



### 3.19 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
- truck freight terminal
- 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

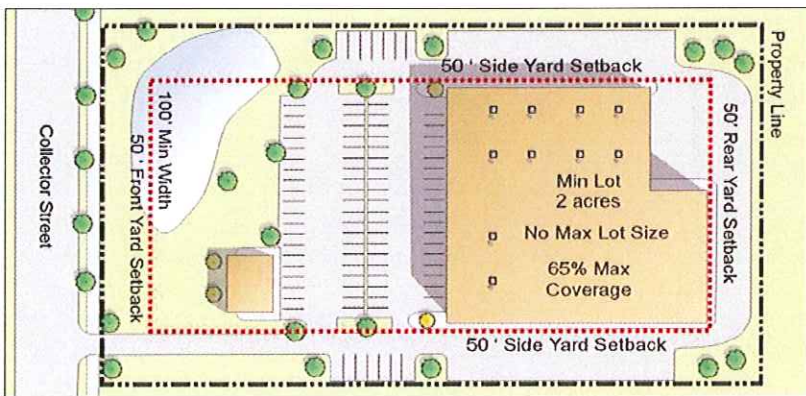
- animal & animal products processing
- concrete/asphalt production facility
- hazardous materials production
- truck sales & service center
- waste disposal facility



### 3.19 Industrial: General (IG)

#### C. Lot Standards

<p><b>Minimum Lot Area</b> • 2 acres (87,120 square feet)</p> <p><b>Maximum Lot Area</b> • not applicable</p> <p><b>Minimum Lot Width (measured at front setback/build-to line)</b> • 100 feet</p> <p><b>Maximum Lot Depth</b> • not applicable</p> <p><b>Maximum Lot Coverage (including all hard surfaces)</b> • 65%</p> <p><b>Min. Front Yard Primary Struct. Setback (measured from street right-of-way)</b> • 50 feet when adjacent to an Arterial Street • 50 feet when adjacent to a Collector Street • 50 feet when adjacent to a Local Street</p>	<p><b>Min. Side Yard Primary Struct. Setback (measured from adjacent property line)</b> • 50 feet</p> <p><b>Min. Rear Yard Primary Struct. Setback (measured from rear property line)</b> • 50 feet</p> <p><b>Minimum Living Area per Dwelling (for primary structures)</b> • not applicable</p> <p><b>Minimum Ground Floor Living Area (for primary structures)</b> • not applicable</p> <p><b>Maximum Primary Structures per Lot</b> • not applicable</p> <p><b>Maximum Height (for primary structures)</b> • 50 feet • See Chapter 7.14, for telecommunications facility height requirements</p>
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*Illustrative Layout (Does not reflect all requirements contained within this Ordinance).*

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