

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; 5-3-2023 by Bylaw Amendment 23-889; 8-14-2024 by Bylaw Amendment 24-908; 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 RRII RVI RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
6. Residential															
6.1 Multifamily or apartment															
a. With four or more housing units ⁴	N ¹	N	N	Y ^{2,3}	PB ^{2,8}	N	Y ^{2,3}	Y ^{2,3}	N	Y ^{5,6}	N	N	N	PB ^{7,8}	N
b. With three housing units	N	N	PB ²	Y ²	Y ²	N	Y ²	Y ²	Y	Y	N	N	N	N	N
6.2 Single-family	Y	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	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	N	Y	Y	Y	BA	N	N	N	N	N

NOTES:

- ¹ Except PB in RVI District per § 185-38, and RVII District per § 185-50.
- 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 2,250 square feet of lot area may be permitted; additional dwelling units may be allowed by special permit from the Planning Board.
- ⁴ All multifamily developments with 10 or more housing units are required to address the affordable housing requirements in § 185-51.
- 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.

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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.