



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 23-895R**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, ATTACHMENT 8, USE REGULATIONS SCHEDULE PART VII:
ACCESSORY USES**

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 8, Use Regulation Schedule Part VII, Accessory Uses:

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

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.

Accessory Uses	District														
	RRI	RRII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	Y ³	Y ³	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	Y ³	Y ³	N	N	N	Y	Y	N	N	N	N
A3 Home occupation (See § 185-39B.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
A4 Manufacture, assembly, packing of goods sold on premises	N	N	N	N	Y ¹	N	Y ¹	Y ¹	Y ¹	Y	Y	N	Y ¹	Y	
A5 Off-street parking (See § 185-39C.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A6 Professional office, studio (See § 185-39A.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
A7 Restaurant, bar	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N	N	N	N	Y	N	Y	Y	Y	Y	Y ²	N	Y ²	Y	
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	N	BA	BA	BA	Y	Y	Y	Y	Y	Y
A10 Signs (See § 185-20.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	
A15 Warehouse/distribution facility	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y
A16 Wholesale office, salesroom															
a. With storage	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	
b. Without storage	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y ²	Y	Y	
A17 Catering	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System ⁵															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale ⁶	PB	PB	PB	PB	N	PB	N	PB	N	PB	Y	N	PB	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres ⁷	Y ⁵	N	N	N	N	N	N	N	N						
A21 Accessory Dwelling Residential Unit⁵	Y	BA	BA	N	N	N	N	N							

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.

2. Provided that no more than 25% of the total floor space is used for display or retailing.

3. Such uses shall be restricted to seasonal operations only.

4. Accessory retail sales within a Country Store, as defined in §185-3, shall not exceed 50% of the establishment's floor area open to the public.

5. See §185-19, "Accessory buildings and structures".

6. Planning Board Site Plan Review is required of all Medium-scale Ground-mounted Solar Energy Systems.

7. Any related structure shall be to the rear of the property's primary building, and at least 25 feet from side and rear property lines.

Franklin DPCD

Revised April 13, 2023

23-895R

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: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council