



**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 24-907R**

**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 **deletions** and **additions** to §185-21. Parking, Loading and Driveway Requirements, sub-sections A and B:

- 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: ~~1.5~~ **one** parking spaces per residential unit in a mixed use development.
    - (b) Non-residential uses: ~~one space per 500 square feet of gross floor area~~ **are exempt from this section (§185-21.B).**
  - (2) In the Commercial I Zoning District:
    - (a) Residential dwelling units: 1.5 parking spaces per residential unit.
    - (b) Non-residential uses: one 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:
  - a) One space per 2.5 fixed seats.
  - b) 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: Aug. 14<sup>th</sup>, 2024

VOTED: passed

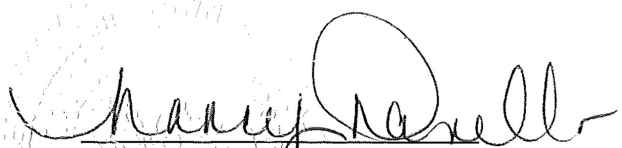
UNANIMOUS: ✓

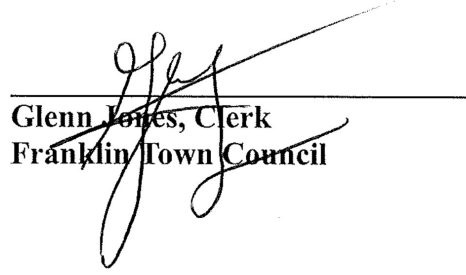
A TRUE RECORD ATTEST:

YES: 9 NO: 0

ABSTAIN: — ABSENT: —

RECUSED: —

  
 Nancy Danello, CMC  
 Town Clerk

  
 Glenn Jones, Clerk  
 Franklin Town Council