

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; 5-7-2025 by Bylaw Amendment 25-928; 10-22-2025 by Bylaw Amendment 25-931]

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														
	RR RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
2. Commercial <sup>1</sup>															
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N <sup>2</sup>	N	N	N
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.21 Animal day care, training	BA	BA	BA	BA	BA	N	N	BA	BA	N	BA	BA	BA	BA	N
2.22 Animal grooming	BA	BA	BA	BA	BA	N	PB	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	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	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	P/SP
d. Clerical, or administrative	N	N	N	PB	PB	N	Y	Y	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	P/SP	N	N	N	N
2.5 Hotel, motel	N	N	N	N	N	N	PB	PB	PB	Y	PB	PB	PB	PB	N
2.6 Motor vehicle, boat, farm															

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Principal Uses	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
implement sales; rentals and leasing:															
a. With repair service	N	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	N	PB	N	PB	N	N	N	N
c. Other	N	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	N	PB	N	N	PB	N	N	N
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	N
c. Other	N	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	PB	N	N	N	N	N	N	N	N
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
2.9 Restaurant, bar	N	N	N	N	N	N	P/SP	P/SP <sup>3</sup>	P/SP	P/SP <sup>3</sup>	P/SP	PB	N <sup>4</sup>	PB	Y <sup>7</sup>
2.10 Shopping center	N	N	N	N	N	N	PB	PB	PB	N	PB	N	N	N	N
2.11 Storage facility	N	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	N	PB	N	N	N
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	N	P/SP	N	N	N	N
2.14 Office park	N	N	N	N	PB	N	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	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
b. Personal	N	N	N	N	N	P/SP <sup>5</sup>	N <sup>4</sup>	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
c. Other	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N <sup>4</sup>	N <sup>4</sup>	N <sup>4</sup>	Y <sup>7</sup>
2.16 Vehicular service establishment	N	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	N	P/SP	PB	N
2.18 Catering	PB	PB	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.19 Function hall	PB	N	PB	PB	PB	N	Y	PB	PB	PB	PB	Y	Y	N	N <sup>4</sup>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	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	P/SP	N	N	N	N
2.22 Country store	N	N	N	N	Y	PB	Y	Y	Y	N	Y	N	N	N	N
2.23 Non-medical marijuana facility	N	N	N	N	N	N	N	N	N	N	N	PB <sup>6</sup>	N	N	N
2.24 Business incubator and coworking space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y

## ZONING

Principal Uses	DISTRICT														
	RRI RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CH	DC	B	I	LI	O	MBI
2.25 Artisanal and craft maker space	N	N	N	N	PB	PB	Y	Y	Y	Y	Y	N	Y	Y	Y
2.26 Art gallery	N	N	N	N	PB	Y	Y	Y	Y	Y	Y	N	N	Y	Y
2.27 Shared-use commercial kitchen	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y

**NOTES:**

- <sup>1</sup> If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
- <sup>2</sup> Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
- <sup>3</sup> Except BA if involving live or mechanical entertainment.
- <sup>4</sup> Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
- <sup>5</sup> Establishments are limited to a maximum gross building footprint of 2,800 square feet.
- <sup>7</sup> 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.
- <sup>8</sup> Allowed as part of a commercial mixed-use development. Stand-alone restaurants and retail establishments are not allowed.