185 Attachment 9

Town of Franklin

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

[Amended 5-20-1998 by Bylaw Amendment 98-357; 5-6-1998 by Bylaw Amendment 98-361; 5-3-2000 by Bylaw Amendment 00-430; 7-11-2001 by Bylaw Amendment 01-468; 12-5-2001 by Bylaw Amendment 01-486; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-654; 6-19-2013 by Bylaw Amendment 13-717; 10-16-2013 by Bylaw Amendment 13-719; 1-22-2014 by Bylaw Amendment 13-726]

		Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upload	
District	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving[3]
Rural Residential I	40,000	200	200	180[4]	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180[4]	40	40	40	3	35	20	25
Residential VII[11]	40,000	200	200	180[4]	40	40	40	3	35	20[12]	25[12]
Rural Residential II	30,000	150	200	135[4]	40	35	35	3	35	20	25
Single-Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single-Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Downtown Commercial	5,000	50	50	45	5[10]	0[2]	15	3[9]	40[9]	80	90
Commercial I[7]	5,000	50	50	45	20[1]	0[2]	15	3[6]	40[6]	90	100
Commercial II	40,000	175	200	157.5	40	30	30	3	40	70	80
Business	20,000	125	160	112.5	40	20	30	3	40	70	80
Industrial	40,000	175	200	157.5	40	30[5]	30[5]	3[6]	—	70	80
Limited Industrial	40,000	175	200	157.5	40	30[8]	30[8]	3[6]	40[6]	70	80
Office	40,000	100	100	90	20	30[5]	30[5]	3[6]	40[6]	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of a right-of-way which is 75 feet or more.

NOTES:

1 But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.

2 Increase to 20 feet when abutting a residential district.

3 See definition of "upland" in § 185-3, § 185-36, Impervious surfaces, and § 185-40, Water Resource District.