



SPONSOR: *Administration*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 18-811: CHANGES TO §185-19. ACCESSORY BUILDINGS AND STRUCTURES

A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 19 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 deleting the entire section of §185-19 Accessory buildings and structures, and adding the following text:

§185-19. Accessory buildings and structures

A. Purpose. The purpose of this Bylaw is to provide for the reasonable regulation and control of accessory buildings and structures within the Town of Franklin in order to protect the health, safety, and welfare of its residents, without unduly restricting the conduct of lawful enterprise.

B. Setback requirements and height restrictions. The following setbacks shall apply to all accessory buildings and structures, unless otherwise regulated in other sections of Chapter 185:

1. No accessory building or structure shall be located within a required front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage.
2. 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.
3. No accessory building or structure shall be located in a rear yard nearer to the rear lot line than 10 feet.
4. 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.
5. No accessory buildings or structures of any size shall be closer than 10 feet to any principal building, or other accessory building or structure.

C. Swimming Pools.

The setbacks for swimming pools 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 and related equipment; in-ground pools should be measured from the outside edge of the pool or coping including equipment.

D. Free standing signs.

See §185-19. Signs, for accessory sign requirements.

E. Ground-mounted solar energy systems.

The following restrictions are additional to setback and height requirements outlined in §185-19.B. above:

1. Planning Board site plan review is required of all medium-scale ground-mounted solar energy systems.
2. No accessory ground-mounted solar energy systems on parcels within or adjacent to residential Zoning Districts shall be located in any side or rear yard area nearer to the lot line than 20 feet.
3. No accessory ground-mounted solar energy system shall be more than 15 feet in height, measured from the common grade.

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: _____, 2018

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk