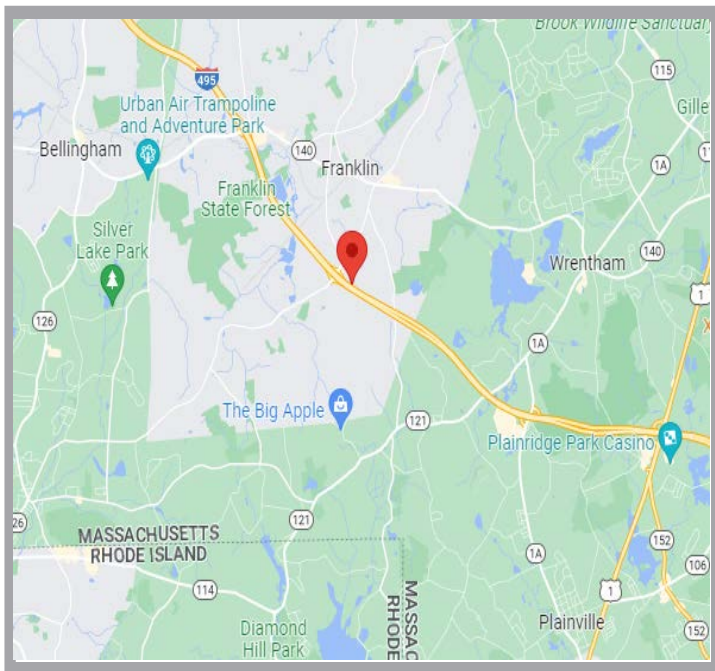
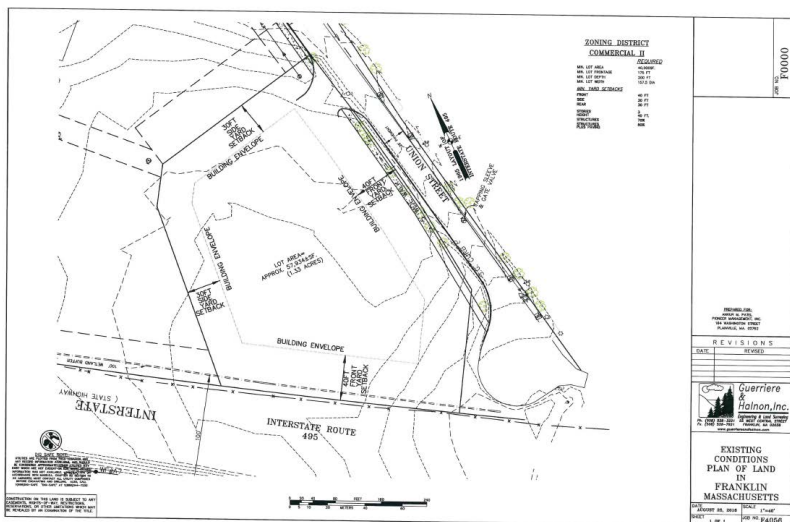


FOR SALE

759 Union Street, Franklin MA



+/- 57,934 SF of Land

- ❖ Sale Price: \$750,000.00
- ❖ Zoned Commercial II
- ❖ Highway Rt 495 Visibility
- ❖ Sewer water / gas cap
- ❖ Allows: Hotels

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ZONING

185 Attachment 2

Town of Franklin USE REGULATIONS SCHEDULE PART I

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849]

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.

Principal Uses	DISTRICT													
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
1. Agriculture, horticulture and floriculture														
1.1 Nursery, greenhouse	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N
1.2 Produce stand ¹	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
1.3 Other, parcel of 5 or more acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:														
a. With swine or fur-bearing animals for commercial use	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. With other livestock	Y ²	Y ²	N	N	N	N	N	N	N	N	N	N	N	N
c. With no livestock	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N
d. With poultry	Y ³	Y ³	N	N	N	N	N	N	N	N	N	N	N	N
1.5 Garden center, retail or wholesale	PB	PB	PB	PB	PB	PB	PB	Y	N	Y	PB	PB	P	PB

NOTES:

1 For sale of produce raised or grown on the premises by the owner or lessee thereof.

2 Provided that any building or structure is at least 100 feet from the nearest street or property line.

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- 3 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.

ZONING

185 Attachment 3

**Town of Franklin
USE REGULATIONS SCHEDULE
PART II**

[Amended 3-25-1987 by Bylaw Amendment 87-91; 5-3-2000 by Bylaw Amendment 00-429; 5-3-2000 by Bylaw Amendment 00-430; 11-1-2000 by Bylaw Amendment 00-442; 2-21-2000 by Bylaw Amendment 00-451; 7-11-2001 by Bylaw Amendment 01-468; 6-1-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 10-6-2004 by Bylaw Amendment 04-549; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 9-25-2013 by Bylaw Amendment 13-718; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 2-15-2017 by Bylaw Amendment 17-782; 3-1-2017 by Bylaw Amendment 17-786; 3-13-2019 by Bylaw Amendment 19-830]

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.

Principal Uses (cont'd)	DISTRICT													
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CHI	DC	B	I	LI	O	MBI
2. Commercial ¹														
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N ²	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	N
2.3 Office, excluding office parks:														
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	N
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	N	Y ⁶	Y	Y	Y	Y	Y	Y	Y
2.4 Funeral home, undertaking	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm implement sales; rentals and leasing:														

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Principal Uses (cont'd)	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI	
a. With repair service	N	N	N	N	N	N	N	PB	N	N	N	N	N	N	
b. Without repair service	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N	
c. Other	N	N	N	N	N	N	N	PB	N	N	N	N	N	N	
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	PB	N	N	PB	N	N	N	
b. Filling or service station	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N	
c. Other	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N	
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
b. Off-street parking	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	
2.9 Restaurant, bar	N	N	N	N	N	N	N	P/SP ³	P/SP	P/SP ³	P/SP	PB	N ⁴	PB	Y ⁸
2.10 Shopping center	N	N	N	N	N	N	N	PB	PB	N	PB	N	N	N	
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	N	P/SP	N	N	N	N	
2.14 Office park	N	N	N	N	PB	N	PB	PB	N	PB	PB	N	Y	PB	
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁸	
b. Personal	N	N	N	N	P/SP ⁵	N ⁴	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁸	
c. Other	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	Y ⁸	
2.16 Vehicular service establishment	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N	
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	N	
2.18 Catering	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	N ⁴	
2.19 Function hall	PB	N	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	N ⁴	
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	PB	N	N	N	
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N	N	
2.22 Country store	N	N	N	N	Y	PB	Y	Y	N	Y	N	N	N	N	
2.23 Non-medical marijuana facility	N	N	N	N	N	N	N	N	N	N	PB ⁷	N	N	N	
2.24 Business incubator and coworking space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	
2.25 Artisanal and craft maker space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	
2.26 Art gallery	N	N	N	N	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y	

ZONING

NOTES:

- ¹ If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
- ² Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
- ³ Except BA if involving live or mechanical entertainment.
- ⁴ Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
- ⁵ Establishments are limited to a maximum gross building footprint of 2,800 square feet.
- ⁶ Not allowed on the sidewalk level in multilevel development.
- ⁷ Non-medical marijuana facilities may be permitted by Planning Board special permit in portions of the Industrial Zone with are in the Marijuana Use Overlay District; see § 185-49.
- ⁸ Allowed as part of a commercial mixed-use development. Stand-alone restaurants and retail establishments are not allowed.

ZONING

185 Attachment 4

**Town of Franklin
USE REGULATIONS SCHEDULE
PART III**

[Amended 1-28-1986 by Bylaw Amendment 85-60; 3-25-1987 by Bylaw Amendment 87-91; 11-3-1993 by Bylaw Amendment 93-245; 3-2-1994 by Bylaw Amendment 93-251; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 6-28-2017 by Bylaw Amendment 17-792; 8-8-2018 by Bylaw Amendment 18-812; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849]

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.

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CH	DC	B	I	LI	O	MBI
3. Industrial, utility															
3.1 Bus, railroad station	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
3.2 Contractor's yard															
a. Landscape materials storage and distribution	N	N	N	N	N	N	N ⁷	N	N	N	N ⁷	P/SP	N	N	N
b. Other	N	N	N	N	N	N	N	N	N	N	N ⁷	P/SP	N	N	N
3.3 Earth removal															
a. Earth removal, commercial ^{3,5,6}	N	N	N	N	N	N	N	BA	BA	N	BA	BA	N	BA	N
b. Earth removal, other ^{3,4}	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	N
c. Rock quarrying.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
e. Production of concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
f. Production of bituminous	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
concrete															
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	Y ⁹
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	Y ⁹
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.6 Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	PB	N
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.8 Research and development:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	PB ²	N	PB ²	N
b. Others	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	P/SP	P/SP
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	PB	Y	N	N ⁷	Y
3.11 Wholesale office, salesroom:															
a. With storage	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP	N	N ⁷	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N ⁷	N ⁷	Y
3.12 Conference center	N	N	N	N	N	N	N	N	PB	N	PB	PB	P/SP	PB	P/SP
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	PB	PB	PB	PB	PB	PB	N	PB
3.14 Ground-mounted Solar Energy System															
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	N ⁷
b. Medium-scale ⁽⁸⁾⁽¹⁰⁾	PB	PB	PB	N ⁷	N	N ⁷	N	N	PB	N	PB	Y	N	N ⁷	N
c. Large-scale ⁽⁸⁾⁽¹⁰⁾	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N

NOTES:

1. Subject to § 185-42.
2. Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
3. See § 185-23, specifically, § 185-23A, Exemptions.
4. See § 185-44, "Administration and enforcement," for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
5. Any commercial earth removal is not permitted within a Water Resource District.
6. See § 185-3 for "commercial earth removal" definition.
7. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.

ZONING

8. Planning Board Site Plan Review is required of all Medium-scale and Large-scale Ground-mounted Solar Energy Systems.
9. All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers
Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.
10. No Medium-scale or Large-scale Ground-mounted Solar Energy Systems on parcels within or adjacent to residential Zoning Districts shall be located nearer to the lot lines than 75 feet.

ZONING

185 Attachment 5
 Town of Franklin
 USE REGULATIONS SCHEDULE
 PART IV

[Amended 3-25-1987 by Bylaw Amendment 87-91; 1-11-1999 by Bylaw Amendment 98-397-R; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 6-5-2013 by Bylaw Amendment 13-711; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 2-15-2017 by Bylaw Amendment 17-782; 3-13-2019 by Bylaw Amendment 19-830]

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

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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.

Principal Uses (cont'd)	DISTRICT													
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
4. Institutional														
4.1 Cemetery	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N
4.2 Hospital	N	N	N	N	N	N	N	N	PB	N	PB	PB	N	N
a. Medical marijuana treatment facility	N	N	N	N	N	N	N	N	N	N	N	PB ³	N	N
b. Medical marijuana testing facility	N	N	N	N	N	N	N	N	N	N	N	PB ³	N	N
4.3 Charitable institution	N	N	N	PB	PB	N	Y	Y	PB	N	N	N	N	Y
4.4 Correctional facility	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
4.5 Library, museum, art gallery	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	Y
4.6 Lodge, social nonprofit ¹	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
4.7 Public use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.8 Religious or educational use:														
a. Exempt from zoning prohibition ²	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Dormitories	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N

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NOTES:

¹ But not including any use, the principal activity of which is one customarily conducted as a business.

² See MGL c. 40A, § 3.

³ Medical marijuana treatment facilities and testing facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District; see § 185-49.

ZONING

185 Attachment 6

Town of Franklin USE REGULATIONS SCHEDULE PART V

[Amended 10-19-1983 by Bylaw Amendment 83-44; 1-28-1986 by Bylaw Amendment 85-60; 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 11-16-2016 by Bylaw Amendment 16-770; 3-13-2019 by Bylaw Amendment 19-830]

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.¹

Principal Uses (cont'd)	DISTRICT													
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
5. Recreational														
5.1 Indoor commercial amusement, recreation, assembly														
a. General	N	PB	PB	PB	PB	N	Y	Y	PB	Y	N	N	N	PB
b. Concentrated ¹	N	N	N	N	N	N	Y	Y	PB	Y	N	N	N	N
5.2 Golf course and/or club, public or private	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N
5.3 Movie theater	N	N	N	N	N	N	Y	PB	Y	PB	N	N	N	PB
5.4 Outdoor commercial amusement, recreation														
a. Light	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	N
b. General	PB	PB	PB	PB	N	N	Y	Y	N	Y	Y	N	N	N
c. Concentrated	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N
5.5 Equestrian center	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N
5.6 Public recreation	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	N
5.7 Automatic amusement device arcades	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
5.8 Health club	N	N	N	N	N	N	Y	Y	Y	Y	Y	N ²	Y	Y

NOTES:

¹ Provided that the building is so insulated and maintained as to confine noise to the premises and the structure is located not less than 100 feet from a residential district boundary.

² Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule Part VII, Accessory Uses.

ZONING

185 Attachment 7

**Town of Franklin
USE REGULATIONS SCHEDULE
PART VI**

[Amended 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723; 1-21-2015 by Bylaw Amendment 15-745; 11-16-2016 by Bylaw Amendment 16-770; 3-13-2019 by Bylaw Amendment 19-830]

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.

Principal Uses (cont'd)	DISTRICT													
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CH	DC	B	I	LI	O	MBI
6. Residential														
6.1 Multifamily or apartment	N ¹	N	N	PB ³	PB ⁴	N	PB ³	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
6.3 Two-family														
a. New	N	N	Y ²	Y ²	Y ²	N	Y	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	BA	Y	BA	N	N	N	N	N

NOTES:

¹ Except PB in RVI District. (See § 185-38.)

² Lot area must be at least 25% greater than that required for a single-family dwelling.

³ No more than one dwelling unit per 1,000 square feet of lot area may be permitted.

⁴ No more than one dwelling unit per 3,000 square feet of lot area may be permitted.

⁵ All dwelling units shall be located on floors above the street level floor.

⁶ No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by special permit from the Planning Board.

⁷ All multifamily residential developments require a minimum of five acres.

⁸ No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

ZONING

185 Attachment 8

Town of Franklin USE REGULATIONS SCHEDULE PART VII

[Amended 10-19-1983 by Bylaw Amendment 83-44; 3-25-1987 by Bylaw Amendment 87-91; 7-11-2001 by Bylaw Amendment 01-468;
10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532;
3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-653; 10-16-2013 by Bylaw Amendment 13-723;
11-16-2016 by Bylaw Amendment 16-770; 8-8-2018 by Bylaw Amendment 18-812; 9-5-2018 by Bylaw Amendment 18-816; 3-13-2019 by Bylaw Amendment 19-830; 3-4-2020 by Bylaw Amendment 20-849]

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 RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N	N	N	N	N	Y ³	Y ³	N	N	N	Y	Y	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	N	Y ¹	N	Y ¹	Y ¹	Y	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	N	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	N	Y	N	Y	Y	Y	Y	Y ²	N	Y ²	Y
A9-37 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	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

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Accessory Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N
A12 Other customary accessory uses	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N	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	N	Y	N	Y	Y	N	Y	Y
A16 Wholesale office, salesroom															
a. With storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y ²	Y	Y
A17 Catering	N	N	PB	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N	N	PB	PB	PB	PB	N	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	PB	N	PB	N	PB	N	PB	Y	N	PB	N
A20 Agricultural with Poultry, parcel under 5 acres	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	Y ⁷	N	N	N	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.

ZONING

185 Attachment 9

Town of Franklin

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

[Amended 5-20-1998 by Bylaw Amendment 98-357; 5-6-1998 by Bylaw Amendment 98-361; 5-3-2000 by Bylaw Amendment 00-430; 7-11-2001 by Bylaw Amendment 01-468; 12-5-2001 by Bylaw Amendment 01-486; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-654; 6-19-2013 by Bylaw Amendment 13-717; 10-16-2013 by Bylaw Amendment 13-719; 1-22-2014 by Bylaw Amendment 13-726; 11-16-2016 by Bylaw Amendment 16-771; 9-26-2018 by Bylaw Amendment 18-815; 9-26-2018 by Bylaw Amendment 18-818R; 3-13-2019 by Bylaw Amendment 19-831]

District	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
		Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single-Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single-Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ¹⁵	40 ¹⁵	70	80
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	—	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of a right-of-way which is 75 feet or more.

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NOTES:

- ¹ But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- ² Increase to 20 feet when abutting a residential district.
- ³ See definition of “upland” in § 185-3, § 185-36, Impervious surfaces, and § 185-40, Water Resource District.
- ⁴ Within open space developments (see § 185-43), the lot width must be met for individual lots and shall be no less than 1/2 those required within the underlying district.
- ⁵ Increase by the common building height of the structure, when abutting a residential use.
- ⁶ Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.
- ⁷ Permitted residential uses must observe requirements of the General Residential V District for residential use building only. Mixed-use buildings are exempt from this requirement.
- ⁸ Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- ⁹ Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- ¹⁰ Minimum five-foot setback required on first floor, street level; upper floors can overhang required first floor setback.
- ¹¹ See § 185-50.
- ¹² Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.
- ¹³ Maximum gross building footprint of nonresidential primary use structures is 3,500 square feet.
- ¹⁴ The 10-foot side setback is only required on one side of lot; if lot abuts a residential district, a 20-foot setback is required on the abutting side.
- ¹⁵ Buildings up to 50 feet in height, regardless of the number of stories, may be permitted by a special permit from the Planning Board.

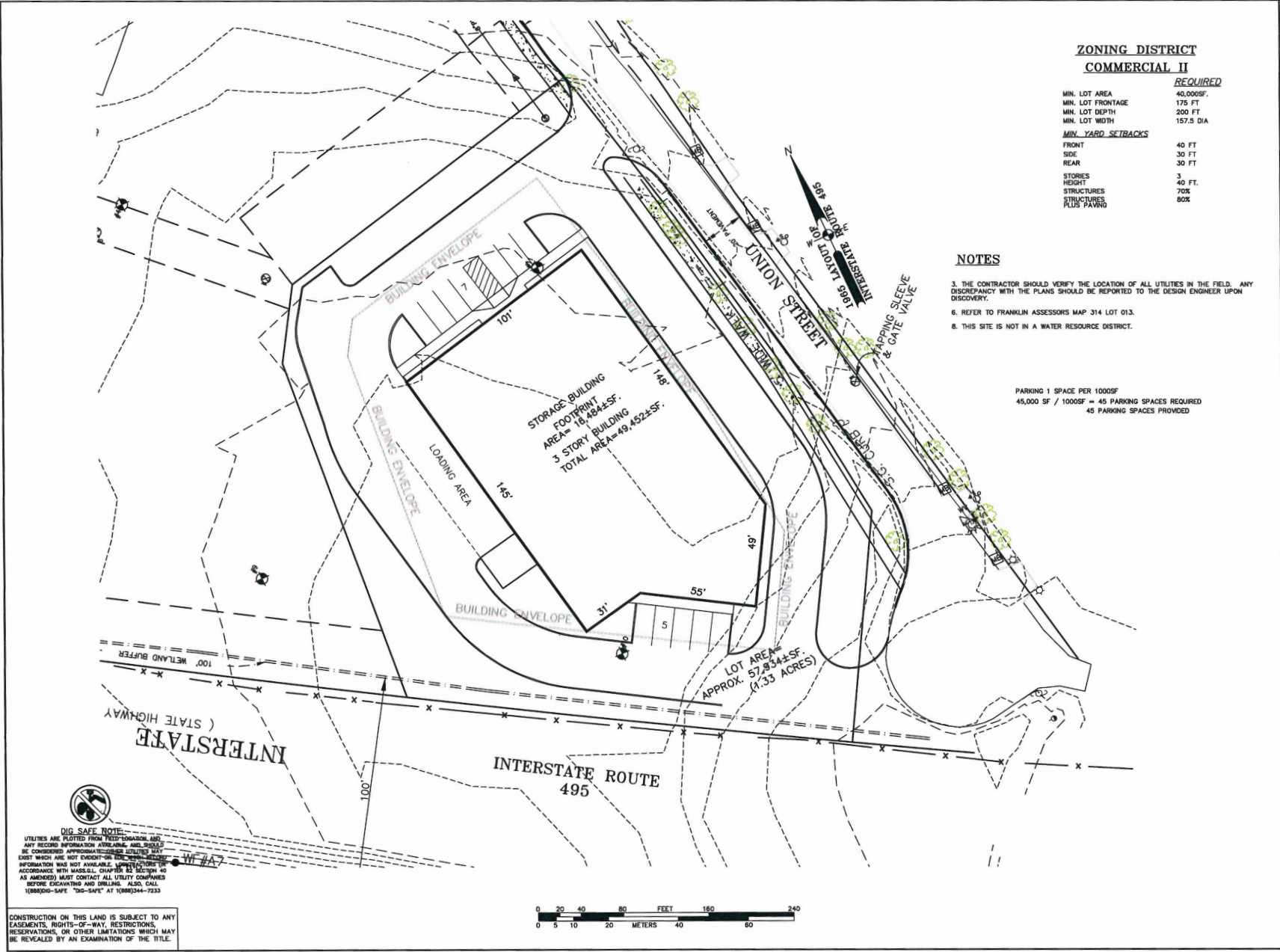
**ZONING DISTRICT
COMMERCIAL II**

	REQUIRED
MIN. LOT AREA	40,000SF.
MIN. LOT FRONTAGE	175 FT
MIN. LOT DEPTH	200 FT
MIN. LOT WIDTH	157.5 DIA
MIN. YARD SETBACKS	
FRONT	40 FT
SIDE	30 FT
REAR	30 FT
STORIES	3
HEIGHT	40 FT.
STRUCTURES	70% 80%
PLUS PAVING	

NOTES

3. THE CONTRACTOR SHOULD VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
6. REFER TO FRANKLIN ASSESSORS MAP 314 LOT 013.
8. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.

PARKING 1 SPACE PER 1000SF
 45,000 SF / 1000SF = 45 PARKING SPACES REQUIRED
 45 PARKING SPACES PROVIDED



PREPARED FOR:
 ANKUR M. PATEL
 PIONEER MANAGEMENT, INC.
 164 WASHINGTON STREET
 PLAINVILLE, MA. 02762

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 Ph. (508) 528-3221 55 WEST CENTRAL STREET
 Fr. (508) 528-7821 FRANKLIN, MA 02038
 www.guerriereandhalnon.com

**CONCEPT 3 STORY
 STORAGE FACILITY
 PLAN OF LAND
 IN
 FRANKLIN
 MASSACHUSETTS**

DATE OCTOBER 25, 2016	SCALE 1"=20'
SHEET 1 OF 1	JOB NO. F4056

DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD SURVEY AND ANY RECORDED INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. INFORMATION WAS NOT AVAILABLE. UNDER NO CIRCUMSTANCES SHOULD YOU BE DEPENDENT ON THESE PLANS FOR ACCORDANCE WITH MASS. REG. CHAP. 91C SECTION 40 AS AMENDED. MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL 1(800)368-SAFE "DIG-SAFE" AT 1(800)344-7233

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



**ZONING DISTRICT
COMMERCIAL II**

	REQUIRED
MIN. LOT AREA	40,000SF.
MIN. LOT FRONTAGE	175 FT
MIN. LOT DEPTH	200 FT
MIN. LOT WIDTH	157.5 DIA
MIN. YARD SETBACKS	
FRONT	40 FT
SIDE	30 FT
REAR	30 FT
STORIES HEIGHT	
3	40 FT.
STRUCTURES	70% 16.5% PROPOSED
PLUS PAVING	80% 70.3% PROPOSED

NOTES

3. THE CONTRACTOR SHOULD VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
6. REFER TO FRANKLIN ASSESSORS MAP 314 LOT 013.
8. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.

PREPARED FOR:
ROGER CALARESE
34 RUSSET HILL ROAD
FRANKLIN, MASS. 02038

REVISIONS

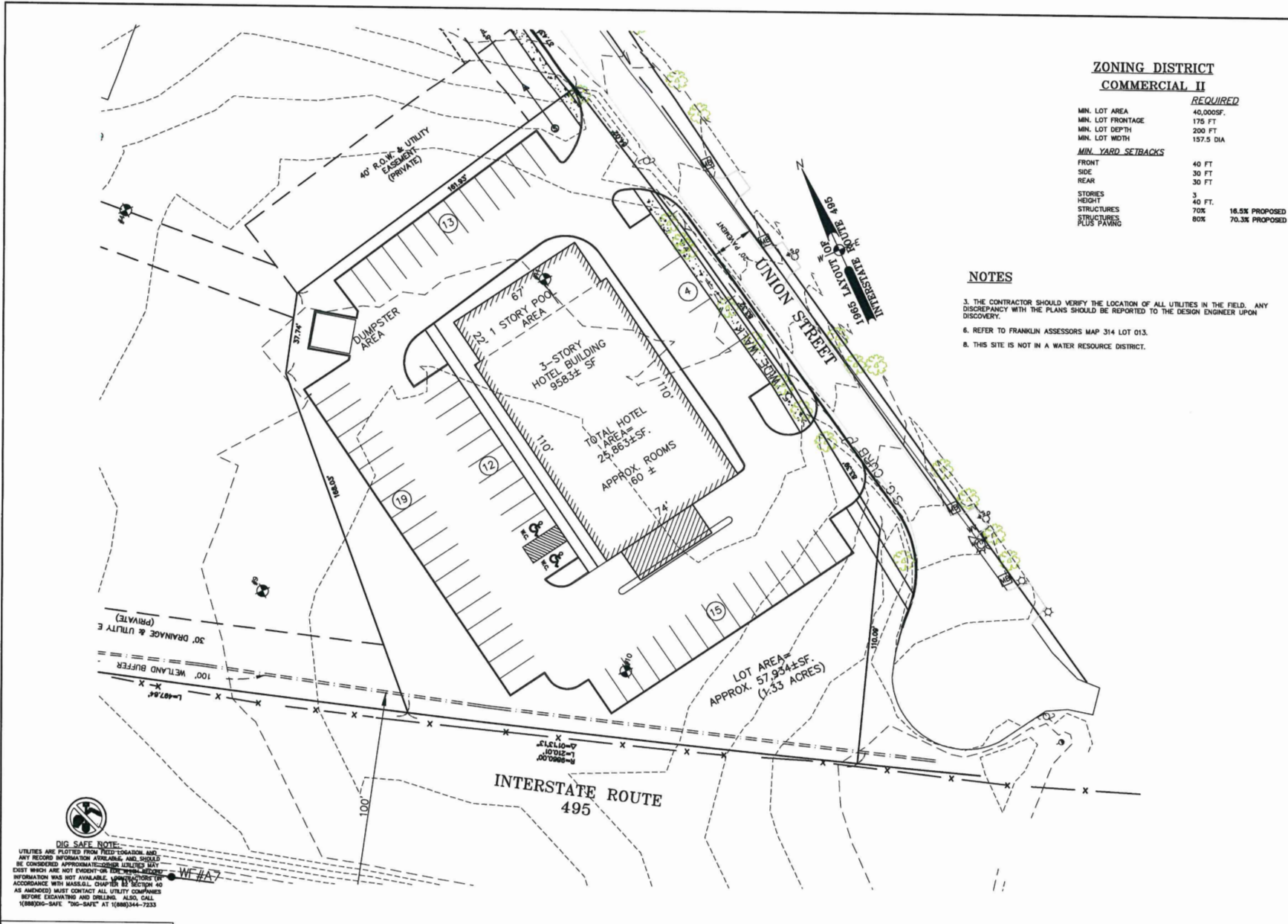
DATE	REVISED



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www.guerriereandhalnon.com

**HOTEL CONCEPT
PLAN OF LAND
IN
FRANKLIN
MASSACHUSETTS**

DATE AUGUST 19, 2016	SCALE 1"=40'
SHEET 1 OF 1	JOB NO. F4056



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DIG SAFE NOTE:
UTILITIES ARE PLOTTED FROM FIELD EDUCATION AND ANY RECORD INFORMATION AVAILABLE. THIS SHOULD BE CONSIDERED APPROXIMATE—OTHER UTILITIES MAY EXIST WHICH ARE NOT PLOTTED OR THE INFORMATION WAS NOT AVAILABLE. CONTRACTORS IN ACCORDANCE WITH MASS.G.S. CHAPTER 94B SHOULD AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO CALL (800)486-SAFE "DIG-SAFE" AT (603)344-7533