

Planning Commission of the Town of St. Francisville and verified in writing before adoption of an Annexation Ordinance by the Board of Aldermen of the Town of St. Francisville. However, the said areas taken into the Town may be classified as any district set forth in Section 3.4.A provided that:

1. Application be made to the Planning Commission by an owner with the area to be annexed for whatever other classification or classifications that may be desired;
2. A public hearing shall have been held by the Planning Commission meeting the requirements of Section 8.1.A.3 hereof;
3. The Planning Commission approves a district classification or classifications requested, and;
4. The Board of Aldermen approves by majority vote the district classification approved by the Planning Commission.
5. If the Planning Commission and Board of Aldermen do not act upon the application within ninety (90) days from date of the application, it shall be deemed denied.

### SECTION 3.5 RESIDENTIAL ZONING DISTRICTS – PURPOSE AND INTENT

- A. **RLL RESIDENTIAL LARGE LOT DISTRICT** – The purpose and intent of the RLL Residential Large Lot district is to maintain St. Francisville’s residential character, conserve natural areas and environmental quality, and ensure efficient public services and facilities to those areas where potential development is impacted by sensitive or habitat or environmental conditions.
- B. **RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT** – The purpose and intent of the RS-1 Single-Family Residential district is to provide for the location and grouping of low-density, single-family residences with accompanying accessory uses that are protected from the adverse impacts of incompatible non-residential land uses.
- C. **RS-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT** – The purpose and intent of the RS-2 Medium-Density Single-Family Residential district is to accommodate single-family residences; attached dwellings that have common walls, including townhouses; congregate and other cluster developments, as well as accessory dwelling units and Bed and Breakfast establishments.
- D. **RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT** – The purpose and intent of the RM-1 Multiple-Family Residential district is to provide opportunities for low- to moderate-density residential neighborhoods with buildings on individual lots or for more than one (1) building on one (1) lot. The RM-1 district shall accommodate single-family residences attached dwellings that have common walls, including townhouses; congregate and other cluster developments, as well as multi-family structures ranging from duplexes to apartment buildings.

### SECTION 3.6 RESIDENTIAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 3.6 as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Article 8. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

**TABLE 3.6: RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES TABLE**

\*Additional Use District Regulations and Standards for lots and structures in the St. Francisville Historic District Overlay and Highway 61 Scenic Corridor Overlay are located in Article 4.

USE	DISTRICTS				USE STANDARDS
	RLL	RS-1	RS-2	RM-1	
<b>RESIDENTIAL USES</b>					
Accessory Dwelling Unit	P	C	C	P	Section 5.3.C
Bed & Breakfast	P		C	P	Section 6.4
Dwelling, Multi-Family				P	
Dwelling, Single-Family	P	P	P	P	
Dwelling, Two-Family			C	P	
Dwelling, Townhouse				P	
Group Home, Small	P	P	P	P	Section 6.5
Group Home, Large				P	Section 6.5
Manufactured Housing					
<b>COMMERCIAL USES</b>					
Day Care, Small				P	
Day Care, Large				C	
Funeral Home or Mortuary				C	
Hotel				C	
<b>INSTITUTIONAL USES</b>					
Cemetery	P	C			
Educational Facility	C	C	C	C	
Hospital				C	
House of Worship	P	P <sup>1</sup> ,C <sup>1</sup>	P <sup>1</sup> ,C <sup>1</sup>	P <sup>1</sup> ,C <sup>1</sup>	
Parks/Playgrounds	P	P	P	P	
Public Buildings	P	P	P	P	
Public Utilities	P	P	P	P	
Social Club or Lodge	C	C	C	C	
<b>OPEN SPACE USES</b>					
Agriculture/Horticulture/Forestry	P				
Community Garden	P	P	P	P	
Open Space and Recreational Uses	P	P	P	P	
Trails and Trailheads	P				
<b>ACCESSORY USES</b>					
Home Occupations	P	P	P	P	
1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use.					

## SECTION 3.7 RESIDENTIAL ZONING DISTRICTS – PROPERTY DEVELOPMENT STANDARDS

The following tables establish the bulk and yard regulations for these zoning districts.

<b>TABLE 3.7A: PROPERTY DEVELOPMENT STANDARDS*</b>				
*Additional Property Development Standards for lots and structures in the St. Francisville Historic District Overlay and the Highway 61 Scenic Corridor Overlay are located in Article 4.				
STANDARDS	RESIDENTIAL DISTRICTS			
	RLL	RS-1	RS-2	RM-1
<b>BULK REGULATIONS</b>				
Minimum Lot Area <sup>1</sup>	3 acres	12,000 sq ft	7,500 sq ft Townhouse <sup>2</sup> : 2,400 sq ft lot area /unit	SF, 2F: 5,000 sq ft MF: 5,000 sq ft lot area/unit Townhouse <sup>3</sup> : 2,400 sq ft lot area/unit Non-Residential: 4,000 sq ft
Maximum Building Height <sup>4</sup>	35 ft	35 ft	35 ft	35 ft
Maximum Building Coverage	30%	40%	60%	60%
<b>MINIMUM YARD REQUIREMENTS<sup>5</sup></b>				
Lot Width	100 ft	100 ft	75 ft Townhouse: 24 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft
Front Yard <sup>6</sup>	30 ft	30 ft	20 ft	20 ft
Minimum Interior Side Yard	10 ft	10 ft	5 ft	5 ft
Total Side Yard	20 ft	20 ft	10 ft	10 ft
Minimum Rear Yard	25 ft	25 ft	20% of the lot depth or 20 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
<sup>1</sup> Public utilities do not have a minimum lot area requirement <sup>2</sup> Not to exceed 3 attached dwellings <sup>3</sup> Not to exceed 6 attached dwellings <sup>4</sup> No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. <sup>5</sup> Additional bufferyards may be required for new development located adjacent to a different zoning district per Section 5.2.F. <sup>6</sup> On through lots the minimum front yard shall be provided on both streets.				

**TABLE 3.7B: PROPERTY DEVELOPMENT STANDARDS - MINIMUM HISTORIC DISTRICT STANDARDS FOR EXISTING RESIDENTIAL LOTS**

STANDARDS	DISTRICTS		
	RS-2	RM-1, BMX	CTC
<b>BULK REGULATIONS</b>			
Minimum Lot Area	RES: 5,000 sq ft Townhouse <sup>1</sup> : 2,400 sq ft lot area/unit	SF, 2F: 5,000 sq ft MF: 2,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse <sup>2</sup>	SF, 2F: 3,500 sq ft lot area/unit MF: 3,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse <sup>2</sup> Non-Residential: 4,000 sq ft
Maximum Building Height <sup>3</sup>	35 ft	35 ft	35 ft
Maximum Commercial Total Floor Area			Up to 8,000 sq ft of total floor area; Conditional use approval required for over 8,000 sq ft of total floor area
Maximum Building Coverage	60%	60%	N/A
<b>YARD REQUIREMENTS</b>			
Lot Width	SF: 50 ft 2F, MF: 60 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft
Front Yard <sup>4</sup>	15 ft	15 ft	N/A
Minimum Interior Side Yard	3 ft	3 ft	3 ft
Total Side Yard	6 ft	6 ft	6 ft
Minimum Rear Yard	20 % of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
<sup>1</sup> Not to exceed 3 attached dwellings <sup>2</sup> Not to exceed 6 attached dwellings <sup>3</sup> No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. <sup>4</sup> On through lots the minimum front yard shall be provided on both streets.			

Note: This only applies to existing lots in the historic district. Any new lots created in the town of St. Francisville would have to meet the minimum standards in Table 5A and Table 5C.

### SECTION 3.8 RESIDENTIAL ZONING DISTRICTS ADDITIONAL STANDARDS

- A. *Parking Requirements* - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations Ordinance.
- B. *Landscape Requirements* - Landscaping requirements for this district shall be in accordance with the provisions of Section 5.2, Landscaping and Screening.
- C. *Off-street Loading Requirements* - Off-street loading requirements for this district shall be in accordance with the provisions of Section 5.1.N of this Ordinance.