

# Town of Franklin



TOWN OF FRANKLIN  
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## Planning Board

The following notice will be published in the Milford Daily Newspaper on  
Monday, June 4, 2018 and Monday, June 11, 2018

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on June 18, 2018 at 7:05 PM and the Town Council will hold a Public Hearing on June 20, 2018 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Section 21 Parking, Loading and Driveway Requirements of the Code of the Town of Franklin as follows:

### ZONING BY-LAW AMENDMENT 18-805

#### Changes to §185-21 Parking, Loading and Driveway Requirements.

#### A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 21 OF THE CODE OF THE TOWN OF FRANKLIN

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **deletions** to §185-21. Parking, Loading and Driveway Requirements, sub-sections A and B:

#### A. Parking requirements.

- (1) It is the intent of this section that adequate off-street parking must be provided within a reasonable distance to service all parking demands created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demand, ~~except in the CI and DC Districts, which is are exempt from this section, with the exception of mixed use developments as described in section 185-21.B(3) below.~~

Subsection B is deleted entirely and replaced with the following:

#### B. Parking schedule. The number of parking spaces required for a particular use shall be as follows:

- (1) In the Downtown Commercial Zoning District:
  - (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit in a mixed use development.
  - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.
- (2) In the Commercial I Zoning District:
  - (a) Residential dwelling units: one and a half (1.5) parking spaces per residential unit.
  - (b) Non-residential uses: one (1) space per 500 square feet of gross floor area.

**(3) All Other Zoning Districts:**

**(a) Residential buildings:**

- i. Dwelling units, regardless of the number of bedrooms: two spaces.**
- ii. Guest houses, lodging houses and other group accommodations: one space per guest unit.**
- iii. Hotels and motels: 1 1/8 spaces per guest unit.**

**(b) Nonresidential buildings: (Gross floor area is measured to the outside of the building, with no deductions for hallways, stairs, closets, thickness of walls, columns or other features.)**

- i. Industrial buildings: except warehouses: one space per 400 square feet of gross floor area.**
- ii. Retailing, medical, legal and real estate offices: one space per 200 square feet of gross floor area, plus one space per separate enterprise.**
- iii. Other offices and banks: one space per 250 square feet of gross floor area.**
- iv. Restaurants, theaters and assembly halls:**
  - a) One space per 2.5 fixed seats.**
  - b) One space per 60 square feet of gross floor area, if seats are not fixed.**
- v. Recreation facilities: 0.8 space per occupant at design capacity.**
- vi. Warehouses: one space per 1,000 square feet of gross floor area.**

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman  
Franklin Planning Board

Matt Kelly, Chairman  
Franklin Town Council