

**Proposed  
Downtown Commercial  
Zoning District**

**Public Workshop**

**March 21, 2011**

**Workshop Structure**

**Quick Summary**

- Why are Zoning Changes Proposed?
- What Changes are Proposed (In General).

**Are Changes Needed?**

- Do we need a new Downtown Commercial Zoning District?  
If so, What size?
- Are changes to Use Regulations needed?
- Are changes to Dimensional Requirements needed?
- Are Parking Requirements needed?

**Summary of issues where Consensus was reached**

**Going Forward**

## Quick Summary

### Reasons For Proposed Changes

#### January 2008 Zoning Workshop

#### DPCD tasked with amending several sections of Chapter 185, including:

- Town's Sign Bylaw (Section 185-20. Signs)
- Commercial I Zoning District requirements, especially Downtown area

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## Reasons For Proposed Changes

(Continued)

#### Sign Bylaw Rewrite

- Substantial effort by DPCD and Other Town Departments.
- Creation of Sign Districts, including a Downtown Commercial Sign District.

#### Commercial I Zoning District Requirements

- The "core downtown" area is unique, and zoning bylaw should reflect this uniqueness.

#### Zoning Bylaw more easily amended by creating a new Downtown Zoning district

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## **Recommendations** (In General)

Presented to Town Council on November 17 2010

### **Total Rewrite of Sign Bylaw, Section 185-20 of the Town Code:**

- Including Creation of Sign Districts

### **Creation of new Downtown Commercial (DC) Zoning District with its own requirements.**

- Created from parcels currently zoned Commercial I.
- New Downtown Commercial Zoning District would be same size as Downtown Commercial Sign District.

### **Revise requirements for remainder of Commercial I Zoning District.**

- Amend requirements for remainder of CI Zoning District, creating mid-Town commercial corridors.

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## **Recommendations** (Continued)

**Proposed bylaw changes presented at November 17<sup>th</sup> Town Council meeting required seven Bylaw Amendments**

**Proposed amendments are substantial**

**Best if amendments are addressed by a Phased approach:**

- Creation of new Downtown Commercial (DC) Zoning District.
- Amend requirements for remainder of Commercial I Zoning District.
- Amend Town's Sign Bylaw.

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# Phase I: Creation of Downtown Commercial Zoning District

## Proposed Zoning Bylaw Amendments Presented to Town Council on December 15, 2010

- *Zoning Bylaw Amendment 11-652; Changes to §185-4 Districts enumerated;*
- *Zoning Bylaw Amendment 11-653; Changes to §185-7 Compliance required;*
- *Zoning Bylaw Amendment 11-654; Changes to §185-12 Schedule of Lot, Area, Frontage, Yard and Height Requirements; and*
- *Zoning Bylaw Amendment 11-655; Changes to §185-21 Parking, Loading and Driveway Requirements.*

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## ARE ZONING CHANGES NEEDED?



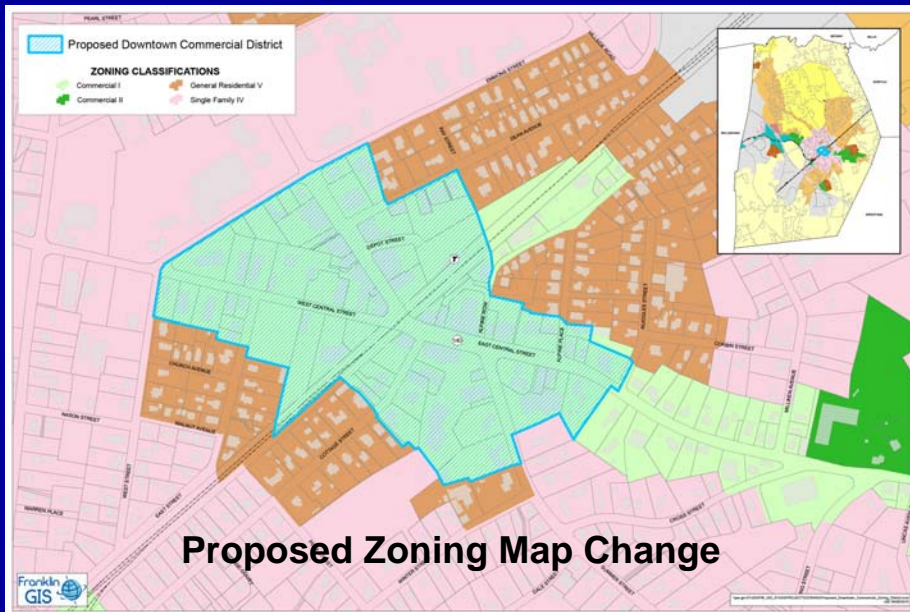
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# Downtown Franklin



**Is a New Downtown Commercial Zoning District Needed?**

December 13, 2019



# Are Changes Needed to Use Regulations in Downtown Franklin?

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## Use Regulations- Residential

Allowed Uses (a) <b>Residential</b>	Current CI Zoning District			Proposed DC Zoning District		
	By Right	PB SP	No	By Right	PB SP	No
Single-Family	X					X
Two-Family						
a. New	X					X
b. By Conversion	X					X
Multi Family or Apartment						
No more than one dwelling unit per 1,000 sq. ft. of Lot Area <b>may</b> be permitted		X				
Up to 1 unit per 2,000 sq. ft. of Lot Area <b>is</b> permitted, on floors above street level.				X(a)		

(a) Residential units shall be located on floors above street level

Should **By-Right** mixed-use development be allowed in Downtown Core?

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# Use Regulations - Other

Allowed Uses <sup>(a)</sup>	Current CI Zoning District				Proposed DC Zoning District			
	By Right	PB SP	ZBA SP	No	By Right	PB SP	ZBA SP	No
Medical, Dental	X				X <sup>(a)</sup>			
Professional Office	X				X <sup>(a)</sup>			
Clerical or Administrative Office	X				X <sup>(a)</sup>			
Charitable Institutions	X					X		
Hotel		X			X			
Health Club	X				X <sup>(a)</sup>			
Garden Center		X						X
Nursery, Greenhouse	X							X
Filling or service station		X						X
Animal Grooming Facility			X		X <sup>(a)</sup>			

(a) Use only allowed by right if in back of building on street level or on floor above street level

By Right Uses? Special Permits needed?

First Floor only? Upper floors only? Side or back of buildings? 13



Are Changes Needed  
to Dimensional  
Requirements in  
Downtown Franklin?

## Dimensional Requirements: Minimum Lot Dimensions

Minimum Lot Dimensions	Current CI Zoning District	Proposed DC Zoning District
Area (Square Feet)	5,000	10,000
Continuous Frontage (Feet)	50	75
Depth (Feet)	0	50
Lot Width (Circle Diameter) (Feet)	45	67.5

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## Dimensional Requirements: Setbacks

Minimum Yard Dimensions	Current CI Zoning District	Proposed DC Zoning District
Front Setback (Feet)	20*	5 **
Side Setback (Feet)	0	5
Rear Setback (Feet)	15	15



\*No new structure shall be required to provide a deeper yard than existing

\*\*15' required if requesting a special permit for four stories

**Do we need a 20 feet front  
set back?**

**Should we require at least a  
small front set back?**

**Are side set backs needed?**



Photo from: Urban Centers Study  
Main Street, Franklin

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## Dimensional Requirements: Coverage

Maximum Percent of Lot Covered	Current CI Zoning District	Proposed DC Zoning District
Structures (%)	90	80
Structures Plus Paving (%)	100	90

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## Proposed Dimensional Requirements: Height

Maximum Height of Building	Current CI Zoning District	Proposed DC Zoning District
Stories by Right	3	3
Stories by Special Permit	5	4*
Feet by Right	40	40
Feet by Special Permit	60	50

\*May granted if building set back 15' from frontage

**Should 5 stories be allowed in  
Downtown Franklin?**



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# Are Parking Requirements Needed in Downtown Franklin?



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## Proposed Parking Requirements

**Current:**  
No Parking Regulation

**Proposed:**

**Residential:**  
1.5 parking spaces per housing unit.

**Non-residential:**  
3.5 parking spaces per 1,000 square feet of gross floor area.

**What if Developer is unable to meet requirements?**

Should a Parking Trust Fund be Available for Developers who are unable to meet requirements? If so, what is the value of a parking space?



2,088 Striped Park Spaces in Franklin Downtown

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## **Summary of Issues where Consensus was reached**

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## **Going Forward**

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