



The Village Center

Permitted Uses

Apartment House: multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

Lobby apartment building: units enter off stair lobby with two to four units per floor.

Corridor apartment building: units enter off double-loaded corridor, with six or more units per floor.

Double decker: two unit buildings with one unit located directly above the other.

Flex Apartment House: a rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

Loft Building: multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

Flex Townhouse: a rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Rowhouse with the first story available as a commercial space, either independently leased or in conjunction with the residential unit above. A rear alley or parking lot may accommodate the additional parking requirement

Flex House: a rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Single-family house or townhouse with the front of the building available as a commercial space or as an ancillary rental unit.

Hotel: a building to accommodate guest lodging.

Mansion: a building similar in appearance to a large single-family detached house, regulated in form but flexible in use. The building is able to accommodate a wide variety of uses, including apartments for rent or sale, single-room occupancy

(boarding house), bed and breakfast inn, small professional offices, ground-floor retail or restaurant. Units may be for rent or sale, condominium/cooperative ownership.

Neighborhood Store: a retail shop where residential units or offices can be located above.

Shopping District: a building providing general merchandise, a range of services, recreation facilities (such as a multiplex cinema) as well as restaurants. The Shopping District can be anchored by a supermarket or junior anchor of not less than 20,000 square feet, although cinemas or smaller national retailers and specialty restaurants can be anchors as well.

Office Building: a fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as they must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

civic: Location of civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse and others). Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement -

- 1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
- 2. Buildings shall have facades generally along frontage lines.
- 3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
- 4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
- 5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
- 6. Arcades may be built overlapping the sidewalk per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).

Building Elements –

- 1. Stoops, boxed windows, and bay windows may encroach into the setbacks as shown in the Architectural Guidelines Appendix.
- 2. An upper story may encroach up to 7 ft. into the setbacks.
- 3. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

- 1. The maximum overall building height exclusive of attic, roof or parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix (p. A30) for maximum dimensions.
- 2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.

- 3. A portion of the building with lot coverage no greater than 900 sq. ft. may exceed the height limit.
- 4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
- 5. Fences and garden walls at and behind the front façade line shall be at 7 ft. max.

Parking Placement –

- 1. The number of parking places provided shall be as required by the Building Use.
- 2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
- 3. Trash containers shall be located within alley where applicable.

Building Use –

Residential: The number of dwellings is limited by the requirement of 2 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom and employee, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

Office: The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

Retail: The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse and others). Proposed locations are preliminary in location and subject to change.

Refer to Minimum Parking Requirements Matrix (p A30)

Note: The improvements depicted on this Concept Plan are designed to provide the information required by Section 3.5.3 of the Franklin Zoning Ordinance. To accommodate the mixed-use retail/office/residential character of the property, actual uses may vary from those indicated and may include those uses permitted within the relevant Specific Development - Variety (SD-X) use restrictions or a mix thereof, unless by note or otherwise a particular use is prohibited or restricted from a particular portion of the property.