

The Village Core

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.

Apartment buildings 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 story 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.

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

Town Center Shops: A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

Main Street Shops: A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

Theater: A building providing for a multi-screen movie complex.

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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.

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive repair facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional 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). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. 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 curve 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%. Arcades and open porches do not count towards lot coverage. Lot coverage for all outbuildings shall not exceed 675 sq. ft.
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

- two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
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. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

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 generally shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

Parking Requirements (based on 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, 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.

Theater: Refer to Minimum Parking Requirement Matrix (p. A30).

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 story 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.

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.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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 the must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. 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 the thoroughfare street standards.

Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

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 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 that 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 1.5 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, 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, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).

The Village Edge

Permitted Uses

Detached House: A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

Cottage House: A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

Sideyard House: A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

Townhome: Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Civic and Institutional Uses: Location of civic and institutional 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). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Commercial Services: Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). 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. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. 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.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

Building Elements –

1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

Building Height –

1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 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.
6. Refer to the Building Height Matrix for maximum dimensions.

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 the alley if present.

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced

according to the shared parking standard.

Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).