

South Franklin/Green Hills Joint Zoning Ordinance
 DRAFT USE TABLE - SEPTEMBER 2011 -
 FOR PUBLIC REVIEW AND COMMENT

A-1: General Agricultural District	
Permitted	Conditional
Agricultural operation	Campground
Animal hospital/veterinary clinic	Cemetery
Bed and breakfast inn	Coal mine conveyor
Church, place of worship/religious institution	Coal mining adjunct facility
Community facility	Coal tipple and cleaning plant
Dwelling, in-law apartment	Clinic
Dwelling, single-family detached	Concentrated animal feeding operations
Emergency services	Day care center
Flea market	Educational institution
Home occupation	Extractive operation
No impact home based business	Family day-care home
Oil and gas development	Greenhouse, commercial
Recreation, commercial outdoor	Group residential facility
Recreation, municipal	Hospital
Roadside stand	Kennel
	Mobile home park
	Nursing home

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R-1: Rural Residential District	
Permitted	Conditional
Church, place of worship/religious institution	Coal mining adjunct facility
Dwelling, single-family detached	Day care center
Essential services	Educational institution
Community facility	Family day-care home
Home occupation	Group residential facility
No impact home based business	Noncommercial keeping of farm animals
Recreation, municipal	Oil and gas development
Recreation, private	

R-2: Medium Density Residential District	
Permitted	Conditional
Church, place of worship/religious institution	Day care center
Community facility	Dwelling, Multi-family - Conversion apartment
Dwelling, Multi-family - Duplex	Dwelling, Multi-family - High-rise apartment
Dwelling, Multi-family - Garden apartment	Educational institution
Dwelling, Single-family attached	Family day care home
Dwelling, single-family detached	Group residential facility
No impact home-based business	Home occupation
Recreation, municipal	

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MU: Mixed Use District	
Permitted	Conditional
Animal hospital / veterinary office	Day care center
Bank	Laundromat
Bed and breakfast inn	Vehicle / car wash
Church / place of worship / religious institution	
Clinic	
Community facility	
Dwelling, Multi-family - Conversion apartments	
Dwelling, Multi-family - Duplex	
Dwelling, Multi-family - Garden apartment	
Dwelling, Multi-family - Residence over business	
Dwelling, Single-family attached	
Dwelling, Single-family detached	
Educational institution	
Emergency services	
Equipment rental/repair	
Farmer's market	
Funeral home/mortuary	
Library	
No impact home-based business	
Office	
Personal and business services	
Recreation, commercial outdoor	
Recreation, municipal	
Recreation, private	
Retail stores < 7,000 square feet	
Roadside stand	
Sewage treatment facility	

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C-1: Local Commercial District	
Permitted	Conditional
Animal hospital / veterinary clinic	Convenience store
Catering business	Gasoline service station
Clinic	Hotel / motel / lodge
Dry cleaner	Laundromat
Dwelling, Multi-family - Residence over business	Vehicle / car wash
Emergency services	Vehicle repair
Essential services	Vehicle sales, rental, and service
Farm equipment supply and sales	
Farmer's market	
Bank	
Community facility	
Health club	
No impact home-based business	
Office	
Personal and business services	
Pharmacy	
Restaurant, Carry-out	
Restaurant, Fast food	
Restaurant, Full service	
Retail store up to 25,000 square feet	
Theater	

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I/C: Flex Industrial-Commercial District	
Permitted	Conditional
Animal hospital/veterinary clinic	Contractors' plant and storage
Bank	Distribution facility
Bus and transit facility	Industrial park
Business and sales office	Laboratory
Clinic	Private contiguous off-site airport-related uses
Educational institution	Research and development
Emergency services	Self-storage facility
Farm equipment supply and sales	Transportation services
Freight terminal	Truck terminal
Community facility	Warehouse
Gasoline service station	
Greenhouse, commercial	
Health club	
Manufacturing, light	
Municipal use	
No impact home-based business	
Office	
Oil and gas development	
Packaging and delivery services	
Personal and business services	
Printing and publishing	
Public airport and related uses	
Restaurant, Carry-out	
Restaurant, Fast food	
Restaurant, Full service	
Retail store up to 25,000 square feet	
Vehicle repair	
Vehicle sales, rental, and service	

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Industrial Overlay District	
Permitted	Conditional
Communications equipment building	Adult-oriented establishment
Communications tower / antenna	Coal mine adjunct facility
Contractors' plant and storage	Coal mine conveyor
Lumberyard	Compressor station
Manufacturing, heavy	Concentrated Animal Feeding Operation (CAFO)
Manufacturing, light	Correctional facility
Oil and gas development	Distribution facility
Printing and publishing	Junkyard
	Laboratory
	Municipal waste landfill
	Natural gas processing plant
	Recycling center
	Renewable energy source production for more than individual use
	Research and development
	Self-storage facility
	Slaughterhouse
	Truck terminal
	Warehouse
	Wholesale establishment

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SD: Special Development District	
Uses to Consider	P/CU/SE
Agricultural operation	
Bank	
Bar / tavern	
Catering business	
Church / place of worship / religious institution	
Clinic	
Community facility	
Compressor station	
Convenience store	
Country club	
Day care center	
Dwelling, Multi-family - Duplex	
Dwelling, Multi-family - Garden apartment	
Dwelling, Single-family detached	
Dwelling, Single-family attached	
Educational institution	
Emergency services	
Essential services	
Farmer's market	
Food and grocery store	
Garden center	
Gasoline service station	
Golf course	
Greenhouse, commercial	
Health club	
Hotel / motel / lodge	
Nursing home	
No impact home-based business	
Office	
Oil and gas development	
Personal and business services	
Recreation, commercial indoor	
Recreation, municipal	
Restaurant, Carry-out	
Restaurant, Fast food	
Restaurant, Full service	
Retail store up to 25,000 square feet	
Vehicle / car wash	