

MEMORANDUM

To	Maureen Pollock, Planning Director
From	Paula Ramos Martinez, Chief Resilience Officer
Date	June 12, 2026
Project	Montague Farren Neighborhood Zoning
Subject	Zoning Draft - Base District and Overlay
Cc:	Emily Keys Innes, AICP, LEED AP ND, President

This memorandum contains draft zoning text for the second phase of rezoning areas within Montague City. The purpose of this phase is to encourage adaptive reuse of historic buildings in the Rod Shop Road Area and to support a gateway transition from existing residential to the new Montague City Village Center.

The memorandum presents three different options, based on a request by City staff after the most recent community meeting. These separate options provide the Planning Board with a broader basis for discussion.

The three options are described below:

- **Option A:** (See Zoning Map: Proposed Option A)
 - Adds two new districts: the Mixed-Use Gateway District, applied between Farren Ave. and Depot St., and the Mixed-Use Rod Shop Road District, applied along Rod Shop Road.
 - Extends the existing Mixed-Use Village Center south of Cabot St.
- **Option B:** (See Zoning Map: Proposed Option B)
 - Adds one new district: the Mixed-Use Gateway District, applied between Farren Ave. and Depot St.
 - Modifies the existing Historic Industrial District to allow for a mix of residential and light industrial uses, extending its existing boundaries to both sides of the Rod Shop Road and to the corner at Masonic Ave. Note that modifying this district's requirements would also affect any other areas in Montague where the Historic District applies. Currently, the HI District includes properties along Canal Road, Power Street, 10th Street, and 1st Street.
 - Extends the existing Mixed-Use Village Center south of Cabot St.
- **Option C:** (See Zoning Map: Proposed Option C)

- Adds no new districts.
- Modifies the existing Historical Industrial District as noted above.
- Extends the existing Mixed-Use Village Center south of Cabot St, as noted above, and to the vacant parcels between Farren Ave. and Depot St. located towards Cabot Station

Option A

(See Zoning Map: Proposed Option A)

- Adds two new districts: the Mixed-Use Gateway District, applied between Farren Ave. and Depot St., and the Mixed-Use Rod Shop Road District, applied along Rod Shop Road.
- Extends the existing Mixed-Use Village Center south of Cabot St.

This section provides all proposed changes under Option A:

Amend SECTION 2. Definitions	page 3
Amend SECTION 4.1 Types of Districts	page 3
Add New SECTION 5.2.11 Mixed-Use Gateway District	page 3
Add New SECTION 5.2.12 Mixed-Use Rod Shop Road	page 4
Amend SECTION 5.3 Multiple Principal Uses	page 6
Amend SECTION 5.5 Dimensional Requirements	page 6
Amend SECTION 5.5.3 Dimensional Relief	page 7
Amend SECTION 6.4 Design Overlay District	page 8
Amend SECTION 7.2.3 District Parking Requirements	page 8
Amend SECTION 9.1.2 Applicability	page 8
Amend SECTION 9.1.3 Authority	page 9

Amend SECTION 2. Definitions to include the following definitions.

LIGHT INDUSTRIAL: Fabrication, processing or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

Amend SECTION 4.1 Types of Districts. Add the following row to the table of zoning districts, as shown below:

4.1 Types of Districts

Abbreviation	District Name	Statement of Purpose
MU-G	Mixed-Use Gateway	The purpose of the MU-G District is to provide a transition between the Montague City Village Center and surrounding single-family residential areas. The district allows for a mix of uses, including small-scale retail, commercial uses, and housing at low to moderate density.
MU-RS	Mixed-Use Rod Shop Road	The purpose of the MU-RS District is to encourage the adaptive reuse of historic buildings located in the Rod Shop Road area of Montague City and to allow for a mix of uses, including light industrial, commercial, and housing of moderate to a higher density.

Add New SECTION 5.2.11 Mixed-Use Gateway District

(a) Permitted Uses.

- i. Single-family Dwelling, Two-family, Three-family, Rowhouse and Multi-unit Dwelling (including Townhouse) with less than 6 units, any of which may include live/work units, if such units meet the requirement under Section 8.3.
- ii. General service establishments and personal service establishments, equal to or under 1,000 square feet of gross floor area.
- iii. Museum.
- iv. Offices, including medical offices and co-working facilities, equal to or under 1,000 square feet of gross floor area.
- v. Retail stores excluding wholesale establishments and establishments with drive-through windows, equal or under 1,000 square feet of gross floor area.

(b) Permitted Uses. The following uses require Site Plan Review (See Section 9.1):

- i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
- ii. Mixed-use Developments, incorporating multifamily residential uses and any of the permitted non-residential uses, where the minimum gross floor area devoted to residential uses shall be 51% of the gross floor area of the project. Non-residential uses shall be located primarily on the ground floor.

- iii. Non-residential uses in § 5.2.11(a) between 1,000 and 2,000 square feet of gross floor area, and without an accessory drive-through component.
- (c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for all uses in this district that require a Special Permit (See Section 9.2):
- i. Non-residential uses in § 5.2.11(a) exceeding 2,000 square feet of floor area and without an accessory drive-through component.
 - ii. Lodging houses.
 - iii. Non-profit clubs or lodges.
 - iv. Parking lots or parking garages, as a principal use.
 - v. Farming and forestry on less than 5 acres of land.
 - vi. Public utilities.
- (d) Special Requirements.
- i. Accessory uses to a permitted principal use above shall be allowed in accordance with Section 5.4.
 - ii. More than one (1) principal use is allowed per lot in the MU-G District. If all uses are subject to Site Plan Review, then that process shall control. If at least one use is subject to a Special Permit, then the Special Permit process shall be used for the entire project.
- (e) Special standards for non-residential uses:
- i. Hours of retail operation are limited to the period between 7 a.m. and 9 p.m. Hours of non-retail operation, if wholly contained within the building premises, may extend beyond the hours of retail operation if the activity has no impact on adjoining residential uses or buildings.
 - ii. Exterior lighting and signs may not be illuminated, except for safety, beyond the hours of retail operation. Lighting may not project beyond the sidewalk or roadway immediately in front of the business.
 - iii. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the limits of the establishment.
 - iv. Projected traffic shall not adversely impact the surrounding neighborhood.
 - v. Exterior changes shall have a design integrated with the surrounding neighborhood with respect to building placement, proportion, color, rooflines, façade and landscaping treatment and other design details.
 - vi. In the instance of failure or inability to meet one or more of the standards, the Planning Board may grant a Special Permit for such use.

Add New SECTION 5.2.12 Mixed-Use Rod Shop Road District

- (a) Permitted Uses:
- i. Two-family, Three-family, Rowhouse, and Multi-unit Dwelling (including Townhouse), with less than 6 units, any of which may include live/work units, if it meets the requirement under Section 8.3.
 - ii. Mixed-use Developments. Mix any of the permitted uses in an existing building.
 - iii. Bakeries and artisan food or beverage producers in an existing building.
 - iv. Craft workshops or light assembly workshops in an existing building.

- v. General service establishments and personal service establishments in an existing building.
- vi. Private Educational use, such as a dance studio, art or photography studio that gives classes, or similar use in an existing building.
- vii. Museum.
- viii. Offices, including medical offices and co-working facilities in an existing building.
- ix. Restaurants and cafes, indoor or outdoor, without an accessory drive-through component in an existing building.
- x. Retail stores, excluding wholesale establishments and establishments with drive-through windows in an existing building.
- xi. Boutique hotel with 20 or fewer guest rooms in an existing building.

(b) Permitted uses: The following uses require Site Plan Review (See Section 9.1):

- i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
- ii. Non-residential uses listed in § 5.2.12(a) that are in new structures or additions to existing buildings.
- iii. Health, gym, or fitness club.

(c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for all uses in this district that require a Special Permit (See Section 9.2):

- i. Light industrial.
- ii. Bulk storage, warehousing, distribution.
- iii. Boutique hotel with more than 20 and up to 40 guest rooms.
- iv. Parking lots or parking garages, as a principal use.
- v. Farming and forestry on less than 5 acres of land.
- vi. Public utilities.

(d) Special Requirements.

- i. Accessory uses to a permitted principal use above shall be allowed in accordance with Section 5.4.
- ii. Within this district, retail sales of art produced on-site and arts instruction conducted by the artist shall also be considered allowable accessory uses.
- iii. More than one (1) principal use is allowed per lot in the MU-RS District. If all uses are subject to Site Plan Review, then that process shall control. If at least one use is subject to a Special Permit, then the Special Permit process shall be used for the entire project.
- iv. Demolition of an existing structure requires a special permit from the Planning Board, excepting structures that have been deemed unsafe by the Inspector of Buildings.

(e) Special standards for non-residential uses:

- i. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the limits of the establishment.

Amend SECTION 5.3 Multiple Principal Uses.

The provisions of this section shall not apply to the MU-VC, **MU-G, and MU-RS** District. Instead, projects within MU-VC, **MU-G, and MU-RS** shall be governed by the standards and requirements of its Base District, Sections 5.2.10, 5.2.11, and 5.2.12, and the Design Overlay District, Section 6.4.

Amend SECTION 5.5 Dimensional Requirements. Modify Maximum Building Height in Mixed Use-Village Center zoning district (MU-VC) District, and add the two new districts to the table for the Mixed-Use Gateway District and Mixed-Use Rod Shop Road District:

	Minimum Lot Size (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard Setback (a) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (linear feet)	Maximum Building Height (linear feet)
MU-VC ¹	4,000	30	0	10	10	Any building whose principal façade is within 30 feet of the lot line contiguous with the public right-of-way for of Cabot Street (North Site) or Farren Avenue, and any building located south of Cabot St.: three (3) stories, forty (40) feet. All other buildings: Up to four (4) stories, fifty (50) ft.
MU-G ¹	5,000	50	10	15	15	Three (3) stories, thirty-six (36) feet.
MU-RS ¹	4,000	50	0	10	10	Three (3) stories, forty (40) feet.

1. Within the MU-VC, **MU-G, and MU-RS** a Rowhouse has no minimum lot size, a minimum lot frontage of 20 feet, and a side yard setback of 0 feet. All other dimensional standards for the MU-VC, **MU-G, and MU-RS** as listed in Section 5.5 Dimensional Requirements, apply.

Amend SECTION 5.5.3 Dimensional Relief by amending subparagraph (c) to add the text in bold as follows:

(c) Special Permit Granting Authority

The Zoning Board of Appeals shall be the Special Permit Granting Authority for dimensional relief pursuant to § 5.5, except the Planning Board shall be the Special Permit Granting Authority for dimensional relief in the Industrial (ID), Historic-Industrial (HI), General Business (GB), Village Center Mixed-Use (MU-VC), **Mixed-Use Gateway (MU-G), and Mixed-Use Rod Shop Road (MU-RS)** Districts, unless otherwise specified in this Bylaw

Amend SECTION 6.4.2 Applicability. From the Design Overlay District

The Design Overlay District, herein referred to as the “DOD,” is an overlay district having a land area of approximately **30.5 acres** in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map as set forth on the map entitled “Design Overlay District, **dated June 2026**, prepared by Franklin Regional Council of Governments.” This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

Amend SECTION 7.2.3 District Parking Requirements. Add Mixed-Use Gateway District and Mixed-Use Rod Shop Road District parking requirements.

(c) Village Center Mixed-Use, **Mixed-Use Gateway, and Mixed-Use Rod Shop Road Districts.**

- i. Residential project: Minimum one parking space per residential unit, maximum 2 parking spaces per residential unit.
- ii. Mixed-use Development: Same formula for residential units plus the applicable quantity computed in the following table:

Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. gross floor area.

Amend SECTION 9.1.2 Applicability by adding the following to subparagraph (e):

(e) Specific Uses identified elsewhere in this bylaw:

- **All uses identified as requiring Site Plan Review in Section 5.2.11 Mixed-Use Gateway District.**
- **All uses identified as requiring Site Plan Review in Section 5.2.12 Mixed-Use Rod Shop Road District.**

Amend SECTION 9.1.3 Authority. To designate the Planning Board as the Site Plan Review Authority for the MU-G and MU-RS districts by adding the text shown in bold as follows:

The Planning Board shall be the Site Plan Review Authority in the General Business, Industrial, Historic-Industrial, Village Center Mixed-Use, **Mixed-Use Gateway, and Mixed-Use Rod Shop Road** District. The Board of Appeals shall be the Site Plan Review Authority in all other districts, unless otherwise stated in the Bylaws.

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OPTION B

(See Zoning Map: Proposed Option B)

- Adds one new district: the Mixed-Use Gateway District, applied between Farren Ave. and Depot St.
- Modifies the existing Historic Industrial District to allow for a mix of residential and light industrial uses, extending its existing boundaries to both sides of the Rod Shop Road and to the corner at Masonic Ave. Note that modifying this district's requirements would also affect any other areas in Montague where the Historic District applies. Currently, the HI District includes properties along Canal Road, Power Street, 10th Street, and 1st Street.
- Extends the existing Mixed-Use Village Center south of Cabot St.

This section provides all proposed changes under Option B:

Amend SECTION 2. Definitions	page 10
Amend SECTION 4.1 Types of Districts	page 10
Amend SECTION 5.2.9 Historic Industrial District	Page 10
Add New SECTION 5.2.11 Mixed-Use Gateway District	page 11
Amend SECTION 5.3 Multiple Principal Uses	Page 13
Amend SECTION 5.5 Dimensional Requirements	page 13
Amend SECTION 5.5.3 Dimensional Relief	page 14
Amend SECTION 6.4 Design Overlay District	page 14
Amend SECTION 7.2.3 District Parking Requirements	page 14
Amend SECTION 9.1.2 Applicability	page 14
Amend SECTION 9.1.3 Authority	page 15

Amend SECTION 2. Definitions to include the following definitions.

LIGHT INDUSTRIAL: Fabrication, processing or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

Amend SECTION 4.1 Types of Districts. Add the following row to the table of zoning districts, as shown below:

4.1 Types of Districts

Abbreviation	District Name	Statement of Purpose
HI	Historic Industrial	The purpose of the HI District is to allow for adaptive reuse of historic industrial buildings and sites and to allow for a mix of uses, including light industrial, commercial, and housing of moderate to a higher density.
MU-G	Mixed-Use Gateway	The purpose of the MU-G District is to provide a transition between the Montague City Village Center and surrounding single-family residential areas. The district allows for a mix of uses, including small-scale retail, commercial uses, and housing at low to moderate density.

Amend SECTION 5.2.9 Historic Industrial District

(a) Permitted Uses:

- i. Two-family, Three-family, Rowhouse, and Multi-unit Dwelling (including Townhouse), with less than 6 units, any of which may include live/work units, if such units meet the requirement under Section 8.3.
- ii. Mixed-use Developments. Mix any of the permitted uses in an existing building.
- iii. Bakeries and artisan food or beverage producers in an existing building.
- iv. Craft workshops or light assembly workshops in an existing building.
- v. General service establishments and personal service establishments in an existing building.
- vi. Private Educational use, such as a dance studio, art or photography studio that gives classes, or similar use in an existing building.
- vii. Museum.
- viii. Offices, including medical offices and co-working facilities in an existing building.
- ix. Restaurants and cafes, indoor or outdoor, without an accessory drive-through component in an existing building.
- x. Retail stores, excluding wholesale establishments and establishments with drive-through windows in an existing building.
- xi. Boutique hotel with 20 or fewer guest rooms in an existing building.

- (b) Permitted uses: The following uses require Site Plan Review (See Section 9.1):
- i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
 - ii. Non-residential uses listed in § 5.2.9(a) that are in new structures or additions to existing buildings.
 - iii. Health, gym, or fitness club.
- (c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for all uses in this district that require a Special Permit (See Section 9.2):
- i. Light industrial.
 - ii. Bulk storage, warehousing, distribution.
 - iii. Boutique hotel with more than 20 and up to 40 guest rooms.
 - iv. Parking lots or parking garages, as a principal use.
 - v. Farming and forestry on less than 5 acres of land.
 - vi. Public utilities.
- (d) Special Requirements.
- v. Accessory uses to a permitted principal use above shall be allowed in accordance with Section 5.4.
 - i. Within this district, retail sales of art produced on-site and arts instruction conducted by the artist shall also be considered allowable accessory uses.
 - ii. More than one (1) principal use is allowed per lot in the HI District. If all uses are subject to Site Plan Review, then that process shall control. If at least one use is subject to a Special Permit, then the Special Permit process shall be used for the entire project.
 - iii. Demolition of an existing structure requires a special permit from the Planning Board, excepting structures that have been deemed unsafe by the Inspector of Buildings.
- (e) Special standards for non-residential uses:
- i. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the limits of the establishment.

Add New SECTION 5.2.11 Mixed-Use Gateway District

- (a) Permitted Uses.
- i. Single-family Dwelling, Two-family, Three-family, Rowhouse and Multi-unit Dwelling (including Townhouse) with less than 6 units, any of which may include live/work units, if it meets the requirement under Section 8.3.
 - ii. General service establishments and personal service establishments, equal to or under 1,000 square feet of gross floor area.
 - iii. Museum.
 - iv. Offices, including medical offices and co-working facilities, equal to or under 1,000 square feet of gross floor area.
 - v. Retail stores excluding wholesale establishments and establishments with drive-through windows, equal or under 1,000 square feet of gross floor area.
- (b) Permitted Uses. The following uses require Site Plan Review (See Section 9.1):
- i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
 - ii. Mixed-use Developments, incorporating multifamily residential uses and any of the permitted non-residential uses, where the minimum gross floor area devoted to residential

uses shall be 51% of the gross floor area of the project. Non-residential uses shall be located primarily on the ground floor.

- iii. Non-residential uses in § 5.2.11(a) between 1,000 and 2,000 square feet of gross floor area, and without an accessory drive-through component.

(c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for all uses in this district that require a Special Permit (See Section 9.2):

- i. Non-residential uses in § 5.2.11(a) exceeding 2,000 square feet of floor area and without an accessory drive-through component.
- ii. Lodging houses.
- iii. Non-profit clubs or lodges.
- iv. Parking lots or parking garages, as a principal use.
- v. Farming and forestry on less than 5 acres of land.
- vi. Public utilities.

(d) Special Requirements.

- i. Accessory uses to a permitted principal use above shall be allowed in accordance with Section 5.4.
- ii. More than one (1) principal use is allowed per lot in the MU-G District. If all uses are subject to Site Plan Review, then that process shall control. If at least one use is subject to a Special Permit, then the Special Permit process shall be used for the entire project.

(e) Special standards for non-residential uses:

- i. Hours of retail operation are limited to the period between 7 a.m. and 9 p.m. Hours of non-retail operation, if wholly contained within the building premises, may extend beyond the hours of retail operation if the activity has no impact on adjoining residential uses or buildings.
- ii. Exterior lighting and signs may not be illuminated, except for safety, beyond the hours of retail operation. Lighting may not project beyond the sidewalk or roadway immediately in front of the business.
- iii. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the limits of the establishment.
- iv. Projected traffic shall not adversely impact the surrounding neighborhood.
- v. Exterior changes shall have a design integrated with the surrounding neighborhood with respect to building placement, proportion, color, rooflines, façade and landscaping treatment and other design details.
- vi. In the instance of failure or inability to meet one or more of the standards, the Planning Board may grant a Special Permit for such use.

Amend SECTION 5.3 Multiple Principal Uses.

The provisions of this section shall not apply to the MU-VC, **MU-G**, and **HI** District. Instead, projects within MU-VC, **MU-G**, and **HI** shall be governed by the standards and requirements of its Base District, Sections 5.2.9, 5.2.10, and 5.2.11, and the Design Overlay District, Section 6.4.

Amend SECTION 5.5 Dimensional Requirements. Modify Maximum Building Height in Mixed Use-Village Center zoning district (MU-VC) District, and the Historic Industrial District (HI), and add the new district to the table for the Mixed-Use Gateway District:

	Minimum Lot Size (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard Setback (a) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (linear feet)	Maximum Building Height (linear feet)
HI	4,000	50	0	10	10	Three (3) stories, forty (40) feet.
MU-VC ¹	4,000	30	0	10	10	Any building whose principal façade is within 30 feet of the lot line contiguous with the public right-of-way for Cabot Street or of Farren Avenue, and any building located south of Cabot St.: three (3) stories, forty (40) feet. All other buildings: Up to four (4) stories, fifty (50) ft.
MU-G ¹	5,000	50	10	15	15	Three (3) stories, thirty-six (36) feet.

1. Within the MU-VC, **MU-G**, and **HI** a Rowhouse has no minimum lot size, a minimum lot frontage of 20 feet, and a side yard setback of 0 feet. All other dimensional standards for the MU-VC, **MU-G**, and **HI** as listed in Section 5.5 Dimensional Requirements, apply.

Amend SECTION 5.5.3 Dimensional Relief by amending subparagraph (c) to add the text in bold as follows:

(c) Special Permit Granting Authority

The Zoning Board of Appeals shall be the Special Permit Granting Authority for dimensional relief pursuant to § 5.5, except the Planning Board shall be the Special Permit Granting Authority for dimensional relief in the Industrial (ID), Historic-Industrial (HI), General Business (GB), Village Center Mixed-Use (MU-VC), **and Mixed-Use Gateway (MU-G)** Districts, unless otherwise specified in this Bylaw

Amend SECTION 6.4.2 Applicability. From the Design Overlay District

The Design Overlay District, herein referred to as the “DOD,” is an overlay district having a land area of approximately **30.5 acres** in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map as set forth on the map entitled “Design Overlay District, **dated June 2026**, prepared by Franklin Regional Council of Governments.” This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

Amend SECTION 7.2.3 District Parking Requirements. Add Mixed-Use Gateway District and HI District parking requirements.

(c) Village Center Mixed-Use, **Historic Industrial (HI), and Mixed-Use Gateway.**

- i. Residential project: Minimum one parking space per residential unit, maximum 2 parking spaces per residential unit.
- ii. Mixed-use Development: Same formula for residential units plus the applicable quantity computed in the following table:

Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. gross floor area.

Amend SECTION 9.1.2 Applicability by adding the following to subparagraph (e):

(e) Specific Uses identified elsewhere in this bylaw:

- **All uses identified as requiring Site Plan Review in Section 5.2.9 Historic Industrial District.**
- **All uses identified as requiring Site Plan Review in Section 5.2.11 Mixed-Use Gateway District.**

Amend SECTION 9.1.3 Authority. To designate the Planning Board as the Site Plan Review Authority for the MU-G district by adding the text shown in bold as follows:

The Planning Board shall be the Site Plan Review Authority in the General Business, Industrial, Historic-Industrial, Village Center Mixed-Use, **and Mixed-Use Gateway** District. The Board of Appeals shall be the Site Plan Review Authority in all other districts, unless otherwise stated in the Bylaws.

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OPTION C

(See Zoning Map: Proposed Option C)

- Adds no new districts.
- Modifies the existing Historical Industrial District as noted above.
- Extends the existing Mixed-Use Village Center south of Cabot St, as noted above, and to the vacant parcels between Farren Ave. and Depot St. located towards Cabot Station

This section provides all proposed changes under Option C:

Amend SECTION 2. Definitions	page 17
Amend SECTION 4.1 Types of Districts	page 17
Amend SECTION 5.2.9 Historic Industrial District	page 17
Amend SECTION 5.3 Multiple Principal Uses	page 19
Amend SECTION 5.5 Dimensional Requirements	page 19
Amend SECTION 6.4 Design Overlay District	page 20
Amend SECTION 7.2.3 District Parking Requirements	page 20
Amend SECTION 9.1.2 Applicability	page 20

Amend SECTION 2, Definitions to include the following definitions.

LIGHT INDUSTRIAL: Fabrication, processing or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

Amend SECTION 4.1 Types of Districts. Add the following row to the table of zoning districts, as shown below:

4.1 Types of Districts

Abbreviation	District Name	Statement of Purpose
HI	Historic Industrial	The purpose of the HI District is to allow for adaptive reuse of historic industrial buildings and sites and to allow for a mix of uses, including light industrial, commercial, and housing of moderate to a higher density.

Modify SECTION 5.2.9 Historic Industrial District

(f) Permitted Uses:

- xii. Two-family, Three-family, Rowhouse, and Multi-unit Dwelling (including Townhouse), with less than 6 units, any of which may include live/work units, if such units meet the requirement under Section 8.3.
- xiii. Mixed-use Developments. Mix any of the permitted uses in an existing building.
- xiv. Bakeries and artisan food or beverage producers in an existing building.
- xv. Craft workshops or light assembly workshops in an existing building.
- xvi. General service establishments and personal service establishments in an existing building.
- xvii. Private Educational use, such as a dance studio, art or photography studio that gives classes, or similar use in an existing building.
- xviii. Museum.
- xix. Offices, including medical offices and co-working facilities in an existing building.
- xx. Restaurants and cafes, indoor or outdoor, without an accessory drive-through component in an existing building.
- xxi. Retail stores, excluding wholesale establishments and establishments with drive-through windows in an existing building.
- xxii. Boutique hotel with 20 or fewer guest rooms in an existing building

(g) Permitted uses: The following uses require Site Plan Review (See Section 9.1):

- iv. Multi-unit Dwelling (including Townhouse) with more than 6 units.
- v. Non-residential uses listed in § 5.2.9(a) that are in new structures or additions to existing buildings.
- vi. Health, gym, or fitness club.

- (h) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for all uses in this district that require a Special Permit (See Section 9.2):
 - vii. Light industrial.
 - viii. Bulk storage, warehousing, distribution.
 - ix. Boutique hotel with more than 20 and up to 40 guest rooms.
 - x. Parking lots or parking garages, as a principal use.
 - xi. Farming and forestry on less than 5 acres of land.
 - xii. Public utilities.

- (i) Special Requirements.
 - iv. Accessory uses to a permitted principal use above shall be allowed in accordance with Section 5.4.
 - v. Within this district, retail sales of art produced on-site and arts instruction conducted by the artist shall also be considered allowable accessory uses.
 - vi. More than one (1) principal use is allowed per lot in the HI District. If all uses are subject to Site Plan Review, then that process shall control. If at least one use is subject to a Special Permit, then the Special Permit process shall be used for the entire project.
 - vii. Demolition of an existing structure requires a special permit from the Planning Board, excepting structures that have been deemed unsafe by the Inspector of Buildings.

- (j) Special standards for non-residential uses:
 - ii. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the limits of the establishment.

Amend SECTION 5.3 Multiple Principal Uses.

The provisions of this section shall not apply to the MU-VC, **MU-G**, and **HI** District. Instead, projects within MU-VC, **MU-G**, and **HI** shall be governed by the standards and requirements of its Base District, Section 5.2.12, and the Design Overlay District, Section 6.4.

Amend SECTION 5.5 Dimensional Requirements. Modify Maximum Building Height in Mixed Use-Village Center zoning district (MU-VC) District, and the Historic Industrial District (HI)

	Minimum Lot Size (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard Setback (a) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (linear feet)	Maximum Building Height (linear feet)
HI	4,000	50	0	10	10	Three (3) stories, forty (40) feet.
MU-VC ¹	4,000	30	0	10	10	Any building whose principal façade is within 30 feet of the lot line contiguous with the public right-of-way for Cabot Street or of Farren Avenue, and any building located south of Cabot St.: three (3) stories, forty (40) feet. All other buildings: Up to four (4) stories, fifty (50) ft.

2. Within the MU-VC **and HI**, a Rowhouse has no minimum lot size, a minimum lot frontage of 20 feet, and a side yard setback of 0 feet. All other dimensional standards for the MU-VC **and HI** as listed in Section 5.5 Dimensional Requirements, apply.

Amend SECTION 6.4.2 Applicability. From the Design Overlay District

The Design Overlay District, herein referred to as the “DOD,” is an overlay district having a land area of approximately **27.5 acres** in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map as set forth on the map entitled “Design Overlay District, **dated June 2026**, prepared by Franklin Regional Council of Governments.” This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

Amend SECTION 7.2.3 District Parking Requirements. Add HI District parking requirements.

(c) Village Center Mixed-Use **and Historic Industrial Districts.**

- i. Residential project: Minimum one parking space per residential unit, maximum 2 parking spaces per residential unit.
- ii. Mixed-use Development: Same formula for residential units plus the applicable quantity computed in the following table:

Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. gross floor area.

Amend SECTION 9.1.2 Applicability by adding the following to subparagraph (e):

(e) Specific Uses identified elsewhere in this bylaw:

- **All uses identified as requiring Site Plan Review in Section 5.2.9 Historic Industrial District.**

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