

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; 7-19-2023 by Bylaw Amendment 23-895R; 1-22-2025 by Bylaw Amendment 24-918; 10-22-2025 by Bylaw
Amendment 25-931; 10-22-2025 by Bylaw Amendment 25-939]

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	CN	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N		Y	Y	Y	Y	N	Y	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	Y ³	Y ³	N	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
a. Residential commercial kitchens ⁹	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	Y ¹	N	Y ¹	Y ¹	Y ¹	Y ¹	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	Y	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	Y	N	Y	Y	Y	Y	Y	Y ²	N	Y ²	Y

FRANKLIN CODE

Accessory Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CN	CI	CII	DC	B	I	LI	O	MBI
A9 Scientific use in compliance with § 185-37	BA	BA	BA	BA	BA	BA	N	BA	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	Y
A11 Single-family dwelling for personnel required for safe operation	Y	Y	Y	Y	Y	Y	N	Y	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	Y
A13 Other retail sales, services	N	N	N	N	N	Y	N ⁴	Y	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	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	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N	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	Y	N	Y	Y
b. Without storage	N	N	N	N	N	N	N	Y	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	Y
A18 Function hall	N	N	PB	PB	PB	PB	N	Y	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	Y
b. Medium-scale ⁶	PB	PB	PB	PB	PB	N	PB	N	N	PB	N	PB	Y	N	PB	PB
A20 Agricultural with Poultry, parcel under 5 acres ⁷	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N
A21 Accessory Dwelling Residential Unit ⁵	Y ⁸	Y ⁸	Y ⁸	BA	BA	BA	BA	BA	BA	BA	BA	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.
8. A second accessory dwelling unit on the same parcel will require a special permit from ZB.
9. See limitation of the definition in § 185-3.