



TOWN OF
FRANKFORD
WHERE BEACH AND COUNTRY MEET

Greg Welch, Council President
Pam Davis, Council Vice President
John Wright, Council Secretary-Treasurer

James Sample, Councilman
Kyle Quillen, Councilman

Sheldon P. Hudson, ICMA-CM, Town Manager
Kevin Smith, Chief of Police
Cheryl Lynch, Town Clerk
Heather Bernat, Town Clerk Trainee

ORDINANCE 2025-0003

**AN ORDINANCE TO AMEND A PORTION OF THE
LAND DEVELOPMENT ORDINANCE (ORDINANCE NO. 29) RELATED TO
MAXIMUM SETBACK AMOUNTS IN THE
RESIDENTIAL PLANNED COMMUNITY (RPC) DISTRICT**

WHEREAS the Town of Frankford believes real property owners should have great discretion relative to how they go about improving their property and

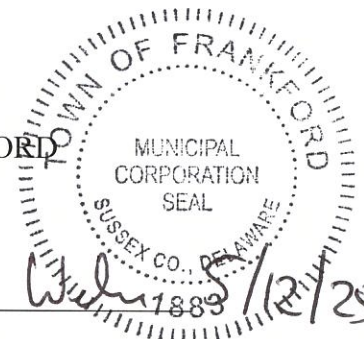
WHEREAS, in certain cases, low maximum setback amounts prevent property owners from having driveways that are of sufficient length to (1) provide them with adequate off-street parking and (2) keep parked vehicles from extending beyond the property line and onto the sidewalk, street, and/or rights-of-way—thereby creating a public safety issue

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Frankford that the land development ordinance (ordinance no. 29) is hereby amended in such a way so as to increase the maximum setback amounts in the residential planned community (RPC) district—with the details of those revisions being shown on the attached document (attachment no. 1). Furthermore, BE IT RESOLVED that the Council president is hereby authorized to sign this document on Council's behalf.

ADOPTED on this the 6th day of May, 2025

Attest:

TOWN OF FRANKFORD




Cheryl Lynch
Town Clerk


Greg Welch
Council President

Attachment No. 1

Table 8-3. Dimensional & Density Standards in Residential Planned Community

	RPC Proposal	Single Family	Duplex	Townhouse
Minimum Living Space, per unit (in square feet)		1,250	1,250	1,250
Tract Area	10 acres Min.			
Maximum DUs Per Acre	4.0			
Lot Area per DU (SF)		6,000	3,000 / Unit 6,000 / Duplex	2,000
Street Frontage (feet)		30 Min.	30 Min.	Interior 20 Min. End 30 Min.
Lot Width at Front Building Line		60 Min.	30 Min./ Unit 60 Min./ Duplex	Interior 20 Min. End 30 Min.
Setbacks				
Front Yard		10' Min; 45'-50' Max	10' Min; 45'-50' Max	10' Min; 45'-50' Max
Rear Yard		30' Min.	30' Min.	30' Min.
Side Yard				
One		5' Min. / 40'-50' Max	10' Min.	10' Min.
Sum of Both		15' Min. / 20'-50' Max.	N/A	N/A
Maximum Building Height, Stories/ Feet		2 ½ / 35'	2 ½ / 35'	3 ½ / 45'
Maximum Building Coverage		50% Max	50% Max	50% Max
Minimum Lot Depth		100 feet	100 feet	100 feet

1. Lot Dimensions and yard sizes for structures not situated on subdivided, fee simple lots shall be at the discretion of the Planning and Zoning Commission and concurred by the Town Council. Plans must detail the bulk and density standards for the proposed RPC. Once accepted by the Town Council, these standards must be recorded with the record plat and shall govern land development in the district.

2. See Section 6-2, B and Section 4-8