

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

June 18, 2021

To: Town Council

From: Jamie Hellen, Town Administrator

RE: 21-874 Downtown Commercial Zoning District & Commercial Zoning District 1 Parking requirements

As requested by several Councilors at recent meetings, the Council will have a discussion regarding the current parking requirements in the Downtown/Commercial Zoning District as well as the Commercial Zoning District 1. This proposal was endorsed unanimously by the Town Council EDC.

The proposal before the Council has a simple change: to require .5 parking spaces per unit from 1.5 parking spaces per unit in only these two zoning districts.

This is a referral to the Planning Board for them to conduct a public hearing.

I have included a memo from the director of Planning and Community Development, Bryan Taberner, to provide you with additional information on this subject that was worked on 3 years ago by the Council.

If you have any additional questions please feel free to ask and we look forward to the discussion next week.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PROPOSED CHANGES TO PARKING IN DOWNTOWN COMMERCIAL AND COMMERCIAL I ZONING DISTRICTS
CC: FRANKLIN PLANNING BOARD, MARK CEREL, TOWN ATTORNEY; GUS BROWN, ZONING ENFORCEMENT; AMY LOVE, TOWN PLANNER; CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR
DATE: MAY 4, 2021

There has been recent discussion over decreasing the parking requirements within the Downtown Commercial (DC) and Commercial I (CI) zoning districts. As you requested, DPCD has drafted a proposed Zoning Bylaw Amendment that if approved would reduce the required amount of parking spaces in the DC and CI zoning districts. Attached for your review is the Zoning Bylaw Amendment 21-874.

Current parking regulations for the DC and CI zoning districts, contained in Section 185-21(B) of the Town's Zoning Bylaw, are as follows:

- 1.5 parking spaces per housing unit;
- 1 parking space per 500 square feet of gross floor area of non-residential development.

DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones, and have developed the table below summarizing the related parking requirements.

Project	Address	Zoning District	Parking Required	Parking Provided
12 Residential units and 2 Commercial spaces	70 East Central St	DC	24 spaces	34 spaces
3 Residential units and 1 Commercial space	14 Ruggles St	C1	10 spaces	7 spaces
257 Residential units	Dean Ave	GRV	514 spaces	463 spaces
Franklin Food Pantry	138 East Central	C1	13 spaces	13 spaces

Please let Amy Love or me know if you have questions or require additional information.



**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 21-874**

**Changes to §185-21 Parking, Loading and Driveway
Requirements.**

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21
OF THE CODE OF THE TOWN OF FRANKLIN**

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 §185-21. Parking, Loading and Driveway Requirements, sub-section B:

A. Parking requirements.

- 1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand.
- 2) Buildings, structures and land uses in existence on the effective date of these provisions are not subject to these off-street parking requirements and may be rebuilt, altered or repaired but not enlarged or changed in use without becoming subject to these requirements.
- 3) In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth in Subsection B of this section will be met for the new demand without counting existing parking necessary for existing uses to meet these requirements.
- 4) The number of required spaces may be reduced below that determined under § 185-21B by the Planning Board for places subject to site plan review or by the Building Commissioner in other cases, upon determination that a lesser provision would be adequate for all parking needs because of such special circumstances as shared parking for uses having peak parking demands at different times, unusual age or other characteristics of site users, company-sponsored car pooling or other trip-conserving measures.

B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:

- 1) In the Downtown Commercial Zoning District:
 - a) Residential dwelling units: **half (0.5) of a one and a half (1.5) parking spaces** per residential unit in a mixed use development.
 - b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- 2) In the Commercial I Zoning District:
 - a) Residential dwelling units: **half (0.5) of a one and a half (1.5) parking spaces** per residential unit.
 - b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- 3) All Other Zoning Districts:
 - a) Residential buildings:
 - i) Dwelling units, regardless of the number of bedrooms: two spaces.
 - ii) Guest houses, lodging houses and other group accommodations: one space per guest unit.
 - iii) Hotels and motels: 1 1/8 spaces per guest unit.
 - b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)
 - i) Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.

- ii) Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.
- iii) Other offices and banks: one space per 250 square feet of gross floor area.
- iv) Restaurants, theaters and assembly halls:
 - (1) One space per 2.5 fixed seats.
 - (2) One space per 60 square feet of gross floor area, if seats are not fixed.
- v) Recreation facilities: 0.8 space per occupant at design capacity.
- vi) Warehouses: one space per 1,000 square feet of gross floor area.

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: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

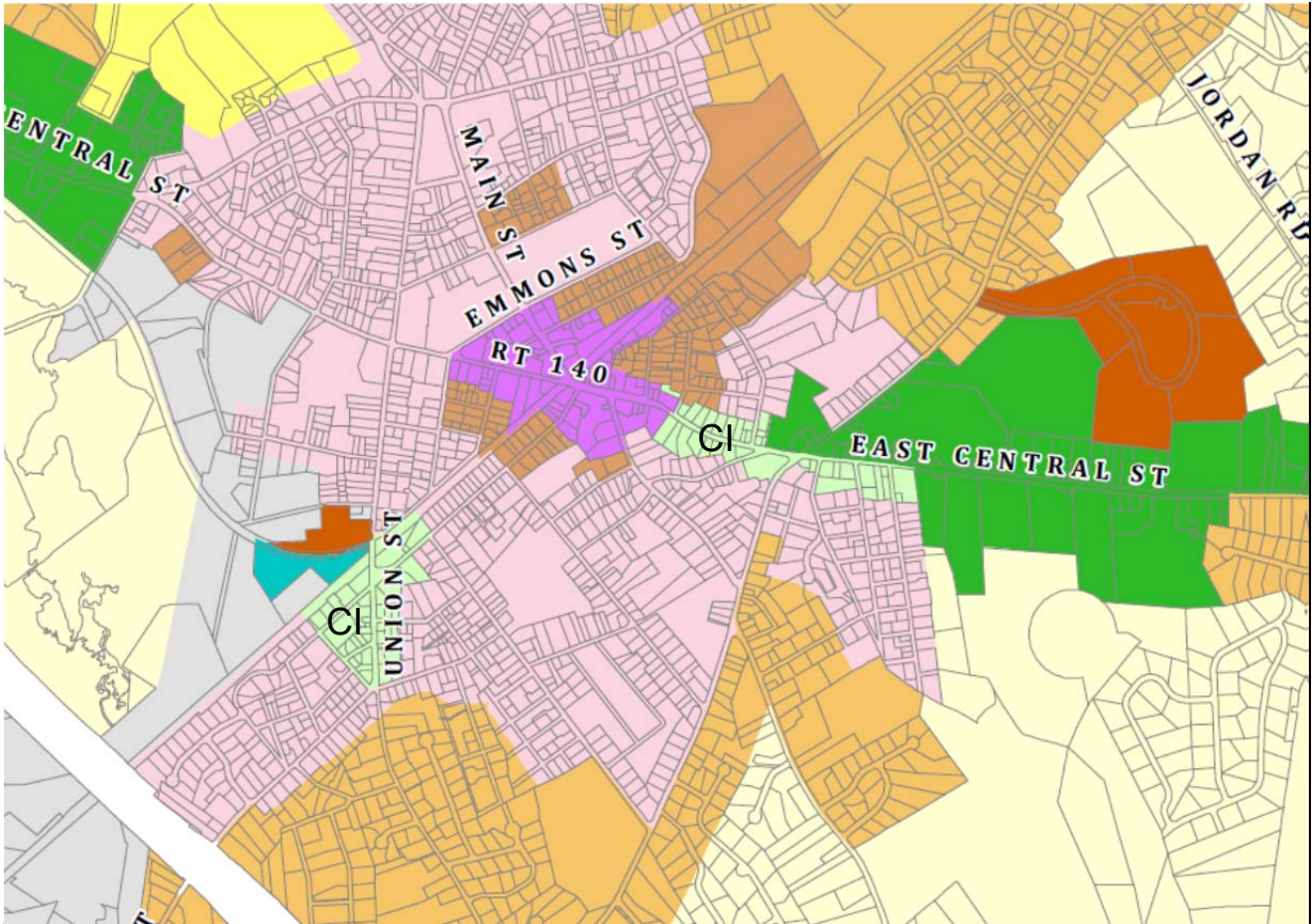
ABSENT: _____

RECUSED: _____

**Nancy Danello, CMC
Temporary Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Location of Commercial I (CI) Zoning District



January 3, 2018

Business	General Residential V	Rural Business
Commercial I	Industrial	Rural Residential I
Commercial II	Office	Rural Residential II
Downtown	Residential VI	Single-Family III
Commercial District	Residential VII	Single-Family IV