

City of Franklin, VA
Tuesday, June 23, 2026

Appendix D. Zoning Ordinance

ARTICLE III. R-O One-Family Residential District Use Regulations

§ 3.1. Purpose of the district.

The purpose of residential district, R-O, is to provide for low density, single-family residential development and related uses, including those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings.

§ 3.2. Permitted principal uses.

[Amended by Ord. No. 6-12-2000(2); Ord. of 4-28-2002(3); Ord. of 10-11-2021]

- (1) Single-family dwelling, detached.
- (2) Public park or playground.
- (3) Existing railroad lines, not including switching or storage yard, or other station facilities.
- (4) Public utility, neighborhood.
- (5) Cluster zoning in accordance with the provisions of article XV of this zoning ordinance.
- (6) Community recreation.

§ 3.3. Conditional uses.

[Amended by Ord. No. 6-12-2000(2); Ord. of 2-25-2002(5); Ord. of 4-28-2002(3); Ord. of 9-25-2023]

Certain uses are allowed by conditional use permit in the R-O district, as follows:

- (1) Two-family dwelling.
- (2) Public maintenance and service facility.
- (3) Club.
- (4) Golf course.
- (5) Hospital.
- (6) Nursing home.
- (7) Funeral home.
- (8) Cemetery.
- (9) Child day center.
- (10) Antenna and/or Satellite, as accessory uses to a permitted principal use. (See Article XXIII of this zoning ordinance.)
- (11) Bed and breakfast inn.
- (12) Church.
- (13) Educational facility, primary/secondary.
- (14) Educational facility, college/university.
- (15) Cultural Service.
- (16) Community center.
- (17) Kennel, commercial.

- (18) Kennel, private on a tract of five or more acres.
- (19) Adult day care center.
- (20) Adult day treatment facility.
- (21) Assisted living facility.
- (22) Family day home.

§ 3.4. Permitted accessory uses.

[Amended by Ord. of 11-24-1997(2); Ord. No. 2005-16, 6-13-2005]

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garage or carport.
- (2) Storage building other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest house.
- (4) Workshop.
- (5) Employee living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupation.
- (7) Sign, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in § 2.9 of this ordinance.
- (9) Temporary family health care structure.
- (10) Accessory dwelling unit.
[Added by Ord. No. 2018-07, 6-25-2018]
- (11) Gardening (no zoning permit required).
[Added 5-22-2006^[1]
[1] *Editor's Note: This ordinance also renumbered former Subsection (9) to Subsection (10).*
- (12) Additional provisions dealing with the location, size and height of accessory structures are found in § 19.2(11) of this ordinance.

§ 3.5. Minimum lot area.

[Amended 8-28-2006 and 10-25-2021]

The minimum lot area shall be twenty thousand (20,000) square feet. Refer to article XIX for exceptions to the minimum lot area.

§ 3.6. Setback regulations.

[Amended by Ord. of 11-24-1997(3)]

All structures shall be set back at least fifty (50) feet from the right-of-way of the following streets: Clay Street, South Street, Armory Drive, College Drive and Hunterdale Road. All structures shall be set back at least forty (40) feet from the right-of-way of all other public streets. Pursuant to subsection 19.2(5), for the purpose of calculating setbacks no street shall be considered to have a right-of-way less than fifty (50) feet Wide.

§ 3.7. Minimum lot frontage and width.

[Amended 8-28-2006 and 10-25-2021]

- (1) The minimum lot frontage and width shall be one hundred (100) feet.
 - (a) Frontage shall be measured along the front property line abutting a public street.
 - (b) Width shall be measured at the setback line.
- (2) The minimum frontage on a cul-de-sac shall be no less than fifty percent (50%) of minimum lot frontage; however, the minimum width at the setback line shall be deemed to be where the lot meets one hundred (100) feet of width.

- (3) In the case that there are existing lots of record in a subdivision having a width that would require a front setback to be lesser or greater than the other lots within the subdivision, the setback met by the majority of the lots within the same block shall be required, provided that in no case shall the front yard be reduced to less than fifteen (15) feet.

§ 3.8. Yard regulations.

[Amended by Ord. of 11-24-1997(4)]

This section sets forth the minimum yard dimensions in the district. Additional provisions dealing with size and special circumstances can be found in article XIX.

- (1) Side yards. The minimum width of a side yard for single family residences shall be ten (10) feet for one yard and twenty (20) feet for both yards. The minimum width of a side yard for other uses shall be twenty (20) feet for one yard and forty (40) feet for both yards.
- (2) Side yards for corner lots. The minimum width of side yards for corner lots for all uses is as set forth in subsections 19.2(7)b. and c.
- (3) Rear yard. The minimum depth of the rear yard shall be at least forty (40) feet from the principal permitted structure.
- (4) Front yard. Except as provided for in article XIX, front yard regulations are set forth in § 3.6 of this article.

§ 3.9. Height regulations.

The maximum height of all structures shall not exceed fifty (50) feet and may not exceed three (3) stories.

§ 3.10. Yard variations.

Are as set forth in § 19.2(6),(7) and (8).

§ 3.11. Sign regulations.

All provisions for the regulation of signs in this district are found in article XXII.

§ 3.12. Parking regulations.

All provisions for the regulation of parking in this district are found in article XVIII.

§ 3.13. Floodplain regulations.

Floodplain regulations that apply to certain properties within the district are set forth in article XXI.

§ 3.14. Aircraft approach zone regulations.

Certain properties within the district may also be located within the aircraft approach zone. Applicable regulations are found in article XX.