

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 “Bed & Breakfast;”
 - (2) The proposed facility will be compatible with surrounding uses and will be of sufficient site area to accommodate existing and future needs;
 - (3) Accessory buildings and detached garages used by 1 or more of the allowed guests will not contain cooking facilities;
 - (4) If meals other than breakfast, or breakfast for persons other than guests of the facility are contemplated, such uses shall require the specific approval of Planning Commission;
 - (5) The owner will maintain a record of the stays of all guests, and shall not allow the same guest or group of registrants to stay at the facility for a period of more than 7 consecutive days or more than 14 total days within a calendar year;
 - (6) The operator of the facility holds at least a 50% interest in the property and occupies the property; and
 - (7) The proposed use complies with the City’s parking regulations. Driveways may be used for off-street parking, except for that portion of the driveway located between the property line and the curb. Parking setbacks shall be not less than 10 feet from any rear or side yard lot line.
- _____ I. 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.
- _____ J. A **Landscaping Plan** meeting the requirements of Section 1111.06.