

# 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; 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															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
3. Industrial, utility																
3.1 Bus, railroad station	N	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 <sup>7</sup>	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
b. Other	N	N	N	N	N	N	N	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
3.3 Earth removal																
a. Earth removal, commercial <sup>3,5,6</sup>	N	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	N	BA	N
b. Earth removal, other <sup>3,4</sup>	BA	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	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	N
e. Production of concrete	N	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	CN	CI	CII	DC	B	I	LI	O	MBI
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	N
3.5 Manufacturing and Processing:																
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
b. Light	N	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	Y <sup>9</sup>
c. Medium	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	Y <sup>9</sup>
d. Heavy	N	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	P/SP	N	P/SP	N
b. Over 5,000 square feet	N	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	P/SP		P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
3.8 Research and development:																
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	N	PB <sup>2</sup>	N	PB <sup>2</sup>	N
b. Others	N	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP		P/SP	P/SP
3.9 Solid waste facility	N	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	N	PB	Y		N <sup>7</sup>	Y
3.11 Wholesale office, salesroom:																
a. With storage	N	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP		N <sup>7</sup>	Y
b. Without storage	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N <sup>7</sup>	N <sup>7</sup>	Y
3.12 Conference center	N	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	Y	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	N	Y	N	Y	Y	Y	Y	N <sup>7</sup>
b. Medium-scale <sup>8,10</sup>	PB	PB	PB	N <sup>7</sup>	N	N	N <sup>7</sup>	N	N	PB	N	Y	N	N	N <sup>7</sup>	N
c. Large-scale <sup>8,10</sup>	N	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.

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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.