

What kind of buildings would a 40R Smart Growth Overlay District permit?



Address:	45 West Central Street
Base zoning district:	Downtown Commercial District
Housing typology:	Mixed-use
Parcel Size:	1.077 acres
Number of units:	20
Residential density:	20 units per acre
Number of Affordable units:	4
Commercial square feet:	8,000 gross square feet
Parking:	40 parking spaces located behind the building and in an underground garage



What kind of buildings would a 40R Smart Growth Overlay District permit?



Address:	37 and 39 Ruggles Street
Base zoning district:	General Residential V District
Housing typology:	Townhouse (multifamily)
Parcel Size:	38,889 square feet
Number of units:	15
Residential density:	16 units per acre
Number of Affordable units:	2
Commercial square feet:	N/A
Parking:	30 parking spaces located within individual garages



RECOMMENDATION 1: Establish a Chapter 40R Smart Growth Overlay District with Design Standards that includes properties in the Downtown Commercial, Commercial I, and General Residential V Districts.

RECOMMENDATION 2: Adopt an inclusionary zoning policy that is Town-wide and creates a minimum threshold for Affordable Housing in new development.

RECOMMENDATION 3: Create a new definition in the zoning bylaw for “mixed-use development” and allow the use by-right in the Downtown Commercial and Commercial I Districts, and by special permit in the Mixed Business Innovation and Residential V Districts.

RECOMMENDATION 4: Consider requiring a special permit for first-floor offices and personal service-related businesses in the Downtown Commercial District to incentivize commercial uses with vibrant and interactive storefronts.

RECOMMENDATION 5: Create a new definition in the zoning code for “three-family” and allow the use by-right in the Commercial I and General Residential V Districts, and potentially by special permit in the Single-Family Residential IV District.

RECOMMENDATION 6: Allow new single-family uses by special permit instead of by-right in the Commercial I District in order to better incentivize higher densities.

RECOMMENDATION 7: Create a new definition for “accessory dwelling units” (ADUs) and allow them by-right on single-family parcels in the General Residential V and Single-Family Residential IV Districts.

RECOMMENDATION 8: Establish a shared-use parking program for Town-owned parking lots in Franklin Center and, if possible, negotiate with owners of private lots to allow shared-use parking.

RECOMMENDATION 9: Establish a façade improvement program for small-business and property owners in the downtown.



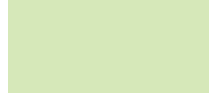


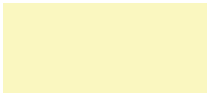






RECOMMENDATION 10: Consider applying for Municipal Vacant Storefront District designation from the state to assist small business owners with moving into vacant storefronts.

RECOMMENDATION 11: Utilize Tax Increment Financing (TIF) for new businesses and development that provide outstanding community benefits, prioritizing projects in the Smart Growth Overlay District.

Franklin Center Zoning Districts

 Study Area

Zoning Districts:

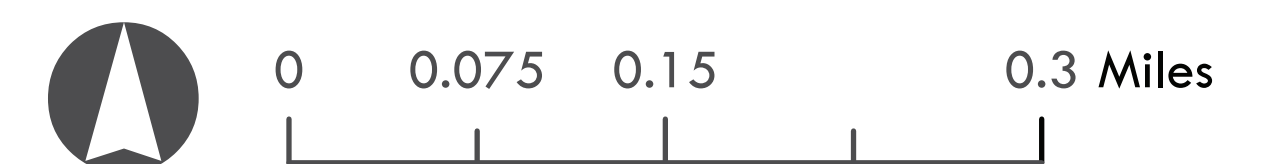
	B		MBI
	C1		R6
	C2		RR1
	DCD		RR2
	GR5		SF3
	IND		SF4

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

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Rezoning Franklin Center for economic growth and diverse housing opportunities

