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## FRAMINGHAM CITY COUNCIL

ORDER NO. 2018-058-001  
REQUEST OF THE PLANNING & ZONING SUBCOMMITTEE

UPON THE REQUEST OF THE PLANNING & ZONING SUBCOMMITTEE, THE CITY OF FRAMINGHAM, THROUGH THE FRAMINGHAM CITY COUNCIL, IT IS SO ORDERED:

That the City Council refer the portion of the amendment known as CMU II back to the Planning Board, and that CMU I shall be known as CMU on the proposed amendment, Table of Uses and Zoning Map, and that the City Council approve a new Section 9.a. to be inserted into Section II.A. of the Zoning Ordinances – Use Regulations, Classes of Districts, as follows:

### **9.a. Corporate Mixed-use District (CMU)**

The Corporate Mixed-use (CMU) District is intended to promote a mixture of uses that result in a vibrant master-planned community. The CMU District shall be designed as a cohesive campus with high-density development and/or redevelopment that integrates pedestrian-friendly and open space features, while decreasing the need for the use of a personal automobile for trips within the CMU and the Technology Park (TP) Zoning Districts. The CMU District is intended to enhance, support and promote retention of the existing business community while providing additional business services to Framingham's offerings as an economic center. The CMU shall serve as an innovation center for additional employment opportunities, business development, research and development enterprises, and office space that provides amenities such as employment training centers, medical education, commercial, entertainment, and recreational uses to support the business community and the region. The CMU shall follow the regulations outlined in Section II.J (of these Ordinances), in addition to other applicable Sections of these Ordinances.

**Permitted Uses – Section II.B of these Ordinances, See Table of Uses** –Table of Uses is located at the end of this document.

Included in this vote is a **new Section II.J: Use Regulations relative to Corporate Mixed-Use District**. This text is at the end of this document followed by the revised Table of Uses and Zoning Map.

Included in this vote is a **new Section IV.E.2. relative to Corporate Mixed-Use District which amends the Table of Dimensional Regulations**. This text is included after the new Section II.J and followed by the revised Table of Uses and Zoning Map.



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**FIRST READING:**

YEAS: Cannon, Giombetti, Grove, King, Richardson, Rossi, Shepard, Sisitsky, Steiner, Torres, Tully Stoll

NAYS: None

ABSTAIN: None

ABSENT: All members were present

PASSED IN COUNCIL: DECEMBER 4, 2018

**SECOND READING:**

YEAS: Cannon, Giombetti, Grove, King, Richardson, Rossi, Sisitsky, Steiner, Torres, Tully Stoll

NAYS: None

ABSTAIN: None

ABSENT: Shepard

PASSED IN COUNCIL: DECEMBER 18, 2018

A True Record, Attest:

02/12/19

Date Approved

Lisa A. Ferguson  
Lisa A. Ferguson, City Clerk

2/14/19

Date Approved

Yvonne M. Spicer  
Mayor Yvonne M. Spicer

New Section 9.a. to be inserted into Section II.A. of the Zoning Ordinances –  
Use Regulations, Classes of Districts

**9.a. Corporate Mixed-use District (CMU)**

The Corporate Mixed-use (CMU) District is intended to promote a mixture of uses that result in a vibrant master-planned community. The CMU District shall be designed as a cohesive campus with high-density development and/or redevelopment that integrates pedestrian-friendly and open space features, while decreasing the need for the use of a personal automobile for trips within the CMU and the Technology Park (TP) Zoning Districts. The CMU District is intended to enhance, support and promote retention of the existing business community while providing additional business services to Framingham’s offerings as an economic center. The CMU shall serve as an innovation center for additional employment opportunities, business development, research and development enterprises, and office space that provides amenities such as employment training centers, medical education, commercial, entertainment, and recreational uses to support the business community and the region. The CMU shall follow the regulations outlined in Section II.J (of these Ordinances), in addition to other applicable Sections of these Ordinances.

**Permitted Uses – Section II.B of these Ordinances, See Table of Uses** –Table of Uses is located at the end of this document

## **Section II.J: Use Regulations (Corporate Mixed-use District)**

### **1. Purpose and Intent**

The Corporate Mixed-use (CMU) District is designed to encourage a mixed-use, master planned community that supports commercial, office, manufacturing, research & development, retail, education, community space, open space, and mixed-use opportunities. The CMU is intended to provide the tools and support for both entrepreneurs seeking new business enterprise opportunities as well as those established businesses seeking to meet existing and future expansion goals. These regulations have been established to promote an efficient and predictable review process for developers while ensuring a well-designed community for Framingham.

The CMU District is intended to function as an employment center that will possess a high quality diverse workforce while establishing a mixed-use environment where users can work, play, socialize, and study.

### **2. Circulation, Parking, Transportation**

Projects within the CMU are required to meet the directives of the Master Land Use Plan, Bicycle and Pedestrian Plan, Transportation Master Plan, and must comply with the Purpose and Intent of Section II.J.1 of these Ordinances, in addition to the following provisions as set forth:

#### **a. Parking and Access**

Parking plan designs for the CMU District shall determine the layout of each project. Applicants are encouraged to provide adequate off-street parking to meet the needs of the project, but also are required to preserve land for pedestrian and open space uses wherever possible.

- i. Projects within the CMU shall comply with applicable requirements set forth in Section IV.B of these Ordinances unless relief is granted by the Planning Board or alternative design is prescribed within Section II.J of these Ordinances.
- ii. Off-street parking standards as required pursuant to Section IV.B.2.a of these Ordinances shall meet maximum rather than minimum requirements. A special permit shall not be required to provide less than the number prescribed in Section IV.B.2.a of these Ordinances but rather a special permit shall be required if the number of off-street parking spaces exceeds the required number of allowed off-street parking spaces.
- iii. Projects within the CMU District are strongly encouraged to utilize Section IV.B.1.g of these Ordinances to reduce the required number of off-street parking spaces through the use of shared parking programs and shared off-street parking facilities.
- iv. Off-street parking shall be located to the side and/or rear of the structure.
  - a) The Planning Board may permit a limited number of off-street parking spaces to be located between the public right-of-way and the structure for the purpose of accessible off-street parking and temporary drop-off parking if it finds that the overall façade design, site plan, and operational characteristics of the facility will be improved by the inclusion of such off-street parking. Such drive aisle and off-street parking shall not encroach upon the landscape amenity area (Section II.J.4.b.i of these Ordinances).
- v. Land banking off-street parking for future use is strongly encouraged wherever possible.
- vi. On-street parking is strongly discouraged within the CMU District.
- vii. Below-grade parking, structured parking, and/or parking on the side and/or rear of a building is required for all CMU District projects, except as allowed in Section II.J.2.a.vi of this Ordinance.

**b. Curb Cuts and Access Drives**

- i. Projects within the CMU shall design drive aisles with a maximum of 24' in width regardless of available off-street parking. Therefore, the numbers prescribed in Section IV.B.2.a of these Ordinances entitled "Traffic Circulation" shall not apply.
- ii. The reduction and/or consolidation of curb cuts, the use of access driveways and alleyways to connect abutting properties is strongly encouraged to the maximum extent feasible. The use of consolidated curb cuts, alleyways, and access drives shall be permitted by-right within the CMU whenever such use is under project review by the Planning Board.
- iii. Curb cuts and access drives shall be designed in accordance with municipal standards and shall be reviewed and approved by the Department of Public Works (DPW), the Fire Department, and the Police Department to ensure adequate circulation.

**c. Transportation and Complete Streets**

- i. Development within the CMU District shall be designed to prevent and/or mitigate any adverse impacts on the Level of Service (LOS) created by a project.
- ii. Impacts to the transportation system within the CMU that degrade the LOS shall be mitigated as follows:
  - a) A monetary contribution shall be provided to the City that is equivalent to 1.5 percent of the total construction value of the project (less the cost of land and construction labor cost). If necessary improvements are constructed and installed by the Applicant, such monetary contribution shall be waived. Such payments shall be deposited into the Transportation Improvement Fund for the sole purpose of funding transportation improvements as directed by the Master Land Use Plan and Technology Park – CMU Traffic Master Plan, dated October 2016, and any other recommendations contained within relevant City studies regarding the creation of interconnected transportation hubs. Said funds shall be used in the CMU or within a half mile of the respective project boundaries.
  - b) Unused funds shall be deposited into the Transportation Improvement Fund, as outlined in Section II.J.2.c.iii, herein, and only earmarked to be exclusively utilized for the respective Zoning District.
- iii. All projects within the CMU District shall provide a cash payment equivalent to one (1) percent of the total project cost (less the cost of the land or construction labor costs) for the purpose of long-range transportation implementation and maintenance. Such payments shall be deposited into the Transportation Improvement Fund for the sole purpose of funding long-range transportation projects, maintenance, and necessary transportation improvements within the CMU or within a half mile of the respective project boundaries, as determined by the Planning Board, the Department of Public Works (DPW), directed by the Master Land Use Plan and Technology Park – CMU Traffic Master Plan, dated October 2016, and any other recommendations contained within relevant City studies.

**d. Complete Streets**

- i. Projects within the CMU District shall incorporate Complete Streets infrastructure in accordance with the Framingham Complete Streets Policy.
- ii. Development within the CMU District shall provide accessibility to users of all ages, abilities, and modes of transportation. Connections to trails and open space are strongly encouraged for all projects within the CMU District.

- iii. Sidewalks shall be required along the frontage of all properties in all CMU District projects being developed or redeveloped. The installation of sidewalks shall be constructed and/or improved as part of the project in accordance with the Department of Public Works construction standards and 521 CMR Accessibility Requirements.
- iv. Sidewalks, crosswalks, and other pathways shall be strongly encouraged throughout the CMU District where possible. Sidewalks shall provide connectivity to abutting properties and zoning districts.
- v. Where necessary, at the discretion of the Planning Board, those projects located within a quarter mile of an intersection that is in need of updating pedestrian infrastructure shall be required to upgrade and/or install wheelchair ramps that comply with Framingham's Public Works Construction Standards. Said improvements may include, but are not limited to pedestrian traffic signal push buttons and bicycle detector technology at indicated intersections.
- vi. Installation of bicycle racks (Section IV.B.7 of these Ordinances), bicycle lockers, indoor bicycle parking, and other amenities to support bicycling is required to be incorporated into each project.
- vii. All projects within the CMU shall provide a cash payment equivalent to .5 percent of the total project cost (not including the cost of the land or construction labor costs) for the purpose of streetscape and/or trail improvements. Such fund shall be utilized within the respective CMU for street trees, street furniture, utilities, and associated improvements within the public right of way. Furthermore, such funds can be utilized for open space improvements of trails and sidewalks within the CMU District or within one (1) mile of the boundaries of the District to promote non-vehicular transportation options with the CMU or connecting to the CMU. Funds shall be utilized by the Open Space And Recreation working group coordinator, Parks and Recreation, and/or the Department of Public Works, and approved for use by the Planning Board

### 3. CMU Development Impact Report

- a. Projects requiring Site Plan Review (Section VI.F of these Ordinances) shall be exempt from Section VI.F.4 of these Ordinances.
- b. General Information regarding the CMU Development Impact Report

The proposed CMU Development Impact Report is to be utilized as a development plan for the project within the respective CMU District. Furthermore, the CMU Development Impact Report is to ensure cooperation and coordination between Framingham and the landowners/businesses located within the CMU District since the CMU District is intended to establish a thriving employment center that supports its users. The CMU Development Impact Report shall provide documentation as to how the proposed development and/or redevelopment project will affect Framingham and how the applicant proposes to mitigate those anticipated impacts on the respective CMU District. In doing so, each project shall prepare a Development Impact Report that is intended to be a master plan for the project, and contribute to the neighborhood master plan for the CMU and Technology Park (TP) Zoning Districts.

- i. Prior to filing an application for a project within the CMU District, the Applicant shall prepare and submit a proposed CMU Development Impact Report for review to the Planning Board Administrator.
- ii. The Planning Board Administrator and the Technical Review Team (TRT) shall review such CMU Development Impact Report and respond to the Applicant within 21 days so that the Applicant may submit a complete CMU Development Impact Report with the project application.

- iii. Any missing and/or additional information requested by the Planning Board Administrator and the TRT shall be provided by the Applicant as part of the final CMU Development Impact Report.

c. CMU Development Impact Report

The CMU District shall be designed as a corporate master-planned commercial community. Therefore, an Applicant proposing development and/or redevelopment projects in the CMU District shall submit a final CMU Development Impact Report that shall contain the following, in addition to the information requested in Section II.J.3.e of these Ordinances.

- i. Documentation detailing how the project will fit into the existing and projected development and/or redevelopment of the CMU District;
- ii. Documentation providing an outline detailing with whom the applicant will work with to complete the project. This should include the following: businesses and landowners within the CMU District; local and state agencies; land use consultant; etc.;
- iii. Documentation demonstrating how the project will foster and promote the CMU as a corporate mixed-use commercial district with predominate uses being research & development, technology, distribution, and office related uses. Other supporting uses may include commercial, retail, and educational/community space uses;
- iv. Documentation demonstrating a long-range plan with specific realistic, achievable goals addressing ways to alleviate traffic congestion within the Exit 12 area (TP and CMU Zoning Districts); and
- v. Documentation of a plan to mitigate any projected adverse impacts to Framingham's existing infrastructure.

d. CMU Development Impact Reports

An Applicant proposing development and/or redevelopment projects in the CMU District shall submit a final CMU Development Impact Report as part of the application package that contains a business plan and the following documentation for review and consideration as part of the CMU Development Impact Report.

- i. Environmental Impact Statement (EIS): A statement that outlines the impacts that the project will have on the environment, the ecology of the land, landscape, and topography of the respective CMU District. The EIS shall also include information on stormwater flows, natural resources, historical structures (if any), topography, types of soils, and water resources.
- ii. Stormwater Management Statement (SMS): A statement that outlines how the new development and/or redevelopment will incorporate the use of Low Impact Development (LID) and Best Management Practices (BMP) to manage and infiltrate stormwater on-site. Furthermore, this shall include a statement demonstrating potential reuse of rainwater for irrigation, the use of rain gardens within parking lots, and erosion control methods to prevent erosion and reduce stormwater runoff.
- iii. Neighborhood Impact Statement (NIS): A statement that outlines how the new development and/or redevelopment will fit in, enhance, and blend with the character of the respective CMU District. The NIS shall further outline how the project will incorporate Complete Streets concepts and how these techniques will support the pedestrian and bicycle community. Furthermore, because the project is strongly encouraged to utilize alternative energy, a statement shall be provided to show how alternative energy shall be used on-site.
- iv. Community Impact Statement (CIS): A statement that outlines the impacts that the project will have on the community, the local schools, public parks, and open space. Any potential adverse impacts

- shall be mitigated by the Applicant and shall be demonstrated within the CIS.
- v. Common Area Impact Statement (CAIS): A statement that details the area(s) within the project that are open to the public including space within buildings that are open for public use. The CAIS shall show the connections within the respective CMU District that offer enhancements towards creating a master planned community.
  - vi. Infrastructure Impact Statement (IIS): A statement that outlines the impacts that the project will have on municipal infrastructure including specific documentation as to how the adverse impacts to the municipal infrastructure shall be mitigated.
  - vii. Traffic Connection Statement (TCS): A statement that outlines the impacts on existing roadways, connections to existing and new streets, projected effects to the flow of vehicles on newly created streets and possible consolidation of curb cuts and driveways.
  - viii. Fiscal Impact Statement (FIS): A statement that outlines both the positive and negative fiscal impacts of the project on the City and specifically includes projected tax revenues, the number of expected jobs created (e.g. construction, part-time, and full time jobs) as well as the need for any new infrastructure or municipal buildings, staff or facilities.

#### **4. Design Standards for the CMU District**

Projects within the CMU shall be exempt from the requirements set forth in Section IV.F.5 of these Ordinances. Projects shall be designed to the standards set forth in Section II.J of these Ordinances, unless relief is otherwise granted by the Planning Board.

##### **a. Building Design**

- i. New and/or redeveloped buildings shall be designed to blend and create a transitional balance between the proposed project and existing development to create a master planned community.
- ii. Buildings shall be designed to utilize architectural styles that are modern, progressive, and compatible with the existing architecture within the CMU District while incorporating current state-of-the-art construction design and technology.
- iii. Buildings shall be designed to use multiple complementary exterior materials that promote creativity and individuality while ensuring that the building blends with the respective CMU District and creates an overall impression of a master-planned community.
- iv. The massing of the building shall be designed to correspond to a pedestrian scale and to ensure that the building is incorporated into a walkable campus.
- v. Large-scale buildings are encouraged to vary the heights of building sections to provide interest in design and practical utility particularly at building entrances and lobby areas to enable, enhance and encourage pedestrian use.
- vi. Buildings should be designed with adequate views of the exterior site for building occupants. Windows that create transparency on the ground floor near pedestrian areas and roadways are strongly encouraged.
- vii. Multiple structures may be located on one lot with more than one allowed principal use. Such structures shall be spaces a minimum of 20 feet apart and comply with the regulations set forth by the State Building Code and the State Fire Code.

#### b. Landscaping

- i. Projects within the CMU District shall create a landscape amenity area that is a minimum width of 50 percent of the distance between the public right-of-way and the building. This area shall be landscaped with street trees, pedestrian amenities, outdoor seating, and similar improvements for the purposes of creating usable open space. Sidewalks and pathways may be incorporated into the landscape amenity area.
- ii. CMU District projects are encouraged to incorporate creatively designed plazas, courtyards, and/or terraces to enhance the attractiveness, connectivity and pedestrian environment of the project.
- iii. The use of public art within landscaped areas is strongly encouraged.
- iv. Lighting within the CMU District is required to enhance the pedestrian experience and provide additional well-lit walkways for the safety of all users.
- v. Projects shall be designed to comply with the required Open Space requirement set forth in Section IV.E.2 of the Framingham Zoning Ordinance. A project may increase the lot coverage from 70 percent to 80 percent in the CMU if the project's open space immediately abuts at least 50 percent of the required landscaped area of the adjoining project for a distance of at least 50 feet. The intent of this increase is to allow for connectivity to usable open space areas.

#### c. Loading Bays and Service Docks, Rooftop Equipment, Infrastructure, and Mechanical Equipment

- i. Service bays and loading areas, dumpsters, ground-mounted mechanical equipment, and utilities shall be located on the side or rear of a building and shall not be visible from roadways or open space areas. Such features shall be screened from the public view by using architectural forms, fencing, and/or landscaping materials.
- ii. All utilities are required to be placed underground to minimize the visual impact on the district. Where transformers, switchboxes, and other utility cabinets are required, the applicant shall locate these and other such mechanical components away from the front of the building. The use of bollards, fencing, and landscaping shall provide screening and protection for these features.
- iii. Rooftop equipment shall be screened and shall not be visible from the ground or adjacent buildings.
- iv. Rooftop accessories and equipment shall not exceed 20 feet above the ceiling of the last permitted floor level and shall meet current high efficiency energy and low noise industry standards.

#### d. Pedestrian Connections

- a. Projects shall be designed for all users including pedestrians and bicyclists by incorporating outdoor community places while utilizing the permitted high density within the respective CMU District.
- b. Projects within a CMU District shall be designed as an urban, walkable campus environment where the streets and sidewalks create connections between employment, commercial, and recreational facilities within the CMU District.
- c. The use of catwalks is strongly encouraged to provide optimum physical connections between buildings and parking within the CMU District.
- d. Outdoor dining areas are encouraged but shall not impede pedestrian traffic flow. A minimum unobstructed pathway of 5 feet shall be maintained for pedestrian traffic on sidewalks. Outdoor dining areas shall be separated by fencing to provide separation from pedestrian sidewalks.

e. Solar and Alternative Energy

- i. The use of rooftop gardens, green roofs, solar carports, rooftop solar, etc. is strongly encouraged to be incorporated into all projects within the CMU District.
  - ii. Projects should strive to incorporate alternative energy and energy efficient features, technologies and solar infrastructure within the design and construction of all new and redeveloped buildings within the CMU District.
  - iii. Structures shall be constructed to be solar ready in accordance with state building code.
- f. Stormwater Improvements and Infrastructure Improvements
- i. Stormwater drainage systems shall comply with the MS4 regulations and incorporate LID techniques and best management practices to achieve sustainability objectives outlined in the Master Land Use Plan.
  - ii. The placement of electric, telephone and other utility lines and equipment, such as water, sewer or gas, shall be coordinated together and placed underground and located to eliminate all adverse impacts on the groundwater levels. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be precisely indicated on the plans.

**5. Application Review**

- a. The Planning Board will review projects within the CMU for compliance with Section II.J; VI.F.6, 7, 8, 9, and 10; in addition to other applicable Zoning Ordinances, Section II.J shall be reviewed as an addendum to Site Plan Review for the CMU only. The provisions of Section II.J of these Ordinances shall supersede the provisions of Section VI.F.2, 3, 4, and 5 of these Ordinances.
- b. Projects that require review by the Planning Board pursuant to Site Plan Review/Section II.J of these Ordinances shall include:
  - i. All construction of a new structure or group of new structures or alterations of existing structures that results in an expansions to the structure resulting in greater than
    - a) 5,000 gross square feet in the CMU
  - ii. Construction or expansion of a parking lot greater than twenty off-street parking spaces. This shall not include repaving or re-striping where no new additional pavement is added.
  - iii. Commercial Ground-Mounted Solar Installations
  - iv. Any new structure or alteration of an existing structure or change of use in any structure for an entity claiming exception under G.L. c. 40A, § 3. Site plan review shall be limited in such circumstances to the imposition of reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.
- c. For minor projects, the TRT as outlined below shall perform review. The TRT shall operate under an open and transparent process that is open to the public, pursuant to the regulations outlined in Article 27 of the Framingham Planning Board Rules and Regulations. The respective member of the City Council shall participate in the TRT meeting as the representative of the neighborhood. Projects that require review by the Technical Review Team pursuant to Site Plan Review/Section II.J of these Ordinances shall include the following:
  - i. All construction of a new structure or group of new structures that do not require any special permits or any alterations of existing structures that result in an expansion to the structure that does not require any special permits
    - a) 500-4,999 gross square feet in the CMU

- ii. Any Modification to a site plan previously approved by the Planning Board that has not been deemed a minor field change and that no additional square footage is being added to an existing structure.
- d. Projects that do not trigger review through Section II.J.5 of these Ordinances shall require a statement from the tenant or landowner in accordance with Article 27 of the Framingham Planning Board Rules and Regulations for the purposes of tracking property uses.
- e. The review procedures for a project in the CMU shall be in conformance with M.G.L. c. 40A, Sections 9 and 11 and all other State, Federal and local permitting and approval requirements as may be applicable.
- f. Applicants who meet with the TRT prior to the submittal of an application package to the Planning Board shall receive expedited review. Under such expedited review, a decision shall be granted within 60 days unless the Applicant requests an extension of time.
- g. The Planning Board may require the Applicant to fund a Peer Review Consultant to assist in the technical review as outlined herein and in accordance with the Planning Board Rules and Regulations and M.G.L. c. 44, Section 53D.
- h. Site plans for projects within the CMU shall comply with the requirements set forth in the Planning Board Rules and Regulations, Article Number 21.
- i. Applicants shall comply with all the procedures and requirements detailed herein without exception, unless waived by the Planning Board. These requirements are also located in Article 26 of the Planning Board Rules and Regulations.

## **6. Dimensional Requirements**

The Planning Board may at its discretion by special permit, waive any or all dimensional requirements set forth in Section IV.E.2. Table of Dimensional Regulations of the Framingham Zoning Ordinance. Such reduction shall not exceed a maximum of 25 percent only if the Planning Board determines with a finding that the particular location benefits and improves site development and/or configuration of the proposed project and the transition into the surrounding neighborhood. A special permit for such relief may only be granted if the Planning Board finds that such request is consistent with the public good and does not substantially derogate from the intent and purpose of the Framingham Zoning Ordinance or the intent of the Master Land Use Plan. However, this section does not authorize the Planning Board to grant a special permit for a variance or waiver in maximum height regulations.

## **7. Procedure for Waiver**

All projects within the CMU District shall comply with Sections II.J of these Ordinances. The Planning Board may waive the requirements of Section II.J.4 of these Ordinances, by a four-fifth vote where such waivers will allow for better design and/or improved protection of resources. Such waiver requests shall be taken up as first order of business during the opening public hearing.

## **8. Variance**

A variance authorizing a use or activity not otherwise permitted in the CMU District shall be prohibited within the respective CMU District.

Insert into Section IV.E.2., Table of Dimensional Regulations

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped	Building Maximums		
		Area (sf)	Frontage (ft.)	Front (ft.)	Side (ft.)	Open Space  Surface Ratio	Floors/H eight	Lot  Coverage	Floor Area  Ratio
Corporate Mixed-use CMU	Any principal use or mixed-use	20,000	75	30	5	25% <sup>h</sup>	-/100	75% <sup>h</sup>	-

<sup>h</sup> See Section II.J.4.b.v of the Framingham Zoning Ordinance

**B. Table of Uses**

No building, structure, or land shall be used and no building or part thereof or other structure shall be erected, raised, reconstructed, extended, enlarged, or altered, for any purpose or in any manner other than as permitted as set forth in the Table of Uses or unless otherwise authorized by this Zoning By-law, except that nothing in this By-Law shall affect the existing use of any building or lot. No lot may be used for more than one principal use, except as otherwise specifically allowed by this Zoning By-Law.

**TABLE LEGEND (subject to the footnotes)**

- Y Uses which are permitted as of right  
 N Uses which are prohibited  
 SPZ Uses that require a special permit from Zoning Board of Appeals  
 SPP Uses that require a special permit from the Planning Board  
 SP Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 8.

Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations; see that Table for the applicable parking requirements.

For those uses with an \* under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.

USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
<b>1. RESIDENTIAL</b>															
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	1
B. Two-family Dwelling <sup>8</sup>	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	Y <sup>10</sup>	N	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	2

USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y <sup>9</sup>	SPP	N	N	N	N	N	N	Y <sup>12</sup>	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y <sup>9</sup>	SPP	N	N	N	N	N	N	Y <sup>12</sup>	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	N	3
<b>2. RESIDENTIAL ACCESSORY</b>															
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	none
<b>3. INSTITUTIONAL AND RECREATIONAL</b>															
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	23
USE CATEGORY	R	G	B-1 <sup>1</sup>	B-2 <sup>2</sup>	B-3 B-4 <sup>3</sup>	CB <sup>4</sup>	B <sup>3</sup>	P <sup>3</sup>	PRD <sup>5</sup>	M-1 <sup>3</sup>	M <sup>3</sup>	OSR <sup>6</sup>	TP <sup>7</sup>	CMU	Parking code





<b>L. Brew Pubs</b>	N	N	SP	SP	Y	Y <sup>11</sup>	Y	N	N	N	N	N	N	N	N	N	N	Y	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	SPP	N	-	N	N	N	None	
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	SPP	N	N	N	N	N	-	N	N	N	None	
O. Personal Health and Exercise Facility, or Health Club.	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	-	Y	Y	Y	6	
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N	N	N	21	
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	SPP	N	-	SPP	SPP	SPP	None	
R. Radio or Television Studio	N	N	SP	SP	Y	SP	Y	N	N	N	N	N	N	Y	Y	Y	Y	24	
T. Carwash	N	N	N	N	SPP	N	SPP	SPP	N	SPP	SPP	SPP	N	N	N	N	N	27	
U. Automobile Repair	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N	N	N	21	
V. Automobile Dealer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	22	
W. Motel	N	N	N	N	SPP	N	SPP	SPP	N	SPP	SPP	SPP	N	N	N	N	N	4	
X. Hotel	N	N	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	SPP	N	N	SPP	SPP	SPP	4	
<b>USE CATEGORY</b>	<b>R</b>	<b>G</b>	<b>B-1<sup>1</sup></b>	<b>B-2<sup>2</sup></b> <b>B-4<sup>3</sup></b>	<b>B-3</b> <b>B-4<sup>3</sup></b>	<b>CB<sup>4</sup></b>	<b>B<sup>3</sup></b>	<b>P<sup>3</sup></b>	<b>PRD<sup>5</sup></b>	<b>M-1<sup>3</sup></b>	<b>M<sup>3</sup></b>	<b>OSR<sup>6</sup></b>	<b>TP<sup>7</sup></b>	<b>CMU</b>	<b>Parking code</b>				
<b>6. MANUFACTURING AND INDUSTRIAL</b>																			
A. Research, Development & Laboratories	N	N	SP	SP	SP	SP	SP	N	N	Y	Y	N	Y	Y	Y	Y	Y	25	



<sup>1</sup> No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

<sup>2</sup> No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

<sup>3</sup> Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

<sup>4</sup> Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

<sup>5</sup> See Section II.E for further provisions regarding the uses allowed in the Planned Reuse District.

<sup>6</sup> In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district

a) such that the gross floor area of all buildings and structures in the district exceed eighteen thousand (18,000) square feet, or

b) such that the floor area ratio of all buildings and structures in the district exceeds one percent, whichever is the lesser. Ancillary administrative, maintenance and sanitary facilities necessary to serve the recreational uses in the District may be allowed by special permit from Zoning Board of Appeals.

<sup>7</sup> See Section II.F for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this section, having a gross floor area no greater than two thousand five hundred (2,500) square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than two thousand five hundred (2,500) square feet each are allowed by special permit from the Planning Board.

<sup>8</sup> The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The Lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in Section IV.B.

<sup>9</sup> Mixed use structures and mixed use complexes over 30,000 square feet shall require a special permit from Planning Board.

<sup>10</sup> Multi-family structures with over 30,000 square feet shall require a special permit from the Planning Board.

<sup>11</sup> Restaurants and Brew Pubs over 5,000 square feet shall require a special permit from the Planning Board.

<sup>12</sup> Residential uses shall not be permitted within the CMU.

# Corporate Mixed-use (CMU) Zoning District

On December 18, 2018, the City Council voted to approved the CMU10-0-0, as presented

