



SPONSOR: *Town Administration*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 23-896: CHANGES TO §185-19. ACCESSORY BUILDINGS AND STRUCTURES

ACCESSORY DWELLING UNIT SETBACKS

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 at section §185-19 Accessory buildings and structures by **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.
 - (6) Accessory Dwelling Units within a detached building shall be located no closer to rear or side lot lines than stated in §185-19.B (1)-(5) above, or as stated in §185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements, whichever is greater.**

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