



### 3.23 Industrial: General (IG)

#### District Intent:

*The "IG", Industrial: General zoning district is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Franklin.*



#### A. Permitted Primary Uses:

*Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.*

#### Agriculture Uses

- farm (general)

#### Communications/Utilities Uses

- communication service exchange
- telecommunications facility/tower
- utility substation
- water tower

#### Institutional/Public Uses

- heliport
- medical clinic
- parking lot or garage (as a primary use)
- police, fire, or rescue station
- trade or business school

#### Park Uses

- nature preserve/center

#### Commercial Uses

- adult uses
- conference center
- data processing center

#### Industrial Uses

- agricultural products terminal
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing and distribution
- power generation facility (commercial)
- research and development facility
- warehouse & distribution facility



#### B. Special Exception Primary Uses:

*Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.*

#### Agriculture Uses

- agricultural product sales, distribution, & storage facility
- farm equipment sales and service
- greenhouse (commercial)
- livestock auction/sales facility

#### Institutional/Public Uses

- airport
- day-care center
- government facility (non-office)
- penal or correctional institution

#### Commercial Uses

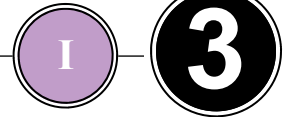
- truck stop / travel center

#### Industrial Uses

- animal & animal products processing
- concrete/asphalt production facility
- hazardous materials production
- truck freight terminal
- trucking company
- truck sales & service center
- waste disposal facility



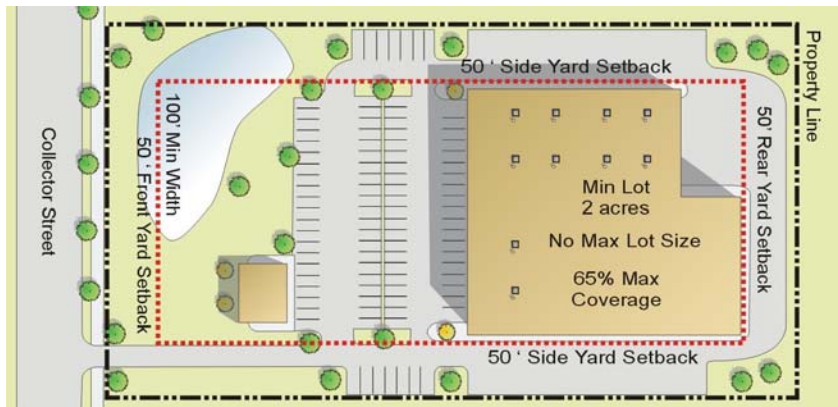
## 3.23 Industrial: General (IG)



Zoning Districts

### C. Lot Standards

<p><b>Minimum Lot Area</b></p> <ul style="list-style-type: none"> <li>• 2 acres (87,120 square feet)</li> </ul> <p><b>Maximum Lot Area</b></p> <ul style="list-style-type: none"> <li>• not applicable</li> </ul> <p><b>Minimum Lot Width</b> (measured at front setback/build-to line)</p> <ul style="list-style-type: none"> <li>• 100 feet</li> </ul> <p><b>Maximum Lot Depth</b></p> <ul style="list-style-type: none"> <li>• not applicable</li> </ul> <p><b>Maximum Lot Coverage</b> (including all hard surfaces)</p> <ul style="list-style-type: none"> <li>• 85%</li> </ul> <p><b>Min. Front Yard Primary Struct. Setback</b> (measured from street right-of-way)</p> <ul style="list-style-type: none"> <li>• 50 feet when adjacent to an Arterial Street</li> <li>• 50 feet when adjacent to a Collector Street</li> <li>• 50 feet when adjacent to a Local Street</li> </ul>	<p><b>Min. Side Yard Primary Struct. Setback</b> (measured from adjacent property line)</p> <ul style="list-style-type: none"> <li>• 50 feet</li> </ul> <p><b>Min. Rear Yard Primary Struct. Setback</b> (measured from rear property line)</p> <ul style="list-style-type: none"> <li>• 50 feet</li> </ul> <p><b>Minimum Living Area per Dwelling</b> (for primary structures)</p> <ul style="list-style-type: none"> <li>• not applicable</li> </ul> <p><b>Minimum Ground Floor Living Area</b> (for primary structures)</p> <ul style="list-style-type: none"> <li>• not applicable</li> </ul> <p><b>Maximum Primary Structures per Lot</b></p> <ul style="list-style-type: none"> <li>• not applicable</li> </ul> <p><b>Maximum Height</b> (for primary structures)</p> <ul style="list-style-type: none"> <li>• 50 feet</li> <li>• See Chapter 7.14, for telecommunications facility height requirements</li> </ul>
--	--



*Illustrative Layout (Does not reflect all requirements contained within this Ordinance.)*

Title	Art./Page#
<b>Overlay Districts .....</b>	<b>Art. 5</b>
<b>Development Standards....</b>	<b>Art. 7</b>
7.2 Height .....	7-3
7.3 Acc. Use & Struct.....	7-5
7.4 Temp. Use & Struct.	
<i>Part 1</i> .....	7-11
7.5 Industrial .....	7-14
7.9 Environmental .....	7-25
7.10 Parking	
<i>Part 1</i> .....	7-29
<i>Part 3</i> .....	7-35
7.11 Loading .....	7-40
7.12 Entrance / Drive.....	7-42
7.13 Sight Visibility .....	7-47
7.14 Telecommunications ....	7-48
7.15 Fence, Hedge, & Wall	
<i>Part 1</i> .....	7-54
<i>Part 3</i> .....	7-55
7.16 Landscaping .....	7-56
7.17 Buffering & Screening	
<i>Part 1</i> .....	7-64
<i>Part 2</i> .....	7-67
7.18 Exterior Lighting .....	7-68
7.19 Large Scale Retail .....	7-72
7.20 Adult Use.....	7-77
<b>Sign Standards.....</b>	<b>Art. 8</b>
8.1 General .....	8-2
8.3 Non-Residential	
<i>Part 2</i> .....	8-11
<b>Site Development Plans.....</b>	<b>Art. 9</b>