



TOWN OF FRAMINGHAM

150 CONCORD STREET ▪ MEMORIAL BUILDING ▪ FRAMINGHAM, MA 01702-8325

Framingham Zoning By-law – Recodification Update

Work Plan Development: December 2, 2014

Recodification Update List Created: May 22, 2015, updated May 25, 2016, September 7, 2016

Overview of the status of the Framingham Zoning By-law recodification process

Short Term – Annual Town Meeting 2015/Fall Town Meeting 2015

- **Task One – Table of Use (Section II.B.)** – update as necessary
 - ☑ Revised Table of Uses – Approved May 12, 2015 - ATM
 - ☑ Revisions to the Table of Uses – Approved October 21, 2015 - FTM
- **Task Two – Definitions (Section I.E.)** – update as necessary
 - ☑ Added to and revised Definition Section – Approved May 12, 2015 - ATM
 - ☑ Revisions to Section I.E Definitions –October 21, 2015 - FTM
- **Task Three – Site Plan Review (Section IV.F.)**
 - ☑ Revised Site Plan Review (Section VI.F) in its entirety – Approved May 12, 2015 - ATM
- **Task Three – Parking Regulations (Section IV.A. and B.)**
 - ☑ Revisions to General Parking Regulations (Section VI.A.) – Approved May 12, 2015 - ATM
 - ☑ Revisions to Off-Street Parking (Section IV.B.1.) – Approved May 12, 2015 - ATM
 - ☑ Revisions to Off-Street Parking Regulations (Section IV.B) – Approved October 21, 2015 - FTM
- **Task Three – Dimensional Regulations (Section IV.E.)**
 - ☑ Revisions to Sections IV.E.1,2,4,5,6,8 – Approved May 12, 2015 - ATM
 - ☑ Revisions to Sections IV.E.5.g. and IV.E.7.e – Approved October 21, 2015 - FTM
- **Task Four – Variances – Expected Annual Town Meeting 2017**
- **Task Five – Office and Professional Zoning District (Section II.B.)**
 - ☑ Revisions to the Office and Professional (P) Zoning District – Approved May 12, 2015 - ATM
- **Task Six – General House Keeping**
 - ☑ Purposes for all Zoning Districts (Section II.A.) – Approved May 12, 2015 - ATM
 - ☑ Deletion of Open Space Residential Development (OSRD) (Section V.F) - Approved May 12, 2015 - ATM
 - ☑ General House Keeping – Approved May 12, 2015 - ATM
 - II.C. Prohibited Uses, II.E. Planned Re-use, II.F. Technology Park District, II.G. Accessory Uses, II.H. Trailers
 - III.B.10.(5) Planned Unit Development District, III.E.5.g.3 Highway Overlay District Regulations, Section III.F. Commercial Ground Mounted Solar Installations
 - V.B. Historic Reuse, V.F. Land Disturbance, V.G.3.f. Mixed Use Regulations
 - V.I.12.b. Active Adult Housing
 - V.L. Open Space Cluster Development



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Short Term – Annual Town Meeting 2015/Fall Town Meeting 2015 cont.

- General House Keeping – Approved October 21, 2015 - FTM
 - Sections I.A. Authority, B. Purpose, and C. Basic Requirements
 - Update Section II.C. Prohibited Uses
 - Section II.D. Home Occupations, updated
 - Section V.A. Special Uses, updated
 - Section V.J. Accessory Drive-thru Facility Regulations, updated

Short Term Initiatives - Annual Town Meeting 2015/Fall Town Meeting 2015

- **Short Term Initiative One** –Central Business (CB) Zoning District and Zoning Map Amendment (AKA TOD) – Approved October 21, 2015 - FTM
- **Short Term Initiative Two – Transfer of Development Rights (TDR)**
 - Adopted on May 12, 2015 – ATM
- **Short Term Initiative Three – Rezoning of Town Centre**
 - Rezoned parcels 3 Vernon Street, 5/7 Vernon Street, 9 Vernon Street, 8 Library Street, and 12 Library Street from Office and Professional (P) Zoning District to Neighborhood Business (B-1) Zoning District and 9999 Edgell Road from Single Family Residential (R-1) to (R-3) – Approved on May 12, 2015 - ATM

Medium Term – Special Town Meeting 2015 + 2016/Annual Town Meeting 2016

- **Task One – Technology Park District (Section II.F.)**
- **Task Two – Light Manufacturing District (Technology Park & 9/90 Crossing Blvd)** Revisions to 9/90 Crossing Blvd. Zoning and Zoning Map Amendments – **Expected Fall Special Town Meeting 2016**
- **Task Three – Affordable Housing (Section V.H.)**
 - Adopted on May 4, 2016 – ATM
- **Task Four – Land Disturbance (Section V.L.)** –**Expected Fall Special Town Meeting 2016**
- **Task Five – General House Keeping** –**Ongoing Fall Special Town Meeting 2016**
 - Section I.E. related to consistency and clarification; deleting the definition of Limited Manufacturing from Section I.E. Definitions; adding a definition for Master Plan (Master Land Use Plan) to Section I.E. Definitions; amending the citations in Section II.I.4 and II.I.6; deleting Section II.I.7 from the Central Business District section; amending Section VI.E.2.e; and inserting a new Section VI.F.10. Adopted on May 4, 2016 – ATM





Medium Term Initiatives –Annual/Special Town Meeting 2016

- **Medium Term Initiative One – Speen Street/Route 30 Intersection**
- **Medium Term Initiative Two - Master Plan**
 - **New** - Phase I – Southeast Framingham Rezoning (rezoning of the area along Route 135/Waverly Street from Blandin Avenue to Natick Town Line) - **Expected Annual Town Meeting 2017**
 - **New** - Phase II – Southeast Framingham Rezoning (Manufacturing District) - **Expected Annual Town Meeting 2017**
 - **New** - Phase III – Southeast Framingham Rezoning (Housing District Area) - **Expected Annual Town Meeting 2017**
 - **New** - Nobscot Village Zoning - **Expected Annual Town Meeting 2017**
 - **New** - Saxonville Village Zoning - **Expected Annual Town Meeting 2017**
- **Medium Term Initiative Three – Mixed-use By-law (Section V.G.) - Expected Fall Special Town Meeting 2016**

Long Term

- **Task One – Highway Overlay District (Section III.E.) – Expected Annual Town Meeting 2017**
- **Task Two – Historic Reuse By-law (Section V.B.) - Expected Fall Special Town Meeting 2016**
- **Task Three – Use Variance – Expected Annual Town Meeting 2017**
- **Task Four – Active Adult Housing (Section V.I.)**
- **Task Five – Pre-existing Nonconforming Use – Expected Annual Town Meeting 2017**
- **Task Six – Planned Reuse (Section II.E.) Task Seven – Final Organization of the Zoning By-law – Fall Special Town Meeting 2017**

Agenda

Fall Special Town Meeting 2016

- Corporate Innovation District Zoning (9/90 Crossing Blvd) – Special Town Meeting 2016
- Corporate Innovation District Zoning Map Amendment –Special Town Meeting 2016
- General House Keeping – ongoing
- Land Disturbance By-law Amendments (Section V.F.) – Fall Special Town Meeting 2016
- Historic Reuse By-Law (Section V.B) – Fall Special Town Meeting 2016
- Mixed-use By-Law (Section V.G)
- Special Permit (Section VI.E)
- General Housekeeping

