

MEMORANDUM
Case # A-09-17-004



To: Franklin County Planning Commission
From: Lisa Cooper, Principal Planner
Date: September 26, 2017
RE: Temporary Construction Facilities
Amendment to Section 25-411, Permitted Uses in the Regional Enterprise Park District (REP) for temporary construction facilities as a use by right.

SUMMARY:

Research has shown that temporary construction facilities are a permitted use by right in all other zoning districts except in the Regional Enterprise Park District (REP). As the regional enterprise park district was created and adopted by the Board of Supervisor in August of 2016; staff simply missed placing this use as a permitted use by right in the REP district.

Staff is requesting an amendment to Section 25-411 of the Franklin County Code by adding Temporary Construction Facilities as a permitted use by-right in the Regional Enterprise Park (REP) District. As defined in Section 25-40 of the Franklin County Code a Temporary Construction Facility is “A temporary building or structure designed, arranged and intended for the on-site management or oversight of construction or development activity. Temporary construction facilities may also contain temporary storage yards for the purpose of storing equipment and materials which are needed for on-site construction or development”. Temporary Construction Facilities as defined in Section 25-40 are also subject to the Supplementary Regulations for Temporary Construction Facilities contained in Section 25-129 of the County Code.

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the following:

Staff recommends that the Planning Commission approve and recommend to the Board of Supervisors an amendment to Chapter 25 “Zoning” of the Franklin County Code, as follows: to amend Section 25-411 of the Franklin County Code by adding Temporary Construction Facilities as a permitted use by-right in the Regional Enterprise Park (REP) District. As defined in Section 25-40 of the Franklin County Code a Temporary Construction Facility is “A temporary building or structure designed, arranged and intended for the on-site management or oversight of construction or development activity. Temporary construction facilities may also contain temporary storage yards for the purpose of storing equipment and materials which are needed for on-site construction or development”. Temporary Construction Facilities as defined in Section 25-40 are also subject to the Supplementary Regulations for Temporary Construction Facilities contained in Section 25-129 of the County Code.



ARTICLE III. DISTRICT REGULATIONS

DIVISION 13. REGIONAL ENTERPRISE PARK DISTRICT (REP)

Sec. 25-411. - Permitted uses.

Within the Regional Enterprise Park District (REP), the following uses are permitted, organized by use type:

Agricultural and forestry use types:

Agriculture.

Forestry operations.

Residential use types:

(None).

Civic use types:

Administrative services.

Cultural services.

Day care center.

Educational facilities, college/university.

Educational facilities, primary/secondary.

Post office.

Public assembly.

Public maintenance and service facilities.

Public parks and recreational areas.

Safety services.

Solid waste collection sites.

Utility services, minor.

Office use types:

Call center.

Data center.

Financial institutions.



General office.

Laboratories.

Medical office.

Commercial use types:

Automobile rental/leasing.

Business support services.

Business or trade schools.

Commercial indoor entertainment.

Commercial indoor sports and recreation.

Communications services.

Fuel center.

Hotel/motel/motor lodge.

Personal improvement services.

Personal services.

Restaurant, general.

Studio, fine arts.

Industrial use types:

Custom manufacturing.

Industry, Type I.

Warehousing and distribution.

Miscellaneous use types:

Outdoor gathering.

Park and ride facility.

Temporary construction facilities, subject to the requirements of section 25-129.



Within the Regional Enterprise Park District (REP) the zoning administrator shall have the authority to determine the appropriate use types per section 25-26, uses not provided for.

(Ord. No. 06-08-2016,8-16-16; **Ord. No.**)



SUGGESTED MOTIONS:

(1) (RECOMMEND) I make a motion to recommend the proposed ordinance amendment to Section 25-411 of the Franklin County Code by adding Temporary Construction Facilities as a permitted use by-right in the Regional Enterprise Park (REP) District. As defined in Section 25-40 of the Franklin County Code a Temporary Construction Facility is “A temporary building or structure designed, arranged and intended for the on-site management or oversight of construction or development activity. Temporary construction facilities may also contain temporary storage yards for the purpose of storing equipment and materials which are needed for on-site construction or development”. Temporary Construction Facilities as defined in Section 25-40 are also subject to the Supplementary Regulations for Temporary Construction Facilities contained in Section 25-129 of the County Code for public necessity, convenience, general welfare, or good zoning practice.

(2) (DENY) I find that the proposed ordinance amendment to Section 25-411 of the Franklin County Code by adding Temporary Construction Facilities as a permitted use by-right in the Regional Enterprise Park (REP) District. As defined in Section 25-40 of the Franklin County Code a Temporary Construction Facility is “A temporary building or structure designed, arranged and intended for the on-site management or oversight of construction or development activity. Temporary construction facilities may also contain temporary storage yards for the purpose of storing equipment and materials which are needed for on-site construction or development”. Temporary Construction Facilities as defined in Section 25-40 are also subject to the Supplementary Regulations for Temporary Construction Facilities contained in Section 25-129 of the County Code do not serve the public necessity, convenience, general welfare, or good zoning practice. Therefore, I move to deny the recommendation of the proposed ordinance amendments and new zoning classification district.

(3) (DELAY ACTION) I find that the required proposed ordinance amendment to Section 25-411 of the Franklin County Code by adding Temporary Construction Facilities as a permitted use by-right in the Regional Enterprise Park (REP) District. As defined in Section 25-40 of the Franklin County Code a Temporary Construction Facility is “A temporary building or structure designed, arranged and intended for the on-site management or oversight of construction or development activity. Temporary construction facilities may also contain temporary storage yards for the purpose of storing equipment and materials which are needed for on-site construction or development”. Temporary Construction Facilities as defined in Section 25-40 are also subject to the Supplementary Regulations for Temporary Construction Facilities contained in Section 25-129 of the County Code do not serve the public necessity, convenience, general welfare, or good zoning practice are incomplete. Therefore, I move to delay action until further information is submitted.