

## Chapter 185. Zoning

### Article II. Use Districts

#### § 185-4. Districts enumerated.

- A. For the purpose of this chapter, the Town of Franklin is hereby divided into the following types of districts:

Rural Residential I (RRI)  
Rural Residential II (RRII)  
Single-Family Residential III (SFRIII)  
Single-Family Residential IV (SFRIV)  
General Residential V (GRV)  
Residential VI (RVI)  
Residential VII (RVII)  
[Added 10-16-2013 by Bylaw Amendment 13-720]  
Commercial I (CI)  
Commercial II (CII)  
Business (B)  
Industrial (I)  
Limited Industrial (LI)  
[Added 10-2-2002 by Bylaw Amendment 02-507]  
Neighborhood Commercial (NC)  
[Added 6-11-2003 by Bylaw Amendment 03-511]  
Office (O)  
[Added 7-11-2001 by Bylaw Amendment 01-467]  
Downtown Commercial (DC)  
[Added 7-13-2011 by Bylaw Amendment 11-652]  
Rural Business (RB)  
[Added 11-16-2016 by Bylaw Amendment 16-768]  
Mixed Business Innovation (MBI)  
[Added 3-13-2019 by Bylaw Amendment 19-829]

- B. In addition, there are eight overlay districts: the Floodplain District as established in § **185-24**, the Water Resource District as established in § **185-40**, the Wireless Communications Services District as established in § **185-44**, the Biotechnology Uses Overlay District as established in § **185-42**, the Adult Use Overlay District as established in § **185-47**, the Senior Village Overlay District as established in § **185-48**, the Sign District Map as established in § **185-20** and the Marijuana Use Overlay District as established in § **185-49**.  
[Added 5-12-1986 by Bylaw Amendment 86-65; amended 7-23-1997 by Bylaw Amendment 97-336; 7-11-2001 by Bylaw Amendment 01-467; 3-21-2012 by Bylaw Amendment 12-671; 6-5-2013

by Bylaw Amendment 13-709; 12-17-2014 by Bylaw Amendment 14-742; 2-15-2017 by Bylaw Amendment 17-780]

C. Intent of districts. The intent of the zoning districts is as follows: (Please refer to the Table of Uses for specific uses as they relate to each zoning district.)

[Added 7-11-2001 by Bylaw Amendment 01-467; amended 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 7-13-2011 by Bylaw Amendment 11-652; 10-16-2013 by Bylaw Amendment 13-720]

- (1) The Rural Residential Districts (RRI, RRII) are intended primarily for single-family residential uses in a rural and semirural environment. Agricultural uses are generally permitted. Generally, commercial and industrial uses are not permitted.
- (2) The Single-Family Residential Districts (SFRIII, SFRIV) are intended primarily for single-family residential uses in a semirural and suburban environment. Two-family residential uses may be permitted in some areas. Generally commercial and industrial uses are not permitted; however, limited commercial uses may be permitted in some areas.
- (3) The General Residential V District (GRV) is intended primarily for single-family and two-family residential uses in a suburban downtown environment. Multifamily and apartment uses may also be permitted. In addition, certain commercial uses may be permitted, but most nonresidential uses are not allowed.
- (4) The Residential VI District (RVI) is intended primarily for multifamily and apartment residential uses in a suburban environment. Limited commercial uses may be permitted. See § **185-38**, Multifamily and flexible development zoning bylaw, for further requirements of the Residential VI District.
- (5) The Residential VII District (RVII) is intended primarily for single-family residential uses in a semirural environment. Multiple, single-family dwelling units may be permitted. Preservation of open space is encouraged, and most nonresidential uses are not allowed. Please see § **185-50**, Residential VII, for further requirements of the RVII District.
- (6) The Commercial I District (CI) is intended primarily for office, retail, service, trade, restaurant, and other commercial uses in a downtown environment. Limited industrial uses may be permitted. Single-family, two-family and multifamily and apartment residential uses may also be allowed.
- (7) The Commercial II District (CII) is intended primarily for office, retail, service, trade, restaurant, and other commercial uses and limited industrial uses in a suburban commercial environment. Single-family and two-family residential uses may also be permitted.
- (8) The Business District (B) is intended primarily for nonresidential uses such as office, retail, service, trade, restaurant, and other commercial uses with some limited industrial uses in a suburban commercial environment.
- (9) The Office District (O) is intended primarily for office parks, business uses, limited commercial and light industrial uses. Industrial uses such as warehouse and manufacturing are not permitted except as an accessory use. Residential uses are not permitted.
- (10) The Industrial District (I) is intended primarily for light and medium industrial uses, warehouse and distribution uses, and business uses. Some commercial uses may be permitted, but residential uses are not permitted.
- (11) The Limited Industrial District (LI) is intended primarily for light industrial service, trade and limited business uses. In addition, accessory office and retail uses may be permitted. Residential uses are not allowed.
- (12) The Neighborhood Commercial District (NC) is intended primarily for low-intensity commercial uses located in or within close proximity to primarily residential neighborhoods providing retail and personal services which serve the surrounding neighborhood. Industrial uses are not

allowed. The district is further classified by its neighbor- and pedestrian-friendly design concepts including low-luminescent lighting fixtures, visibly obscured parking areas, densely planted property borders, nonintrusive architecture and pedestrian-scaled signage with external illumination.

- (13) The Downtown Commercial District (DC) is intended as a mixed-use, transit-oriented commercial district which combines first-floor commercial uses with upper-floor office or multi-unit residential uses. An emphasis is placed on commercial uses like restaurants and retail that support an economically rich downtown environment.

- (14) The Rural Business District (RB) is intended primarily for low-intensity commercial uses located in or within close proximity to primarily residential neighborhoods, providing retail and agricultural services to the surrounding community. The district is further classified by rural neighborhood design concepts consistent with the character of the community, complementary in scale and appearance with the surrounding neighborhood, with low luminescent lighting fixtures, densely planted property borders, and pedestrian-scaled signage with external illumination.

[Added 11-16-2016 by Bylaw Amendment 16-768]

- (15) The Mixed Business Innovation District (MBI) is intended primarily for a mix of light industrial and commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

[Added 3-13-2019 by Bylaw Amendment 19-829]



# SIGN Districts

- Commercial and Business Corridor District
- Downtown Commercial District
- Industrial & Office Park District
- Residential District
- Parcel Line
- Municipal Boundary
- Water

00.250.5

Kilometers

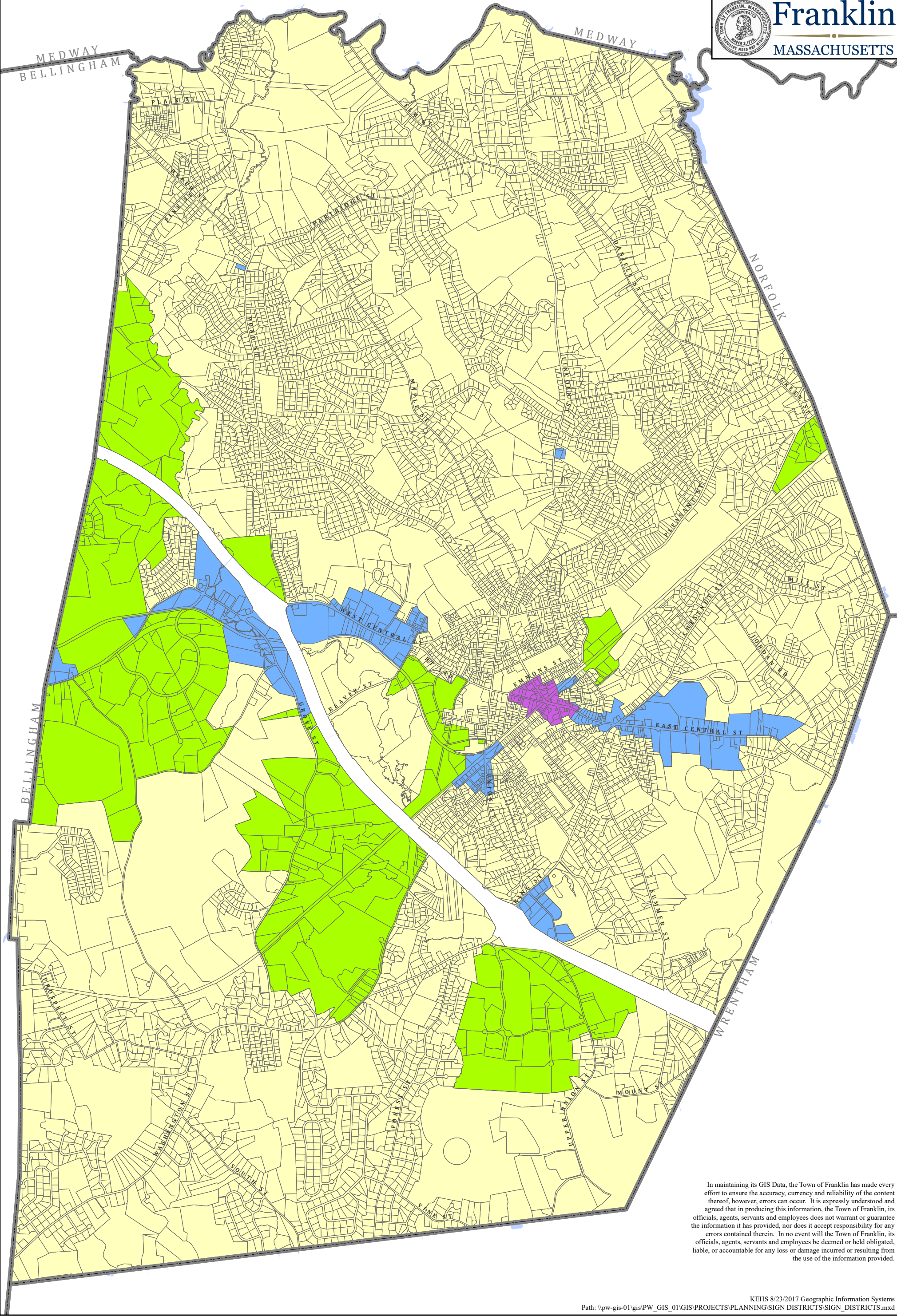
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Miles

TOWN OF FRANKLIN, MASSACHUSETTS  
INCORPORATED 1829  
THOMAS HENRY

Franklin

MASSACHUSETTS



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