Non-Residential Permanent Signs – CURRENT LANGUAGE**

**G. Electronic Message Board Signs:** Shall be permitted if the following conditions are met:

1. Each frame must be static for a minimum of 8 seconds;
2. No flashing, scrolling or other animation is permitted;
3. Only one color is permitted per frame.

### **8.3 (Part 2) Non-Residential Permanent Signs – PROPOSED AMENDMENT**

**G. Electronic Message Board Signs:** Shall be permitted if the following conditions are met:

1. Each frame must be static for a minimum of 8 seconds, and
2. No flashing, scrolling or other animation is permitted.

## EXHIBIT “C”

### 8.3 (Part 3) Institutional Sign Standards – CURRENT LANGUAGE

- B. Identification Signs: Signs identifying the facility may be located at its entrances.
1. Location: There shall be no limit to the number of locations at which identification signs may be placed, however, generally no more than one sign shall be placed at any one location. A maximum of two signs may be placed at any one location if they are used to create an entrance.
  2. Setback: No such sign shall be located closer than 10 feet to a public right-of-way.
  3. Height and Area: No such sign shall exceed 6 feet in height or 32 square feet in area.

### 8.3 (Part 3) Institutional Sign Standards – PROPOSED AMENDMENT

- B. Identification Signs: Signs identifying the facility may be located at its entrances.
1. Location: There shall be no limit to the number of locations at which identification signs may be placed, however, generally no more than one sign shall be placed at any one location. A maximum of two signs may be placed at any one location if they are used to create an entrance.
  2. Setback: No such sign shall be located closer than 10 feet to a public right-of-way.
  3. Height and Area: No such sign shall exceed 10 feet in height or 80 square feet in area.
  4. Electronic Message Board: Identification sign may include an electronic message board if the following conditions are met:
    1. Each frame must be static for a minimum of 8 seconds, and
    2. No flashing, scrolling or other animation is permitted.