



FRANKLIN PLANNING BOARD  
PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, March 23, 2026 at 7:00 PM**, and the Franklin Town Council will hold a public hearing on **Wednesday, April 1, 2026 at 6:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, to consider amending Chapter 185 of the Code of the Town of Franklin.

**ZONING BY-LAW AMENDMENTS**

**26-946:** Chapter 185 of the Code of the Town of Franklin is hereby amending §185, Attachment 7, Use Regulations Schedule Part VI.

**26-947:** Chapter 185 of the Code of the Town of Franklin is hereby amending §185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements.

**26-948:** Chapter 185 of the Code of the Town of Franklin is hereby amending §185, Use Regulation Schedule Attachment 2- Use Regulations Schedule Part I, Attachment 3- Use Regulations Schedule Part II, Attachment 4- Use Regulations Schedule Part III, Attachment 7- Use Regulations Schedule Part VI, and Attachment 8- Use Regulations Schedule Part VII

**26-949:** Chapter 185 of the Code of the Town of Franklin is hereby amending §185, Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

The exact wording and detail of the proposed By-Law amendments, including additions and deletions to §185, as well as the updated Schedule documents, can be found attached to this hearing notice.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Greg Rondeau, Chairman  
Franklin Planning Board

Robert Dellorco, Chair  
Franklin Town Council



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 26-946**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, ATTACHMENT 7, PART VI USE REGULATION SCHEDULE**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185, Attachment 7, Use Regulations Schedule Part VI:

185 Attachment 7  
USE REGULATION SCHEDULE  
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
6. Residential															
6.1 Multifamily or Apartment															
a. With Four or More Housing Units <sup>4</sup>	N <sup>1</sup>	N	N	Y <sup>2,3</sup>	PB <sup>2,8</sup>	N	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	N	PB <sup>7,8</sup>	N
b. With Three Housing Units	N	N	PB <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	Y <sup>2</sup>	Y	Y	N	N	N	N	N	N
c. As Part of Mixed Use Development	N	N	N	PB <sup>2,3</sup>	PB <sup>2,8</sup>	N	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	N	PB <sup>7,8</sup>	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
6.3 Two-family															
a. New	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	Y	Y	N	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	BA	Y	BA	N	N	N	N	N	N

NOTES:

1. Except PB in RVI District per § 185-38, and RVII District per § 185-50.
2. Lot area must be at least 25% greater than that required for a single-family dwelling.
3. No more than one dwelling unit per 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
4. All multifamily developments with 10 or more housing units are required to address the Affordable Housing requirements in § 185-51.
5. All dwelling units shall be located on floors above the street level floor.
6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
7. All multi-family residential developments require a minimum of 5-acres.
8. No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2026

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

\_\_\_\_\_  
**Nancy Danello, CMC**  
Town Clerk

\_\_\_\_\_  
**Ted Cormier-Leger, Clerk**  
Franklin Town Council



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENTS 26-947**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, ATTACHMENT 9, SCHEDULE OF LOT, AREA, FRONTAGE, YARD  
AND HEIGHT REQUIREMENTS.**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements:

185 Attachment 9

Schedule of Lot, Area, Frontage, Yard and Height Requirements

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	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 <sup>3</sup>
Rural Residential I	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VII <sup>11</sup>	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20 <sup>12</sup>	25 <sup>12</sup>
Rural Residential II	30,000	150	200	135 <sup>4</sup>	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 <sup>16</sup>	100	90	20	15	20	3	40	45	55
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business <sup>15</sup>	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 <sup>10</sup>	0 <sup>2</sup>	15	3 <sup>9</sup>	40 <sup>9</sup>	80	90
Commercial I <sup>7</sup>	5,000	50	50	45	20 <sup>1</sup>	10 <sup>14</sup>	15	3 <sup>15</sup>	40 <sup>15</sup>	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Business	20,000	125	160	112.5	40	20	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Industrial	40,000	175	200	157.5	40	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 <sup>8</sup>	30 <sup>8</sup>	3 <sup>6</sup>	40 <sup>6</sup>	70	80
Office	40,000	100	100	90	20	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	40 <sup>6</sup>	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 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 §185-3, §185-36. Impervious Surfaces and §185-40. Water Resource District.

4 Within open space developments (see § 185-43), the lot width must be met for individual lots shall be no less than 1/2 those required within the underlying district.

5 Increase by the common building height of the structure, when abutting a residential use.

6 Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.

7 Permitted residential uses must observe requirements of General Residential V District for residential use building only.

Multifamily residential ~~with three housing units~~, and Mixed use buildings are exempt from this requirement.

8 Increase by 1.5 the common building height of a structure, when abutting a residential district or use.

9 Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.

10 Minimum five-foot setback required on first floor, street level; upper floors can overhang required first floor set back.

11 See §185-50.

<sup>12</sup> Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.

<sup>13</sup> Maximum gross building footprint of non-residential primary use structures is 3,500 square feet.

14 The 10 feet side setback is only required on one side of lot; if lot abuts a residential district, a twenty feet setback is required on the abutting side.

15 Buildings up to 50 feet in height, regardless of the number of stories, may be permitted by a special permit from the Planning Board.

<sup>16</sup> **Minimum continuous frontage of 50ft for mixed-use & multifamily buildings.**

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2026

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

\_\_\_\_\_  
**Nancy Danello, CMC**  
Town Clerk

\_\_\_\_\_  
**Ted Cormier-Leger, Clerk**  
Franklin Town Council



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENTS 26-948**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, USE REGULATION SCHEDULE ATTACHMENT 2- USE  
REGULATIONS SCHEDULE PART I, ATTACHMENT 3- USE REGULATIONS  
SCHEDULE PART II, ATTACHMENT 4- USE REGULATIONS SCHEDULE PART III,  
ATTACHMENT 7- USE REGULATIONS SCHEDULE PART VI, AND ATTACHMENT  
8- USE REGULATIONS SCHEDULE PART VII**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185, Use Regulation Schedule Attachment 2- Use Regulations Schedule Part I, Attachment 3- Use Regulations Schedule Part II, Attachment 4- Use Regulations Schedule Part III, Attachment 7- Use Regulations Schedule Part VI, and Attachment 8- Use Regulations Schedule Part VII:

ZONING

185 Attachment 2

Town of Franklin

USE REGULATIONS SCHEDULE PART I

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 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 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849; 10-22-2025 by Bylaw Amendment 25-931]

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals. PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	DISTRICT														
	RRI RRII RVI RVII	SFRI II	SFRI V	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
1. Agriculture, horticulture and floriculture															
1.1 Nursery, greenhouse	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N
1.2 Produce stand <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
1.3 Other, parcel of 5 or more acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:															
a. With swine or fur-bearing animals for commercial use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. With other livestock or poultry	Y <sup>2</sup>	Y <sup>2</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N
c. With no livestock	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
d. With poultry	Y <sup>3</sup>	Y <sup>3</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N
1.5 Garden center, retail or wholesale	PB	PB	PB	PB	PB	PB	PB	Y	PB	Y	N	Y	PB	PB	PB

NOTES:

- 1 For sale of produce raised or grown on the premises by the owner or lessee thereof.
- 2 Provided that any building or structure is at least 100 feet from the nearest street or property line.
- 3 Any related structure shall be to the rear of the property's primary building, and at least 25 feet from the side and rear property lines.

ZONING

185 Attachment 3

Town of Franklin

USE REGULATIONS SCHEDULE PART II

[Amended 3-25-1987 by Bylaw Amendment 87-91; 5-3-2000 by Bylaw Amendment 00-429; 5-3-2000 by Bylaw Amendment 00-430; 11-1-2000 by Bylaw Amendment 00-442; 2-21-2000 by Bylaw Amendment 00-451; 7-11-2001 by Bylaw Amendment 01-468; 6-1-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 10-6-2004 by Bylaw Amendment 04-549; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 9-25-2013 by Bylaw Amendment 13-718; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 2-15-2017 by Bylaw Amendment 17-782; 3-1-2017 by Bylaw Amendment 17-786; 3-13-2019 by Bylaw Amendment 19-830; 5-7-2025 by Bylaw Amendment 25-928; 10-22-2025 by Bylaw Amendment 25-931]

Symbols in the Use Regulations Schedule shall mean the following:

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Principal Uses	DISTRICT															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
2. Commercial <sup>1</sup>																
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N	N <sup>2</sup>	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	PB	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:																
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP						
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP						
d. Clerical, or administrative	N	N	N	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm																

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Principal Uses	DISTRICT														
	RRI RVI RVII	RRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
implement sales; rentals and leasing:															
a. With repair service	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
b. Without repair service	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N
c. Other	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	N
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	PB	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	P/SP	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB	Y <sup>7</sup>
2.10 Shopping center	N	N	N	N	N	N	PB	PB	PB	N	PB	N	N	N	N
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	PB	N	N	PB	PB	N	PB	PB	N	Y	PB
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
b. Personal	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	P/SP	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
c. Other	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.19 Function hall	PB	N	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	N	PB	N	N	N
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.22 Country store	N	N	N	N	Y	PB	Y	Y	Y	N	Y	N	N	N	N
2.23 Non-medical marijuana facility	N	N	N	N	N	N	N	N	N	N	N	PB <sup>6</sup>	N	N	N
2.24 Business incubator and coworking space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y

ZONING

	DISTRICT															
	RRI RVI RVII	RRII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
<b>Principal Uses</b>																
2.25 Artisanal and craft maker space	N		N	N	N	PB	PB	Y	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art gallery	N		N	N	N	PB	Y	Y	Y	Y	Y	Y	N	N	Y	Y
2.27 Shared-use commercial kitchen	N		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y

NOTES:

- <sup>1</sup> If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
- <sup>2</sup> Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
- <sup>3</sup> Except BA if involving live or mechanical entertainment.
- <sup>4</sup> Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
- <sup>5</sup> Establishments are limited to a maximum gross building footprint of 2,800 square feet.
- ~~<sup>6</sup> Not allowed on the sidewalk level in multifamily development.~~
- <sup>6</sup> Non-medical marijuana facilities may be permitted by Planning Board special permit in portions of the Industrial Zone with are in the Marijuana Use Overlay District; see § 185-49.
- <sup>7</sup> Allowed as part of a commercial mixed-use development. Stand-alone restaurants and retail establishments are not allowed.

ZONING

185 Attachment 4

**Town of Franklin  
USE REGULATIONS SCHEDULE PART III**

[Amended 1-28-1986 by Bylaw Amendment 85-60; 3-25-1987 by Bylaw Amendment 87-91; 11-3-1993 by Bylaw Amendment 93-245;  
3-2-1994 by Bylaw Amendment 93-251; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 Bylaw Amendment 02-507;  
6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 3-1-2006 by Bylaw Amendment 05-575;  
7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770;  
6-28-2017 by Bylaw Amendment 17-792; 8-8-2018 by Bylaw Amendment 18-812; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw  
Amendment 20-849; 10-22-2025 by Bylaw Amendment 25-931]

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Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
3. Industrial, utility																
3.1 Bus, railroad station	N		N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
3.2 Contractor's yard																
a. Landscape materials storage and distribution	N		N	N	N	N	N <sup>7</sup>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
b. Other	N		N	N	N	N	N	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
3.3 Earth removal																
a. Earth removal, commercial <sup>3,5,6</sup>	N		N	N	N	N	N	BA	BA	BA	N	BA	BA	N	BA	N
b. Earth removal, other <sup>3,4</sup>	BA		BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	N
c. Rock quarrying.	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Washing, sorting and/or crushing or processing of materials	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N
e. Production of concrete	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Principal Uses	District														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:															
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	Y <sup>9</sup>
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	Y <sup>9</sup>
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.6 Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	PB	N
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.8 Research and development:															
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	PB <sup>2</sup>	N	PB <sup>2</sup>	N
b. Others	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	P/SP	P/SP
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	PB	Y	N	N <sup>7</sup>	Y
3.11 Wholesale office, salesroom:															
a. With storage	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP	N	N <sup>7</sup>	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N <sup>7</sup>	N <sup>7</sup>	Y
3.12 Conference center	N	N	N	N	N	N	N	N	PB	N	PB	PB	P/SP	PB	P/SP
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	Y	PB	PB	PB	PB	PB	PB	N	PB
3.14 Ground-mounted Solar Energy System															
a. Small-scale	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	Y	N <sup>7</sup>
b. Medium-scale <sup>8,10</sup>	PB	PB	PB	N <sup>7</sup>	N	N <sup>7</sup>	N	N	PB	N	Y PB	N Y	N	N <sup>7</sup>	N
c. Large-scale <sup>8,10</sup>	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N

NOTES:

1. Subject to § 185-42.
2. Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
3. See § 185-23, specifically, § 185-23A, Exemptions.
4. See § 185-44, Administration and enforcement, for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
5. Any commercial earth removal is not permitted within a Water Resource District.
6. See § 185-3 for “commercial earth removal” definition.
7. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.

185 Attachment 4:2

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8. Planning Board Site Plan Review is required of all Medium-scale and Large-scale Ground-mounted Solar Energy Systems.
9. All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.
10. No Medium-scale or Large-scale Ground-mounted Solar Energy Systems on parcels within or adjacent to residential Zoning Districts shall be located nearer to the lot lines than 75 feet.

185 Attachment 4:3

Supp XX, XXX 2026

ZONING  
185 Attachment 7

Town of Franklin

USE REGULATIONS SCHEDULE PART VI

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 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 11-653; 10-16-2013 by  
Bylaw Amendment 13-723; 1-21-2015 by Bylaw Amendment 15-745; 11-16-2016 by Bylaw Amendment 16-770; 3-13-2019 by Bylaw Amendment  
19-830; 5-3-2023 by Bylaw Amendment 23-889; 8-14-2024 by Bylaw Amendment 24-908; 10-22-2025 by Bylaw Amendment 25-931]

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals. PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
<b>Principal Uses</b>															
6. Residential															
6.1 Multifamily or apartment															
a. With four or more housing units <sup>4</sup>	N <sup>1</sup>	N	N	Y <sup>2,3</sup>	PB <sup>2,8</sup>	N	Y <sup>2,3</sup>	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	PB <sup>7,8</sup>	N
b. With three housing units	N	N	PB <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	Y <sup>2</sup>	Y <sup>2</sup>	Y	Y	N	N	N	N	N
c. As part of a mixed-use development	N	N	N	PB <sup>2,3</sup>	PB <sup>2,8</sup>	N	Y <sup>3</sup>	Y <sup>2,3</sup>	N	Y <sup>5,6</sup>	N	N	N	PB <sup>7,8</sup>	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
6.3 Two-family															
a. New	N	N	Y <sup>2</sup>	Y <sup>2</sup>	Y <sup>2</sup>	N	Y	Y	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	Y	BA Y	Y	BA	N	N	N	N	N

NOTES:

- <sup>1</sup> Except PB in RVI District per § 185-38, and RVII District per § 185-50.
- <sup>2</sup> Lot area must be at least 25% greater than that required for a single-family dwelling.
- <sup>3</sup> No more than one dwelling unit per 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by special permit from the Planning Board.
- <sup>4</sup> All multifamily developments with 10 or more housing units are required to address the affordable housing requirements in § 185-51.
- <sup>5</sup> All dwelling units shall be located on floors above the street level floor.
- <sup>6</sup> No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by special permit from the Planning Board.

Note: this table includes amendments proposed in 26-946. These include 6.1(a),(b),(c) in GRV and CI and 6.3(a) in GRV. 26-948 amendments are 6.1(a),(b),(c) in CN and 6.3(b) in CI.

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- <sup>7</sup> All multifamily residential developments require a minimum of five acres.
- <sup>8</sup> No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

ZONING  
185 Attachment 8

**Town of Franklin**

**USE REGULATIONS SCHEDULE PART VII**

[Amended 10-19-1983 by Bylaw Amendment 83-44; 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 8-8-2018 by Bylaw Amendment 18-812; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849; 7-19-2023 by Bylaw Amendment 23-895R; 1-22-2025 by Bylaw Amendment 24-918; 10-22-2025 by Bylaw Amendment 25-931; 10-22-2025 by Bylaw Amendment 25-939]

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals. PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N		Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N		N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N		N	N	N	Y <sup>3</sup>	Y <sup>3</sup>	N	N	N	N	Y	Y	N	N	N
A3 Home occupation (See § 185-39B.)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
a. Residential commercial kitchens <sup>9</sup>	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
A4 Manufacture, assembly, packing of goods sold on premises	N		N	N	N	Y <sup>1</sup>	N	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	Y	Y	N	Y <sup>1</sup>	Y
A5 Off-street parking (See § 185-39C.)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N		N	N	N	Y	N	Y	Y	Y	Y	Y	Y <sup>2</sup>	N	Y <sup>2</sup>	Y

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Accessory Uses	District														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	N	BA	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	Y	N <sup>4</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	N	Y	Y	BA	Y	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y
A16 Wholesale office, salesroom															
a. With storage	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y <sup>2</sup>	Y	Y
A17 Catering	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System <sup>5</sup>															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale <sup>6</sup>	PB	PB	PB	PB	N	PB	N	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres <sup>7</sup>	Y <sup>5</sup>	Y <sup>5</sup>	Y <sup>5</sup>	Y <sup>5</sup>	Y <sup>5</sup>	Y <sup>5</sup>	N	N	N	N	N	N	N	N	N
A21 Accessory Dwelling Residential Unit <sup>5</sup>	Y <sup>8</sup>	Y <sup>8</sup>	Y <sup>8</sup>	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.
2. Provided that no more than 25% of the total floor space is used for display or retailing.
3. Such uses shall be restricted to seasonal operations only.
4. Accessory retail sales within a Country Store, as defined in § 185-3, shall not exceed 50% of the establishment's floor area open to the public.
5. See § 185-19, "Accessory buildings and structures."
6. Planning Board Site Plan Review is required of all Medium-scale Ground-mounted Solar Energy Systems.
7. Any related structure shall be to the rear of the property's primary building, and at least 25 feet from side and rear property lines.
8. A second accessory dwelling unit on the same parcel will require a special permit from ZB.
9. See limitation of the definition in § 185-3.

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2026

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

\_\_\_\_\_  
**Nancy Danello, CMC**  
Town Clerk

\_\_\_\_\_  
**Ted Cormier-Leger, Clerk**  
Franklin Town Council



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENTS 26-949**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185, ATTACHMENT 9- SCHEDULE OF LOT, AREA, FRONTAGE,  
YARD AND HEIGHT REQUIREMENTS**

**BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:**

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185, Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements:

ZONING  
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; 11-16-2016 by Bylaw Amendment 16-771; 9-26-2018 by Bylaw Amendment 18-815; 9-26-2018 by Bylaw Amendment 18-818R; 3-13-2019 by Bylaw Amendment 19-831; 9-6-2023 by Bylaw Amendment 23-898; 10-22-2025 by Bylaw Amendment 25-932]

District	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
		Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving <sup>3</sup>
Rural Residential I	40,000	200	200	1804	40	40	40	3	35	20	25
Residential VI	40,000	200	200	1804	40	40	40	3	35	20	25
Residential VII <sup>11</sup>	40,000	200	200	1804	40	40	40	3	35	20 <sup>12</sup>	25 <sup>12</sup>
Rural Residential II	30,000	150	200	1354	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 <sup>16</sup>	100	90 <sup>17</sup>	20	15	20	3	40	45	55
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business <sup>13</sup>	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 <sup>10</sup>	0 <sup>2</sup>	15	3 <sup>9</sup>	409	80	90
Crossing Neighborhood <sup>7</sup>	5,000	50	50	45	5 <sup>10</sup>	0 <sup>2</sup>	15	3	40	80	90
Commercial I <sup>7</sup>	5,000	50	50	45	201	10 <sup>14</sup>	15	3 <sup>15</sup>	40 <sup>15</sup>	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Business	20,000	125	160	112.5	40	20	30	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	305	305	3 <sup>15</sup>	40 <sup>15</sup>	70	80
Industrial	40,000	175	200	157.5	40	305	305	3 <sup>6</sup>	—	70	80
Limited Industrial	40,000	175	200	157.5	40	308	308	3 <sup>6</sup>	406	70	80
Office	40,000	100	100	90	20	305	305	3 <sup>6</sup>	406	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.

note: 26-949 incorporates additions and deletions submitted with 26-947 and adds Note 17

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### NOTES:

- <sup>1</sup> But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- <sup>2</sup> Increase to 20 feet when abutting a residential district.
- <sup>3</sup> See definition of "upland" in § 185-3, § 185-36, Impervious surfaces, and § 185-40, Water Resource District.
- <sup>4</sup> Within open space developments (see § 185-43), the lot width must be met for individual lots and shall be no less than 1/2 those required within the underlying district.
- <sup>5</sup> Increase by the common building height of the structure, when abutting a residential use.
- <sup>6</sup> Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.
- <sup>7</sup> Permitted residential uses must observe requirements of the General Residential V District for residential use building only. Multifamily residential ~~with three housing units~~, and mixed-use buildings are exempt from this requirement.
- <sup>8</sup> Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- <sup>9</sup> Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- <sup>10</sup> Minimum five-foot setback required on first floor, street level; upper floors can overhang required first floor setback.
- <sup>11</sup> See § 185-50.
- <sup>12</sup> Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.
- <sup>13</sup> Maximum gross building footprint of nonresidential primary use structures is 3,500 square feet.
- <sup>14</sup> The 10-foot side setback is only required on one side of lot; if lot abuts a residential district, a 20-foot setback is required on the abutting side.
- <sup>15</sup> Buildings up to 50 feet in height, regardless of the number of stories, may be permitted by a special permit from the Planning Board.
- 16. Minimum continuous frontage of 50ft for mixed-use & multifamily buildings.**
- 17. Minimum lot width of 45ft for mixed-use & multifamily buildings.**

The foregoing Zoning By-law Amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

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**DATED:** \_\_\_\_\_, 2026

**VOTED:** \_\_\_\_\_

**UNANIMOUS:** \_\_\_\_\_

**A TRUE RECORD ATTEST:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_ **ABSENT:** \_\_\_\_

**RECUSED:** \_\_\_\_\_

\_\_\_\_\_  
**Nancy Danello, CMC**  
Town Clerk

\_\_\_\_\_  
**Ted Cormier-Leger, Clerk**  
Franklin Town Council