



SPONSOR: Zoning Enforcement Officer

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 17-797

SETBACKS FOR ACCESSORY BUILDINGS AND STRUCTURES

A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT CHAPTER 185, SECTION 19. ACCESSORY BUILDINGS AND STRUCTURES

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended at section of §185-19. Accessory buildings and structures by adding and deleting the following text:

No accessory building or structure shall be located within a required front yard. No accessory building or structure shall be located in any side yard area nearer to the side lot line than 10 feet ~~in any zoning district, General Residential V, Single Family Residential IV or Commercial I Districts or nearer than 15 feet in other districts.~~ No accessory building or structure shall be located in a rear yard nearer to the rear lot line than 10 feet or nearer to another principal or accessory building or structure than 10 feet.

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: _____, 2017

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Town Council



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: AUGUST 23, 2017
TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
RE: PROPOSED ZONING BYLAW AMENDMENT 17-797: SETBACKS
FOR ACCESSORY BUILDINGS AND STRUCTURES
CC: FRANKLIN PLANNING BOARD; JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR;
GUS BROWN, ZONING ENFORCEMENT OFFICER; MARK CEREL, TOWN ATTORNEY;
AMY LOVE, FRANKLIN TOWN PLANNER

Zoning Enforcement Officer Gus Brown has identified inconsistencies in the Town's Zoning Bylaw that leads to confusion regarding the size side setback required for accessory buildings and structures. §185-3 states "No accessory buildings or structures of any size shall be closer than 10 feet to any principal building or side ... lot line". §185-19 states that side yard setbacks for accessory buildings and structures must be at least 10 feet in GRV, SFRIV and CI zoning districts, and at least 15 feet in other districts. The exact wording from both sections is attached.

Mr. Brown recommends changing the minimum required distance between accessory buildings/structures and the side lot line to 10 (ten) feet in all zoning districts. This change can be easily made by deleting wording in §185-19 that refers to differences in various zoning districts.

Zoning Bylaw Amendment 17-797 has been prepared for Town Council review and consideration. DPCD recommends referring the proposed amendment to the Planning Board for a Public Hearing.

Wording Taken Directly From Chapter 185 of Franklin Town Code

§185-3. Definitions.

In this chapter, the following terms, unless a contrary meaning is required by the context or is specifically prescribed, shall have the following meanings:

ACCESSORY BUILDING OR USE

A use or separate structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

No accessory buildings or structures of any size shall be closer than 10 feet to any principal building or side or rear lot line. No accessory building or structures shall be less than a distance equal to the common building height to common grade to any rear or side lot line. No accessory building or structures shall be located within a front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage. This bylaw will also include all open space developments.

Swimming pools. The setbacks shall meet those of the accessory structure including pool equipment, i.e., pumps, heaters, etc., in the section noted above. In the case of a corner lot, the pool and the equipment must meet the front yard setback for that zone. Swimming pools are accessory structures whether in-ground, above-the-ground or on-the-ground. To get an accurate measurement, above-the-ground pools should be measured from the outside of the pool including any decking; in-ground pools should be measured from the outside edge of the pool or coping including equipment for both.

§185-19. Accessory buildings and structures.

No accessory building or structure shall be located within a required front yard. No accessory building or structure shall be located in any side yard area nearer to the side lot line than 10 feet in General Residential V, Single-Family Residential IV or Commercial I Districts or nearer than 15 feet in other districts. No accessory building or structure shall be located in a rear yard nearer to the rear lot line than 10 feet or nearer to another principal or accessory building or structure than 10 feet.