

ZONING

435 Attachment 2

City of Framingham

Table of Dimensional Regulations

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped Open Space Surface Ratio	Minimum Height	Building Maximums		
		Area (square feet)	Frontage (feet)	Front (feet)	Rear/Side (feet)			Height Story/ft.	Lot Coverage	Floor Area Ratio
Single-Family Residential R-4	One-family detached dwellings	43,560	100	30	30	50%		3/35	15%	—
	Any other principal use	43,560	150	30	30	50%		3/35	15%	—
R-3	One-family detached dwellings	20,000	100	30	15	40%		3/35	25%	—
	Any other principal use	43,560	150	30	30	50%		3/35	15%	—
R-2	One-family detached dwelling	12,000	65	30	12	35%		3/35	30%	—
	Any other principal use	43,560	150	30	30	50%		3/35	15%	—
R-1	One-family detached dwelling	8,000	65	30	10	30%		3/35	35%	—
	Any other principal use	43,560	150	30	30	50%		3/35	15%	—
General Residence G	One-family or two-family detached dwelling	8,000	65	30	10	30%		3/40	35%	—
	Any other principal use	43,560	150	30	30	50%		3/40	15%	—

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Neighborhood Business B-1	Any residential use	8,000	65	30	10	30%		3/40	35%	—
	Any other principal use	4,000	—	^b	—	5% ^a		3/40	33%	—
Community Business B-2	Any residential use	8,000	65	30	10	30%		3/40	35%	—
	Any other principal use	8,000	65	25	15	20%		3/40	—	0.32
General Business B-3	Any residential use	8,000	65	30	10	30%		3/40	35%	—
	Any other principal use	8,000	65	25	15	20%		3/40	—	0.32
B-4	Any principal use or mixed use	8,000	75	20 ⁱ	15 ^j	20% ^k		3/40 ^l	80%	—
Business B	Any residential use	8,000	65	30	10	30%		3/40	35%	—
	Any nonresidential use	6,000	50	25	15	20%		6/80	—	0.32
Central Business CB ^c	Any residential use	5,000	—	10 ^b	—	20%	2/25	3/40	60%	2.0
	Any other principal or mixed use	5,000	—	10 ^b	—	15%	2/25	3/40	60%	2.0
Central Business CB ^e	Any residential use	20,000	—	10 ^b	—	20% ^d	2/25	6/70	80%	3.0
	Any other principal or mixed use	20,000	—	10 ^b	—	5%		6/70	80%	3.0
Office and Professional P	Residential structure	8,000	65	30	15	30%		3/40	35%	
	Any other principal use	6,000	50	30	15	20%		3/40	20%	0.32

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Planned Reuse PR	One-family or two-family detached dwellings	20,000	100	30	15	40%		3/40	25%	—
	Other uses permissible in Single Res. Districts	43,560	150	30	30	50%		3/40	25%	—
Light Manufacturing M-1	Any residential use	8,000	65	30	10	30%		3/40	35%	—
	Any nonresidential use	6,000	50	50	15	20%		6/80	—	0.32
General Manufacturing M	Any nonresidential use	6,000	50	50	15	20%		6/80	—	0.32
Open Space and Recreation OSR	Golf course or country club	50 ac.	200	100	100	90%		3/40	5%	—
	Any other principal use	5 ac.	200	100	100	80%		3/40	10%	—
Geriatric/Elderly G-E ^f	Any principal use	3.5 ac.	200	20	15	—		3/40	—	0.32
Technology Park TP ^g	Any principal use	43,560	100	30	15	—		6/100	—	—
Corporate Mixed-Use CMU	Any principal use or mixed use	20,000	75	30	5	25% ^h		—/100	75% ^h	

^a A portion of this requirement may be provided in the public right-of-way (street trees, etc.).

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- ^b Minimum front setback as regulated, except where building lines have already been established in which case building lines must be maintained; to be used for landscaping, pedestrian and vehicular access. No parking in the front setback.
- ^c Projects with a minimum land area of 5,000 square feet to a maximum land area of 20,000 square feet.
- ^d Up to 50% of minimum landscaped open space may include private balconies or be located on the roof of the structure as a garden or sitting area.
- ^e Projects with a land area of 20,000 square feet or greater.
- ^f See § 435-27H for additional dimensional regulations for Geriatric Care/Elderly Housing District Uses, including regulations on setback requirements, floor area ratio calculations, and minimum landscape open space requirements within this district.
- ^g See § 435-11E and G for additional dimensional regulations for Technology Park District uses, including floor area ratio regulations and minimum landscaped open space requirements within this district.
- ^h See § 435-15D(2)(e) of this chapter.
- ⁱ Height Factor shall apply to projects within the Nobscot Village (B-4) Zoning District
- ^j When a development abuts a single-family residential property, said structures shall be set back a minimum of an additional 30 feet from the required twenty-foot “Landscape Buffer” along the residential property boundary. The “Landscape Buffer” shall include trees, residential scale fencing and other landscape elements to create a separation between the residential property and the development within the Nobscot Village (B-4) Zoning District.
- ^k Landscaped open space shall not include parking lot islands or areas that are less than four feet wide and less than 20 feet long.
- ^l Please reference § 435-16H of this chapter.