



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, January 26, 2026 at 7:00 PM**, and the Franklin Town Council will hold a public hearing on **Wednesday, February 4 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: That Chapter 185 of the Code of the Town of Franklin is hereby amending §185, Attachment 7, Use Regulations Schedule Part VI.

26-947: That 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, 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 ⁴	N ¹	N	N	Y ^{2,3}	PB ^{2,8}	N	Y ^{2,3}	N	Y ^{5,6}	N	N	N	N	PB ^{7,8}	N
b. With Three Housing Units	N	N	PB ²	Y ²	Y ²	N	Y ²	Y	Y	N	N	N	N	N	N
c. As Part of Mixed Use Development	N	N	N	PB ^{2,3}	PB ^{2,8}	N	Y ^{2,3}	N	Y ^{5,6}	N	N	N	N	PB ^{7,8}	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 ²	Y ²	Y ²	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.

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 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 ¹⁶	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 ¹⁵	40,000	200	200	180	40	30	40	1.5	30	10	30
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	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ¹⁵	40 ¹⁵	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 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.

¹² 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.

¹³ 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.

¹⁶ **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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A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

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Nancy Danello, CMC
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