

City of Franklin, Ohio
CONDITIONAL USE APPLICATION
UDO Sections 1113.01 and 1115.09

Application No. _____

The following additional information must be submitted with the application:

- _____ H. A **Narrative Statement** outlining how the proposed conditional use meets the specific standards of approval for the conditional use.
 - (1) The proposed use meets the definition and purpose of “Elderly Housing;”
 - (2) The proposed use is an age-restricted development that qualifies for exemption under the federal Fair Housing Amendments Act of 1988;
 - (3) The area proposed is in single ownership (i.e., condominium development), or if the area proposed is to in several ownerships, plans and bylaws for establishing a Home Owners’ Association;
 - (4) If the proposed use involves new development, that the Conditional Use request is being submitted with the applicant’s Development Plan;
 - (5) The proposed use is appropriately located;
 - (6) Sketches showing that no dwelling unit in the proposed development includes more than two bedrooms;
 - (7) Sketches showing that the lot area is sufficient to accommodate required off-street parking requirements without any variances to said requirements; and
 - (8) If patios are to be provided, they shall be shown on the construction plans and may be enclosed with a solid wall or fence. The space between patio fences or walls shall not be less than five feet (5’), except in the case of a common fence or wall, or unless otherwise approved by Planning Commission.

- _____ I. **Documentation** showing that the proposed development will be restricted to elderly housing, in the form of deed restrictions on each lot, or in the case of a condominium development, by the articles of incorporation.

- _____ J. If a sign is to be provided for the development, a **Sign Graphics Plan** showing:
 - (1) The location of any proposed sign(s), including the sign’s location with respect to existing right-of-way and property lines;
 - (2) The location of all other existing signs whose construction requires permits, when such signs are on the same premises;
 - (3) The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
 - (4) The location, size, and illumination of wall signs, ground mounted signs, and directional signs; and
 - (5) Elevation drawings of ground mounted signs and wall signs shall also be included.

- _____ K. A **Landscaping Plan** meeting the requirements of Section 1111.06.