

Zoning by Design | Framingham

Zoning Study Update

August 22, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

Proposed Zoning District



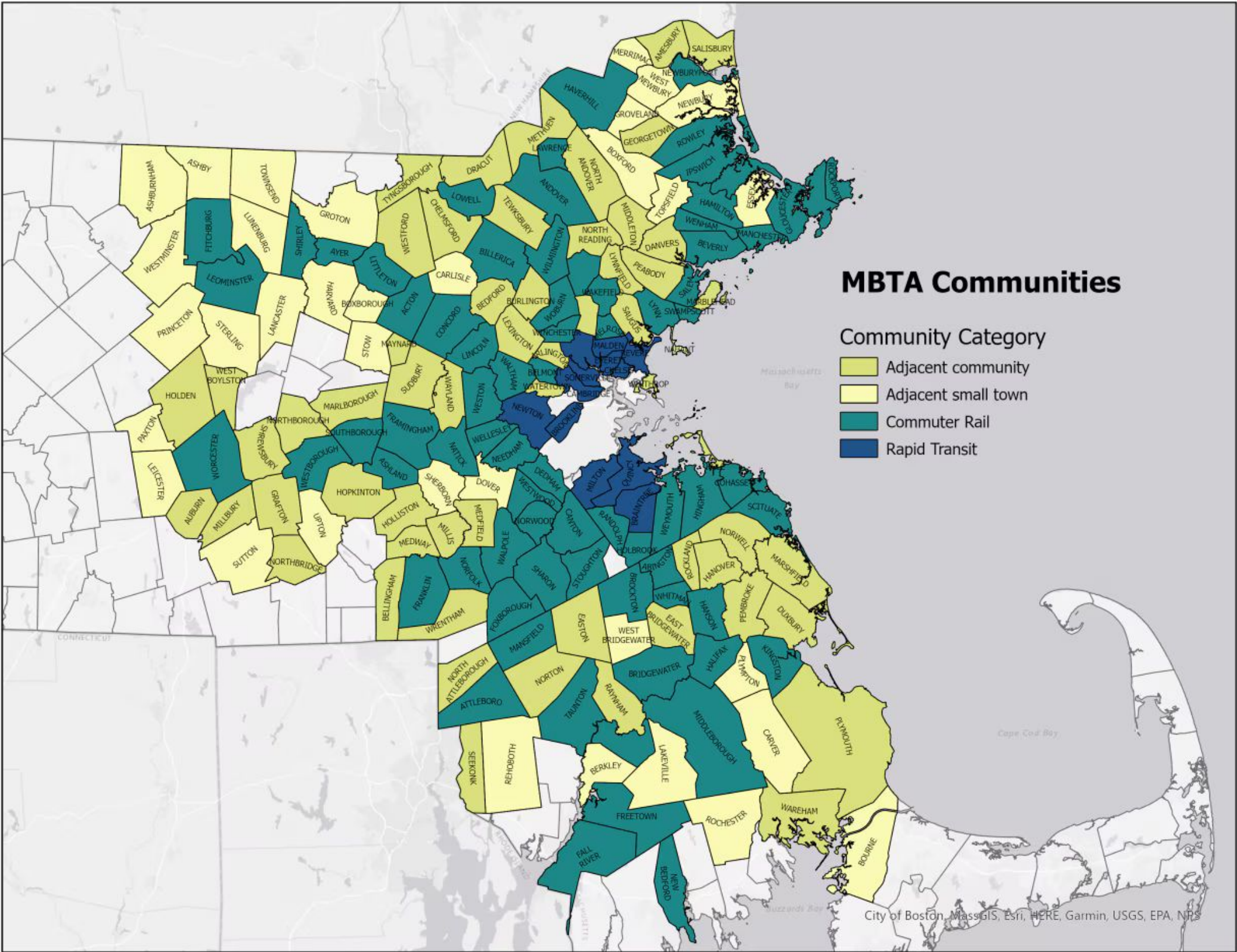
MBTA-C Overlay Zoning - Guidelines

DRAFT

What does Framingham have to do?

Framingham is a Commuter Rail community, so we need to allow multifamily housing, by-right, in a zone that...

- 1. Is at least 50 acres
 - a. 25 acres of that must be contiguous
 - b. 40% of the total area must be within a ½ mile radius of the station
 - c. All sub-zones must be at least 5 acres
- 2. Provides a density of at least 15 units/acre
 - a. Maximum 10% affordable units required
 - b. Maximum 25% of zone can require retail uses
- 3. Provides units suitable for families
 - a. No maximum unit sizes (sf or number of bedrooms) are allowed



City-Wide Zoning Map - 4,370 total units (4,355 required)

Waverly Districts - 70 acres

- + 3,624 units (83%)
- + **Waverly District 1 - (39 acres)**
 - + 4.5 stories
- + **Waverly District 2 - (31 acres)**
 - + 3.5 stories

Shoppers World District - 12 acres

- + 240 units (5.5%)
- + 20 units/acre

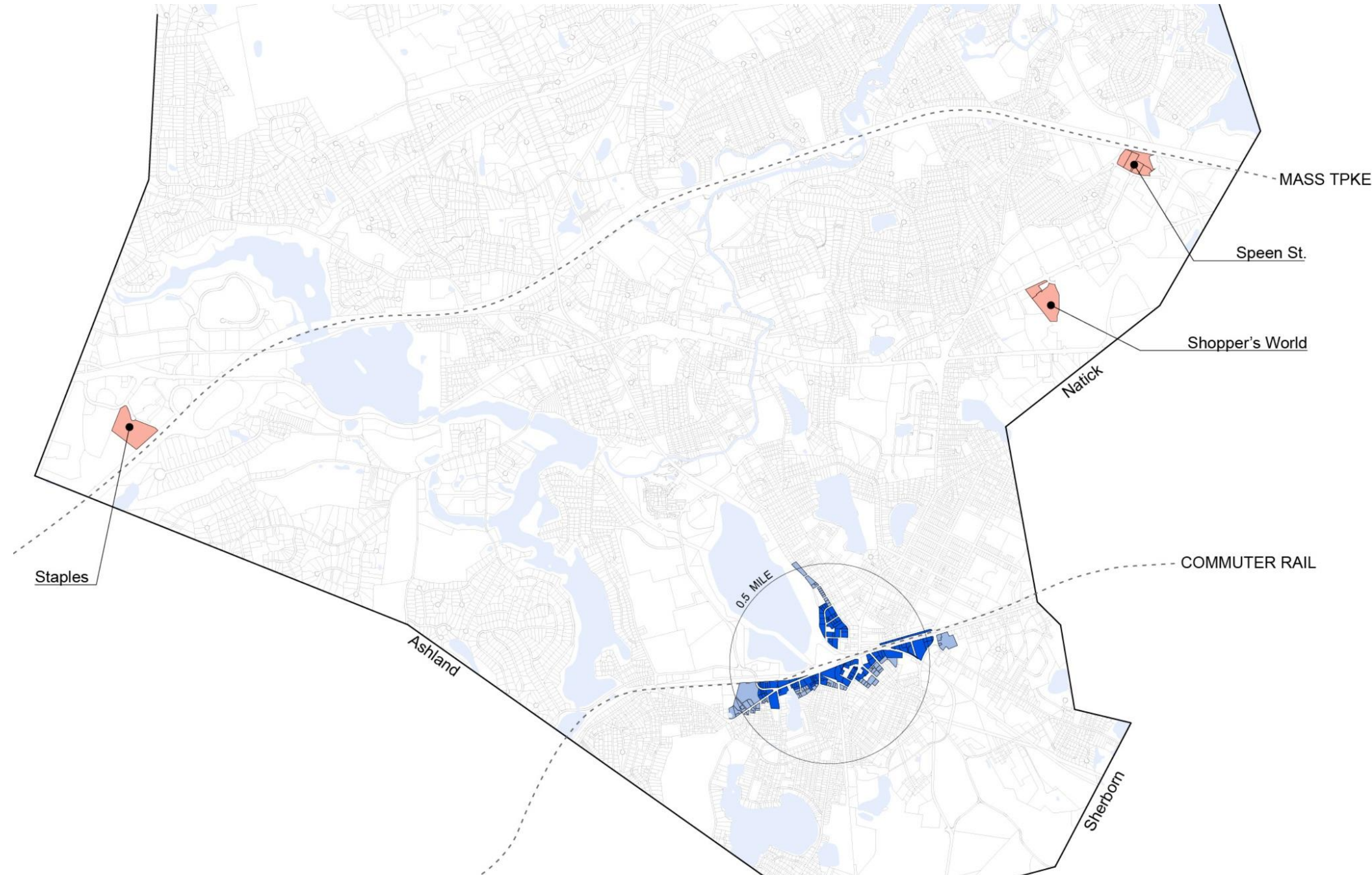
Staples District - 15 acres

- + 300 units (7%)
- + 20 units/acre

Speen St District - 10 acres

- + 206 units (4.5%)
- + 20 units/acre

77% of units within 0.5 mile radius of Framingham Commuter Rail Station



Waverly Districts 1+2 (3,624 units)

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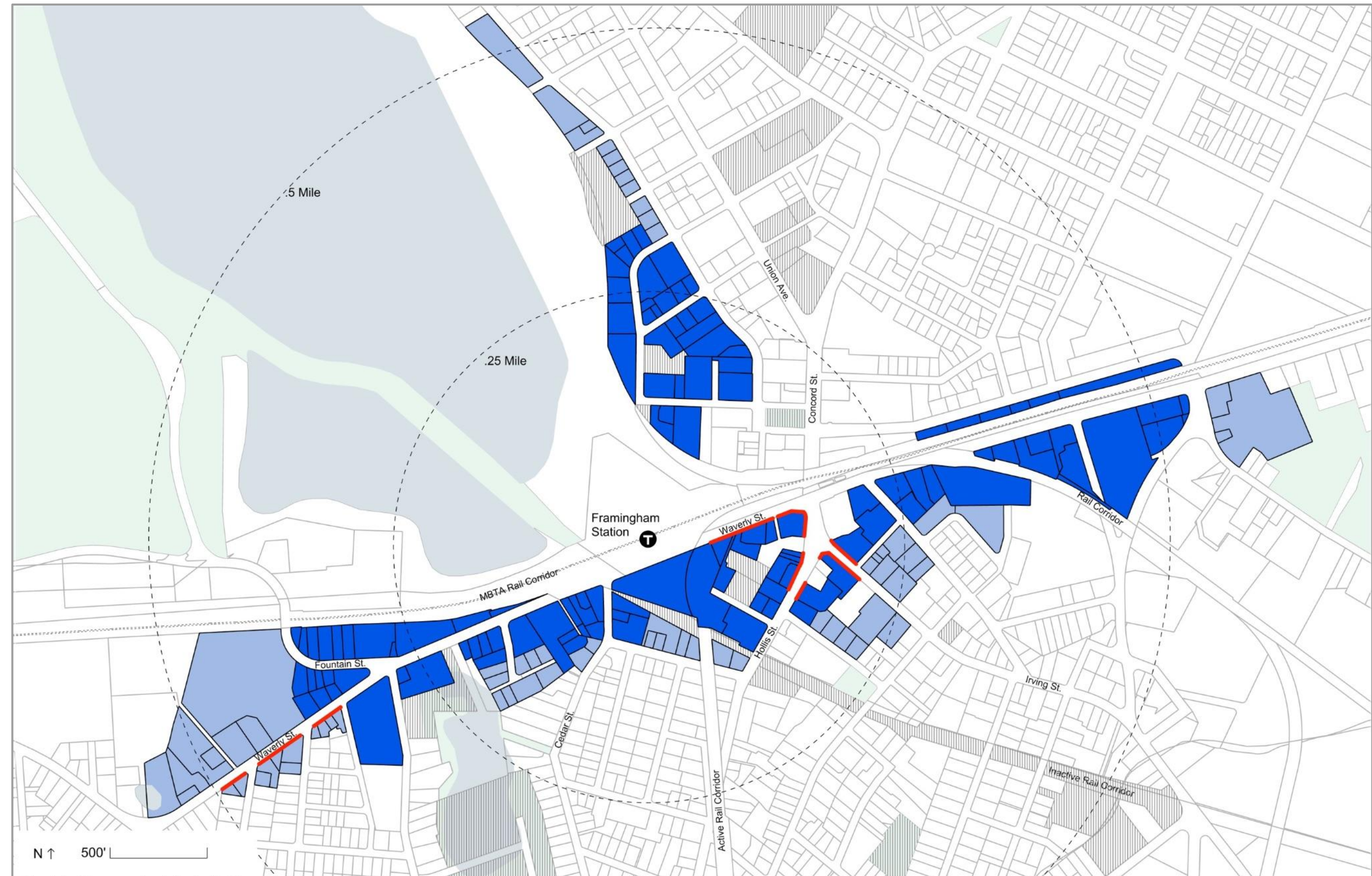
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**retail required at red edges (4.5 acres total)*

**Diagonal hatching on property owned by the City/State*



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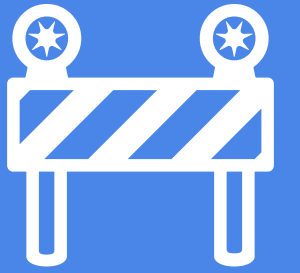
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Design Standards to be included in the Zoning Code



Proposed Design Standards

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- 1. Building Height & Roof Form**
 - a. Waverly District 1 - 4.5 stories or 66'
 - b. Waverly District 2 - 3.5 stories or 55'
 - c. Shoppers World/Staples/Speen St 5.5 stories or 77'
- 2. Maximum Façade Length**
 - a. 200 feet
- 3. Minimum Amount of Usable Open Space**
 - a. 36 sf/unit
- 4. Frontage Types**
- 5. Minimum Parking Ratio**
 - a. 1.5 per unit
 - b. None for Retail
- 6. Maximum Building Footprint**
 - a. 15,000sf

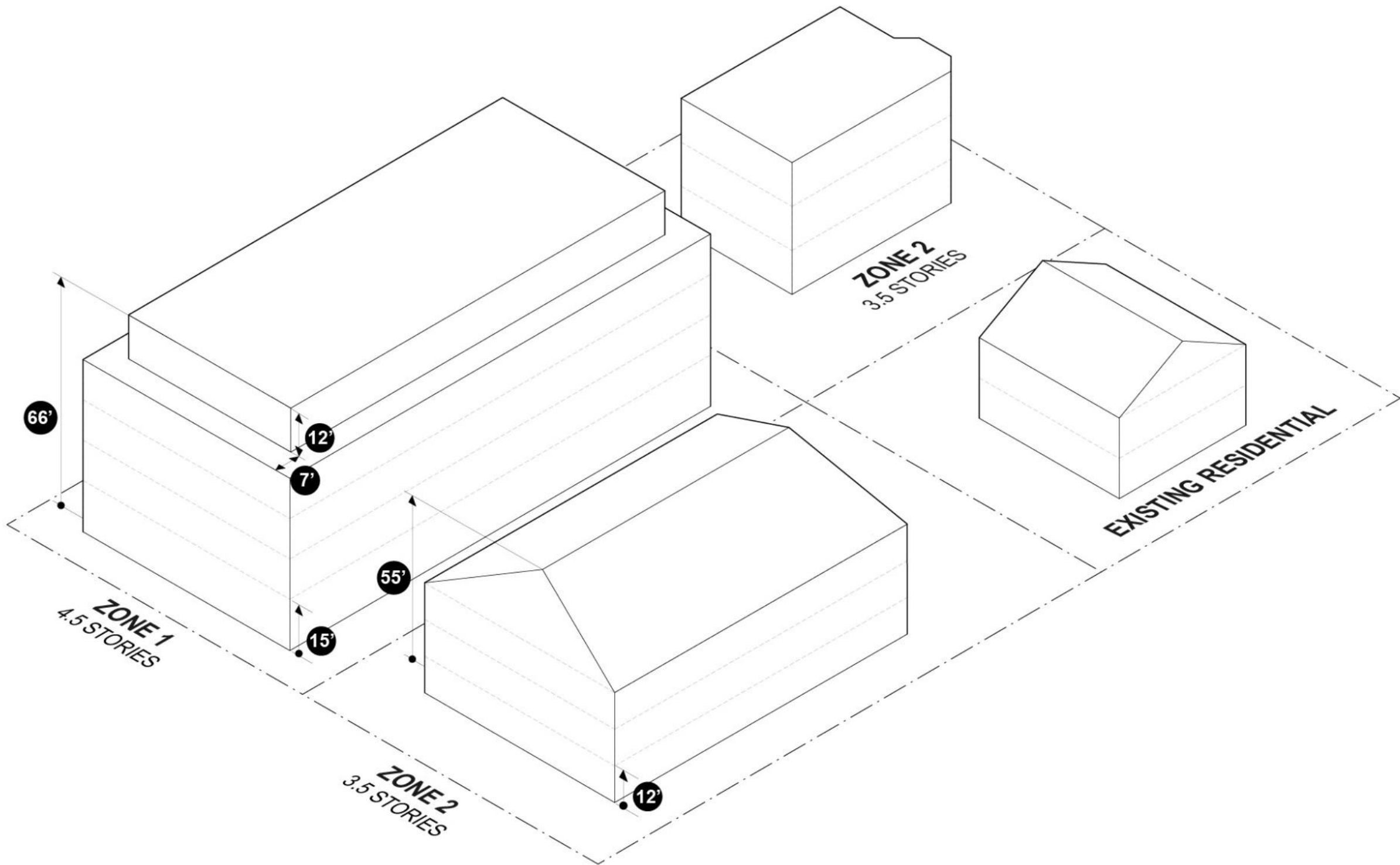
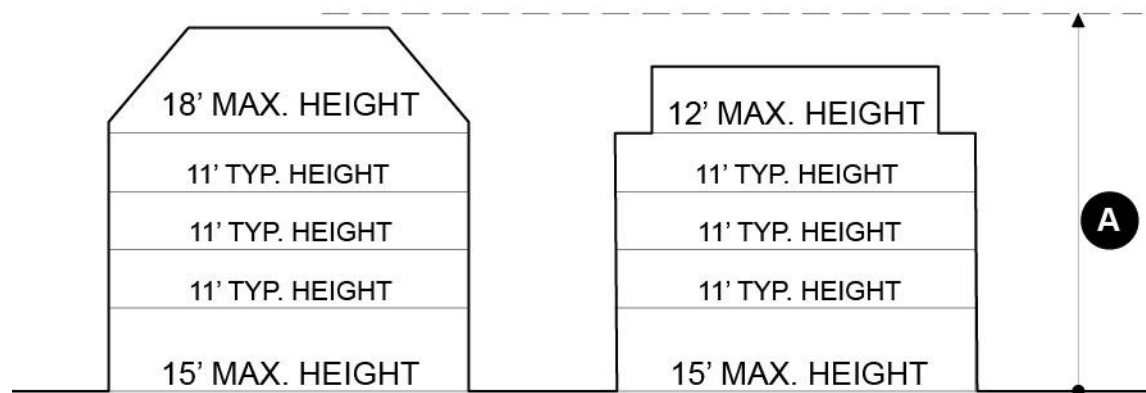
1. Maximum Height

DRAFT

Proposed Design Standards

Standards include:

- **Maximum building height given in stories and feet**, with separate standards for pitched and flat roof buildings
- **Minimum ground story height of 15'**, for lots on mixed-use required streets. 12' for residential ground floors.
- **Transition to residential districts**, with maximum building height limited to 3.5 stories in zone 2



1a. Roof Form

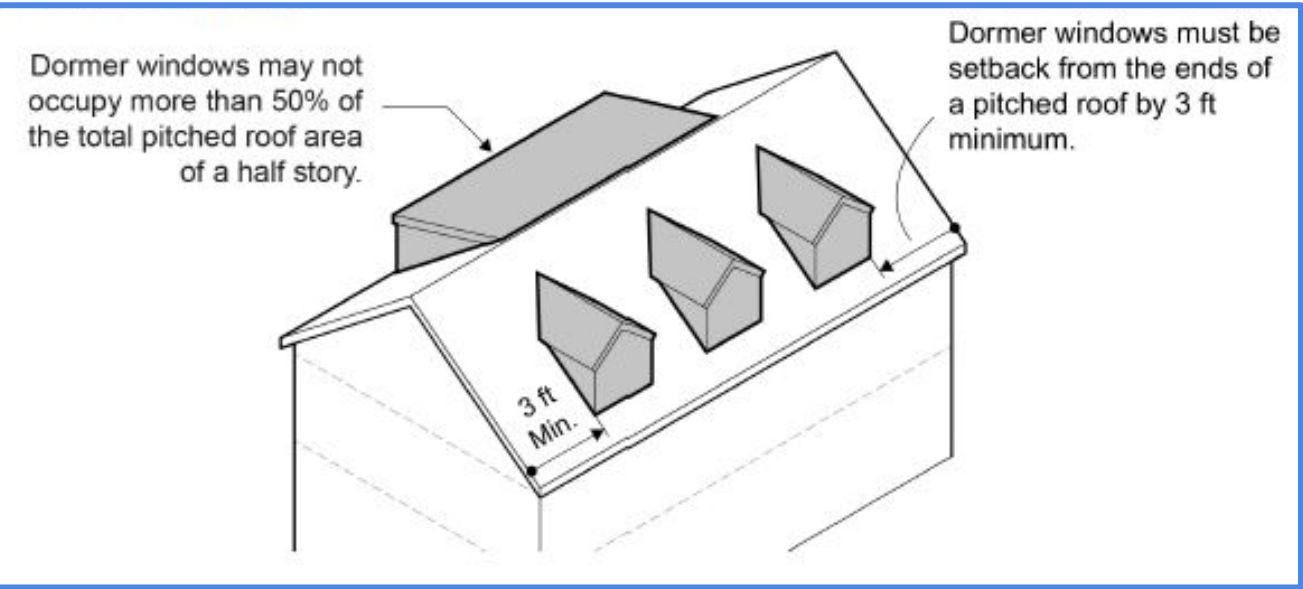
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Proposed Design Standards

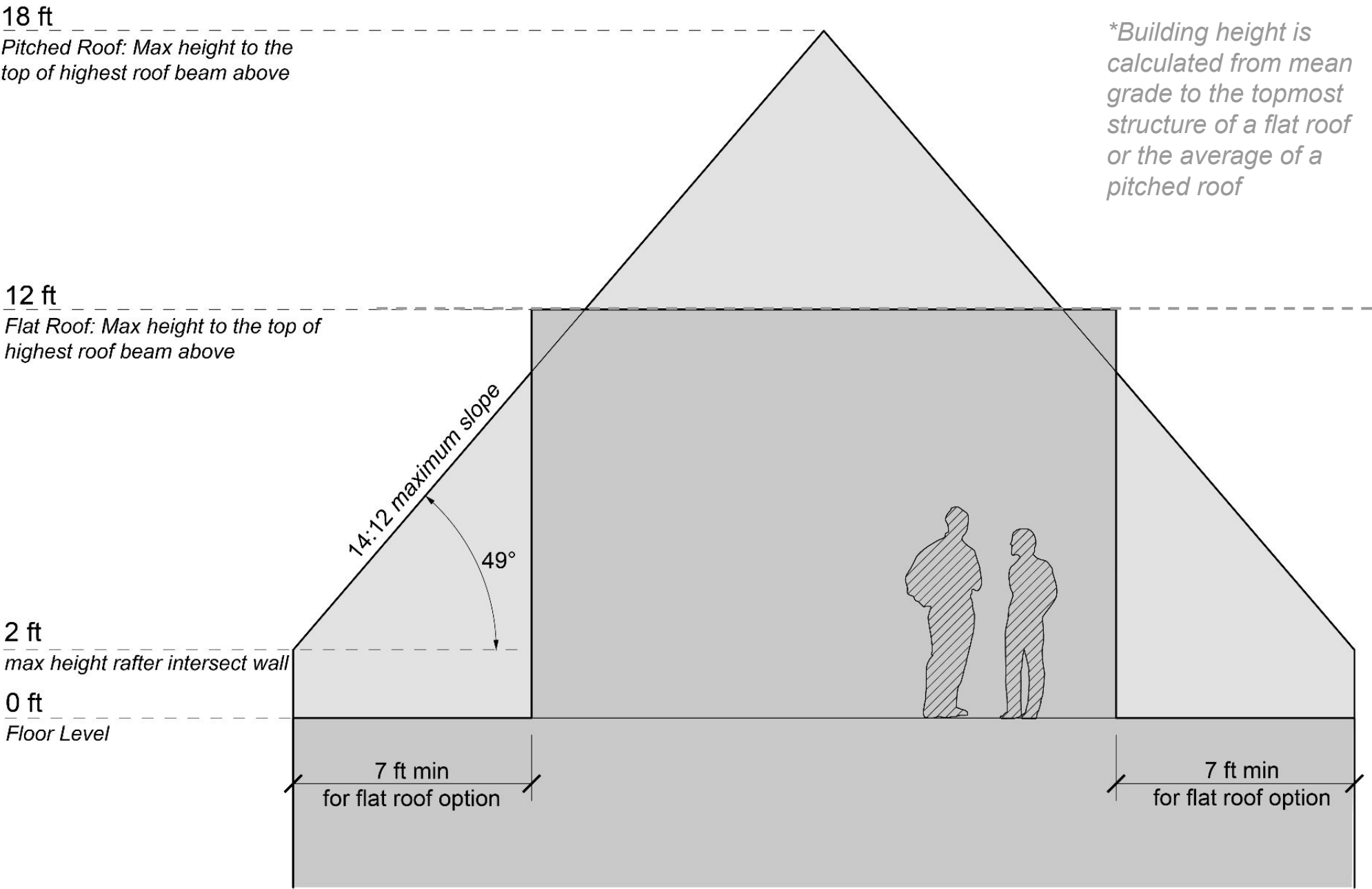
Development in any of the districts can have either a pitched roof or a flat roof.

Standards include:

- **Pitched Roof:**
 - Maximum slope for roof pitch
 - Maximum height for the knee wall
 - Dormer requirements
- **Flat Roof:**
 - Minimum step-back for top floor



Dormer Rules



2. Max Façade Length

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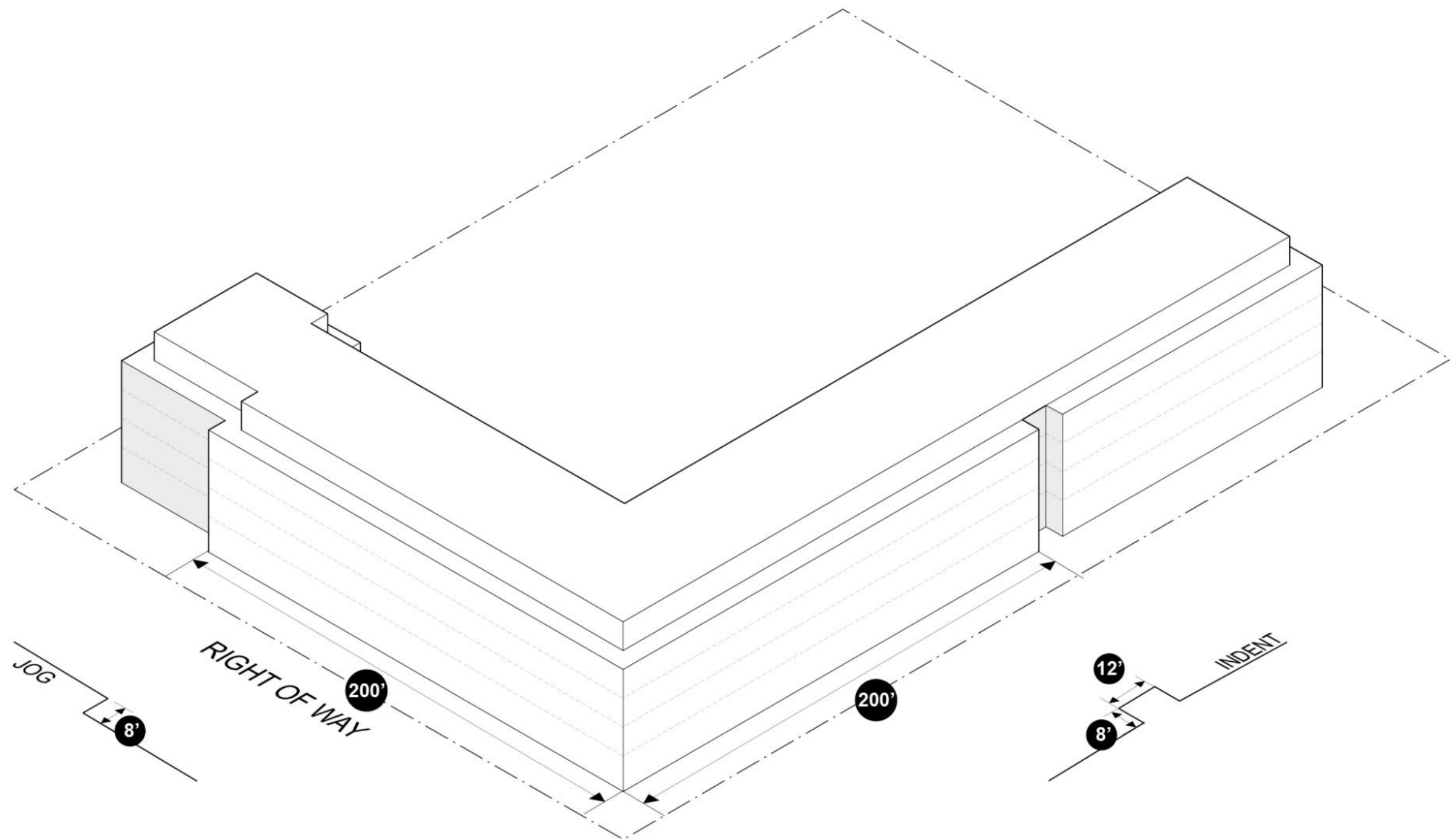
Proposed Design Standards

Maximum Façade Length
200 feet

Minimum Break
8 feet x 12 feet

Additional standards might include:

- Preventative measures to stop too many façade breaks or materials



2. Max Façade Length

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Historic Framingham Precedents

Maximum façade length of 200' is informed by the typical longest edges of historical buildings in downtown Framingham



1 Grant Street
Façade Length: 205 feet



141 Union Ave
Façade Length: 201 feet



46 Irving Street
Total Façade Length: 175 feet

3. Usable Private Open Space

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Proposed Design Standards

Usable Open Space 36 SF / Unit

Can be separate as:

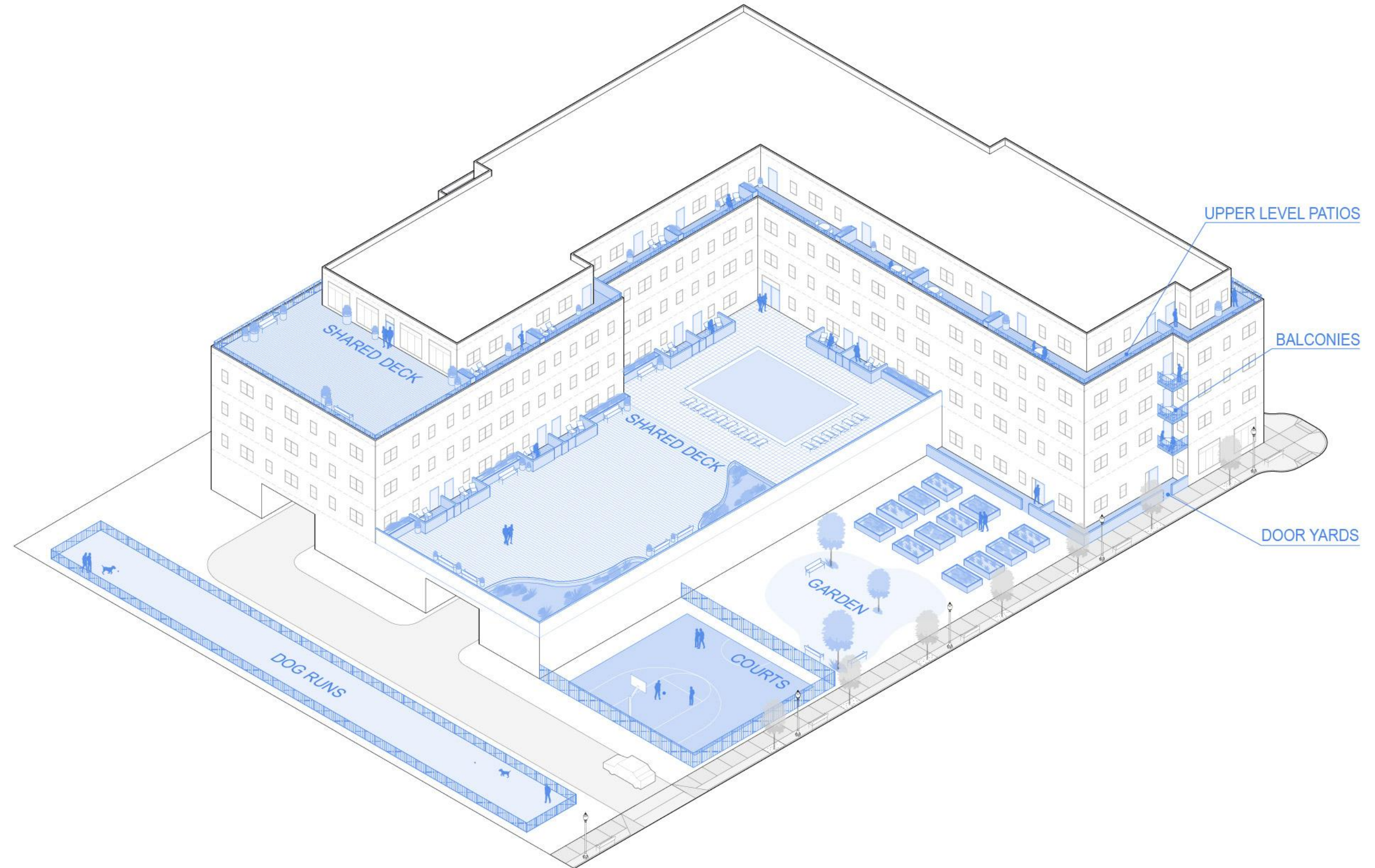
- Balconies
- Terraces
- Stoops/Door Yards

Or combined as:

- Courtyards
- Dog Runs
- Plazas
- Garden
- Pool Deck

Notes:

- Excludes Parking
- Can be in site setbacks
- Could have developers choose from pre-selected options
 - Gives site plan review committee more control to adjust choice for specific sites
- 36 SF would be a 6'x6' space per unit
 - Can be combined to be shared among building tenants.



4. Frontage Types

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Proposed Design Standards

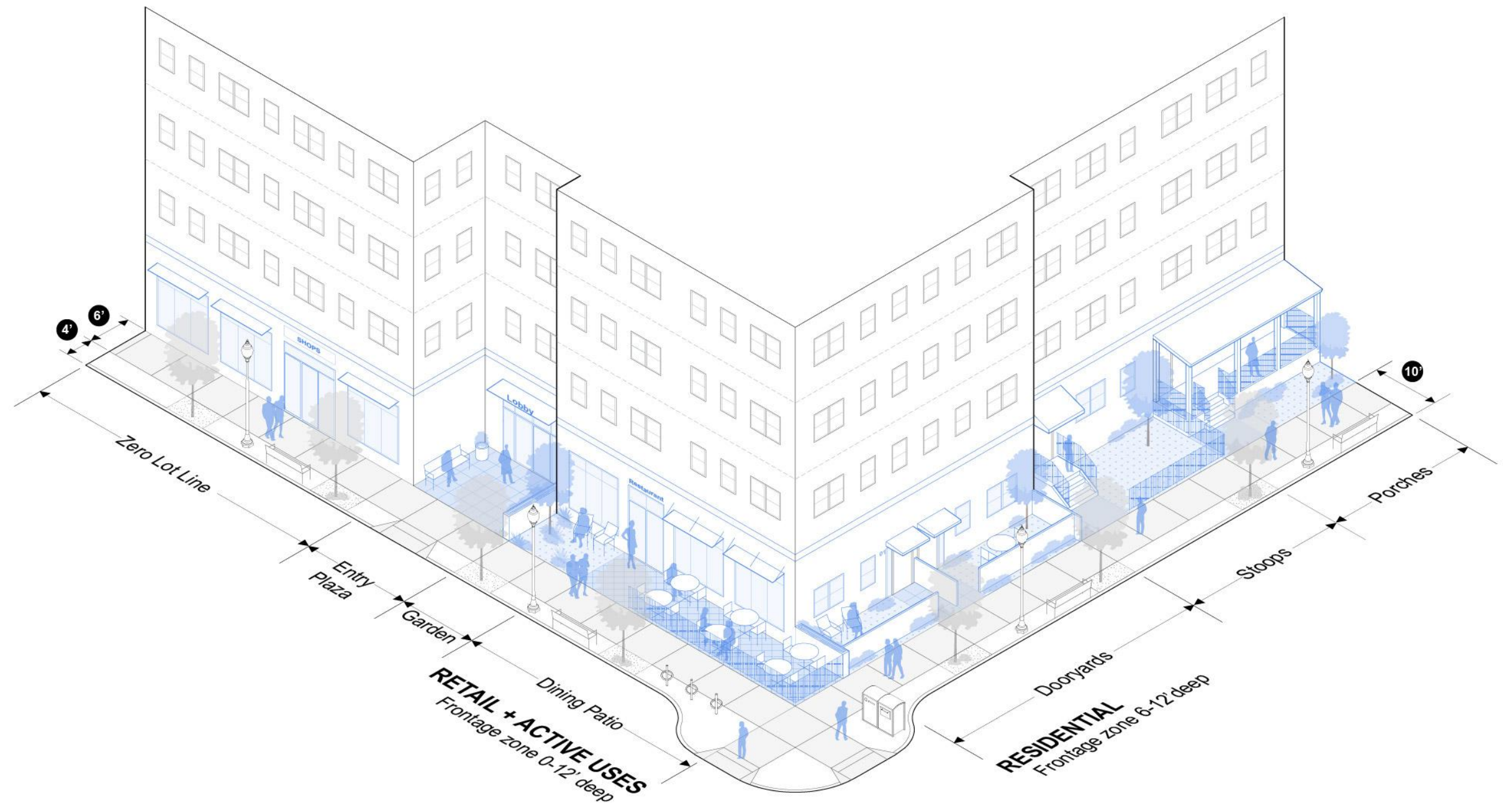
Defining frontage types to transition between the private and public realm when the building is setback from the sidewalk edge

Standards include:

- Requiring different setbacks for different ground floor uses
- Requiring a percentage of the ground floor to be residential or active uses
- Requiring building entries every 60'

Sidewalk

- Where developed lot is abutting a sidewalk that is less than 10' wide, buildings must be setback an additional distance so that the sidewalk is at least 10'
- Minimum + maximum front setbacks are increased accordingly



4. Frontage Types

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Entry Plaza



Garden



Dining Patio



Dooryards



Stoops



Porches

5. Parking Requirements

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Proposed Design Standards

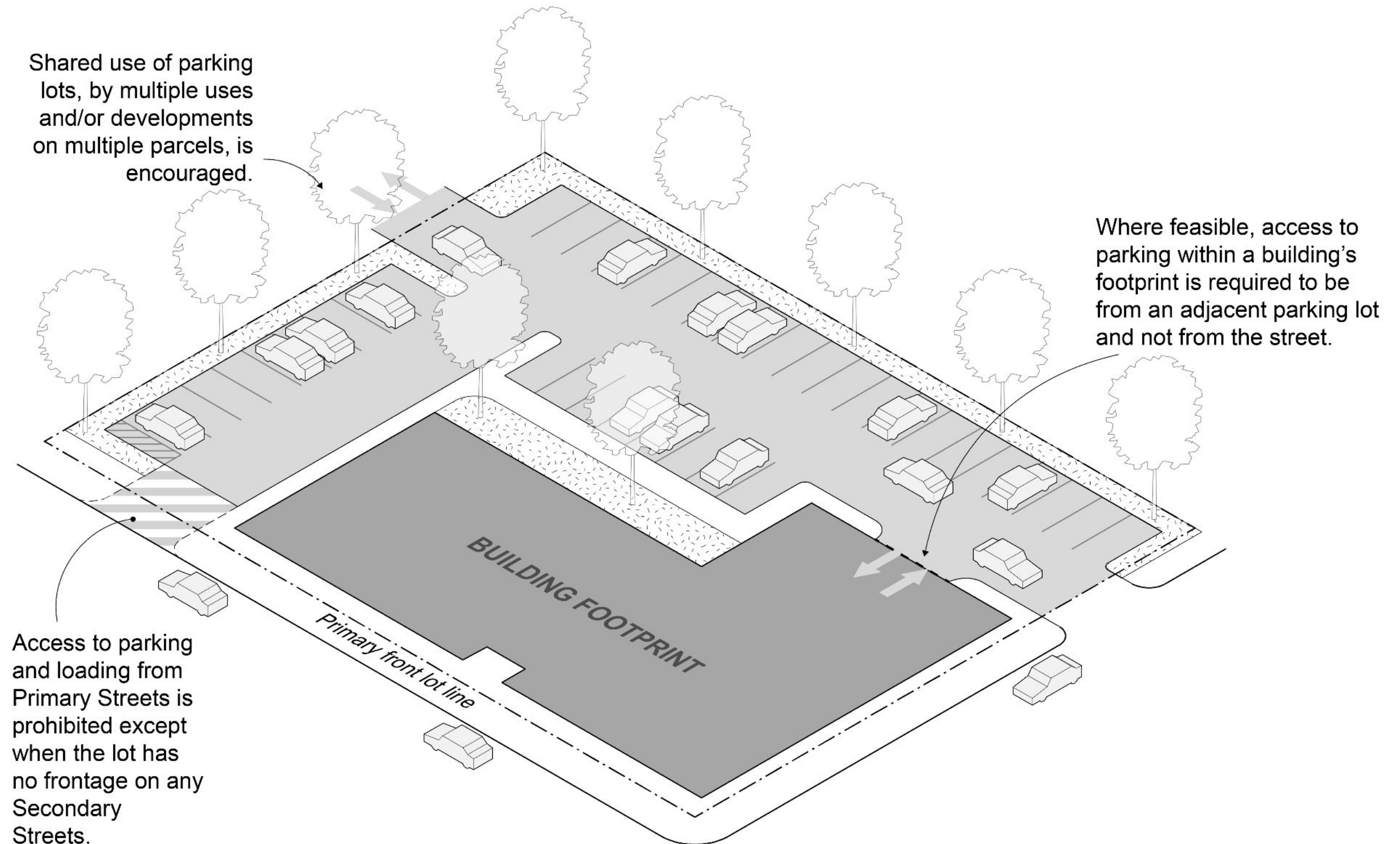
Parking Minimum

(can be reduced by Special Permit):

1.5 spaces / unit

Standards include:

- Parking access location requirements
- Curb cut dimensions and location requirements
- Parking placement and screening requirements
- Bicycle parking requirements



6. Max. Development Footprint

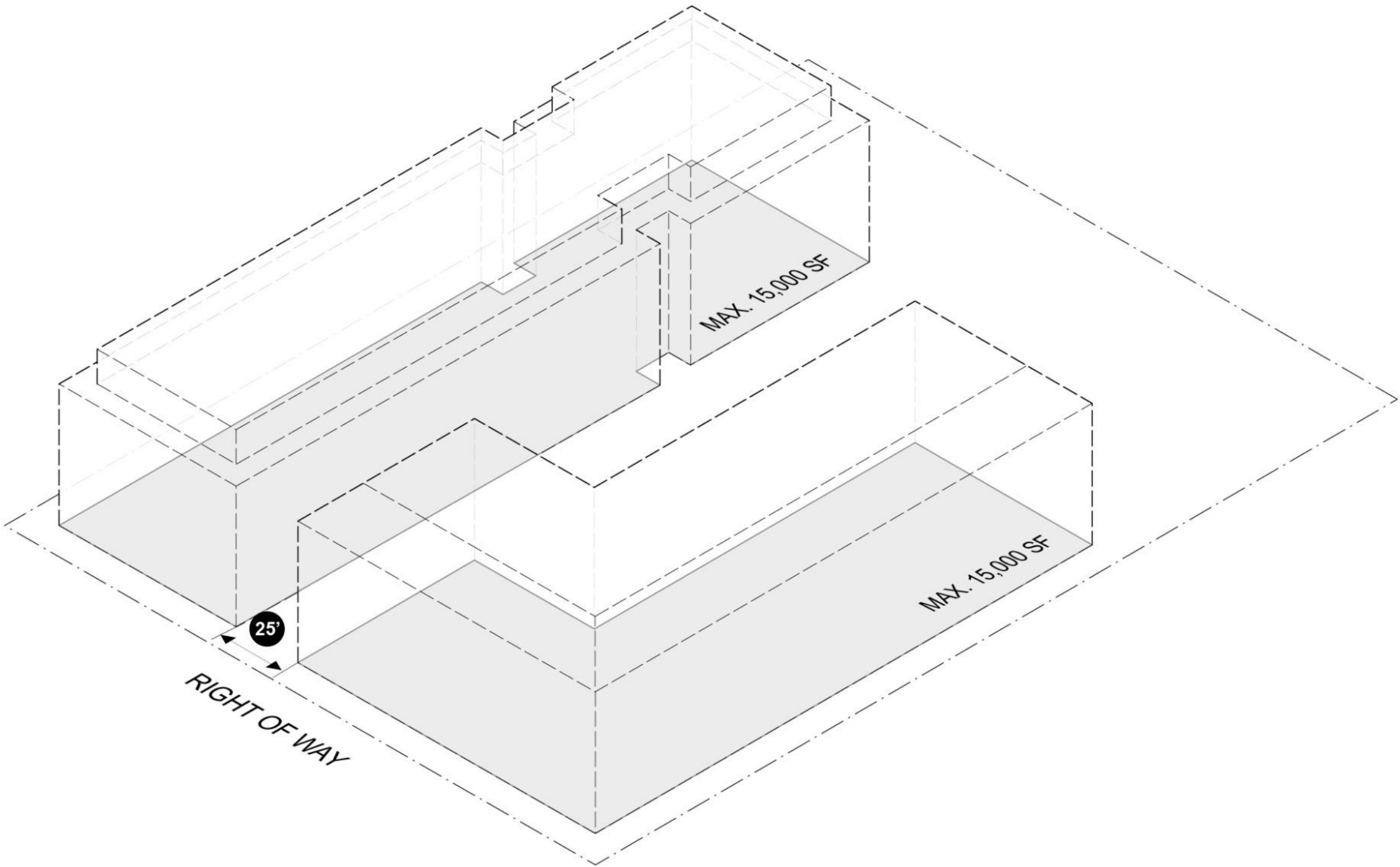
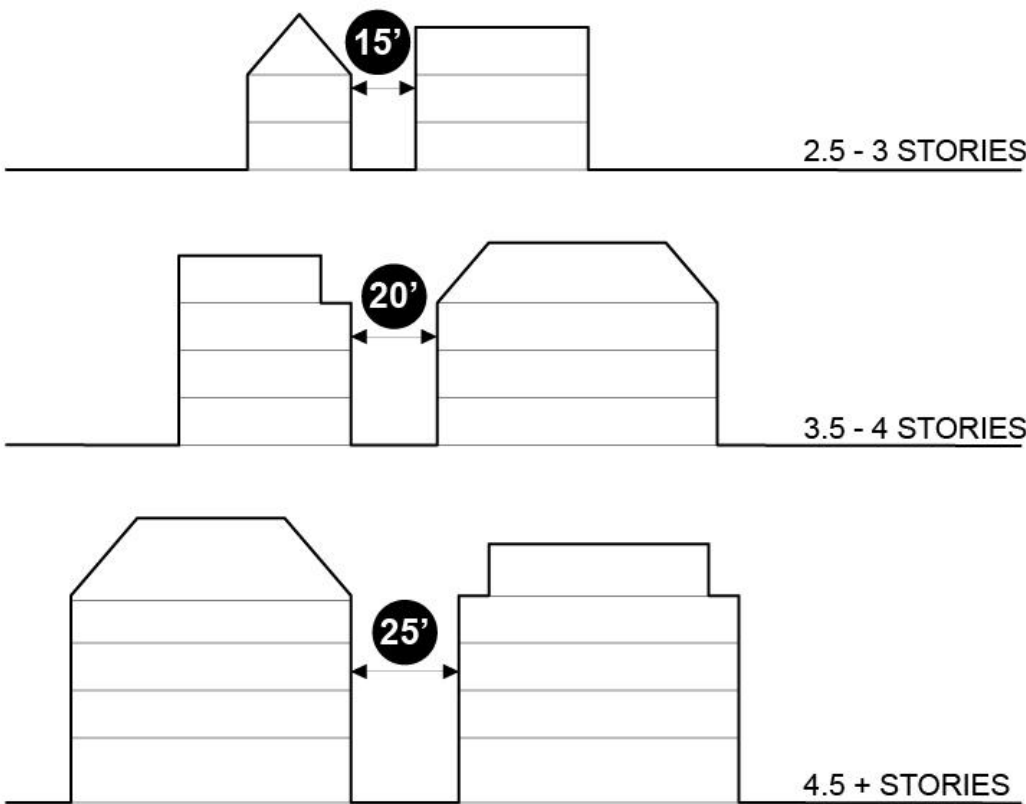
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Proposed Design Standards

Standards include:

- **Maximum development footprint of 15,000sf**

Minimum distance between footprints varies
depending on the heights of the buildings



6. Max Developable Footprint

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New Development Sizes

Maximum footprint is based on typical sizes of new development in Framingham



55 Concord St (Union House)
Footprint (*excluding parking*): 45,000sf (*approx.*)



59 Fountain St (Bancroft Lofts)
Footprint (*excluding parking*): 26,000sf (*approx.*)



54 Union Ave
Footprint: 12,000 sf (*approx.*)

Test Fits



428 Waverly St

Existing Conditions

Lot Size	0.39 acres
GSF	2,000 SF
Units	0
Parking	24
FAR	0.11

DRAFT



428 Waverly St

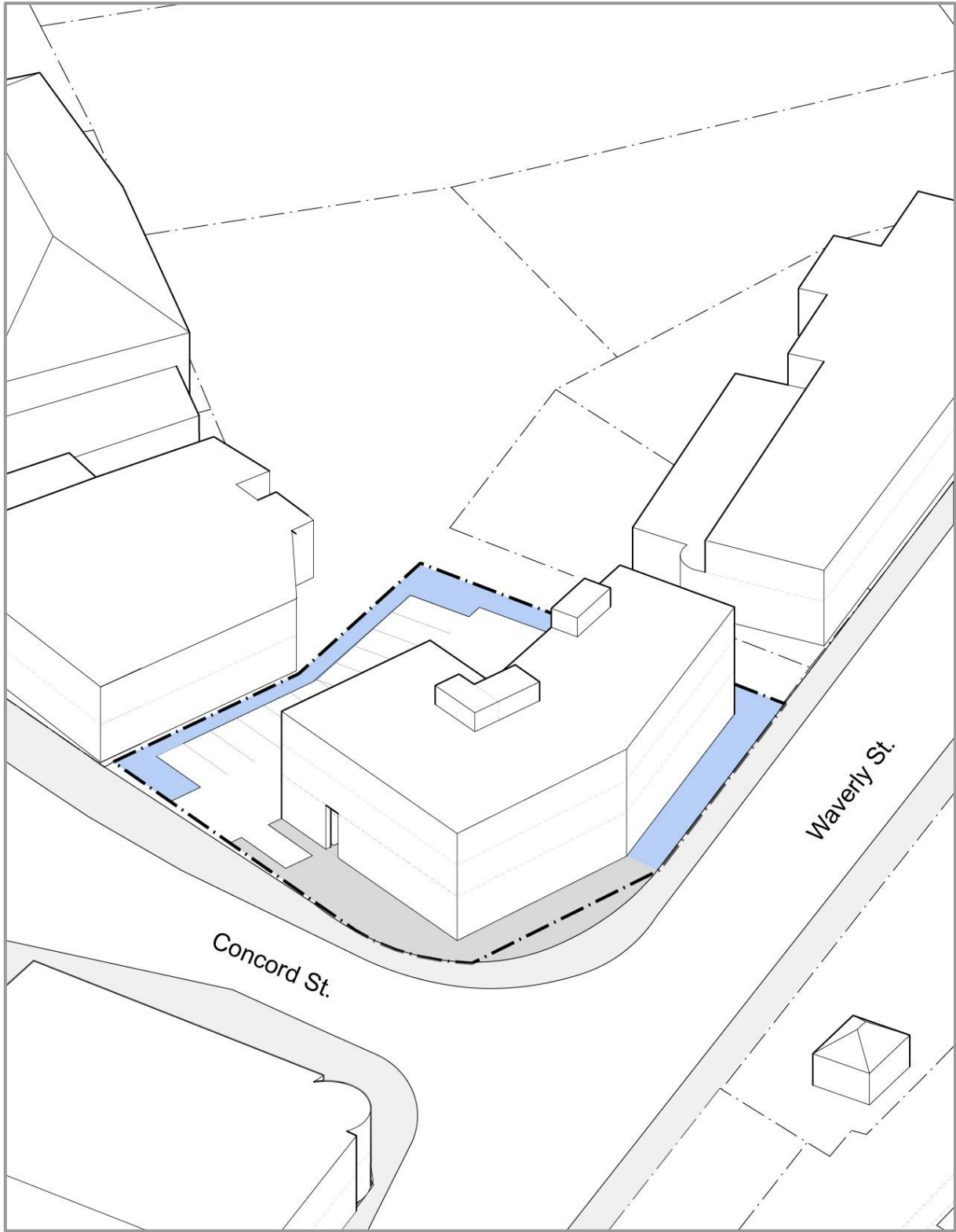
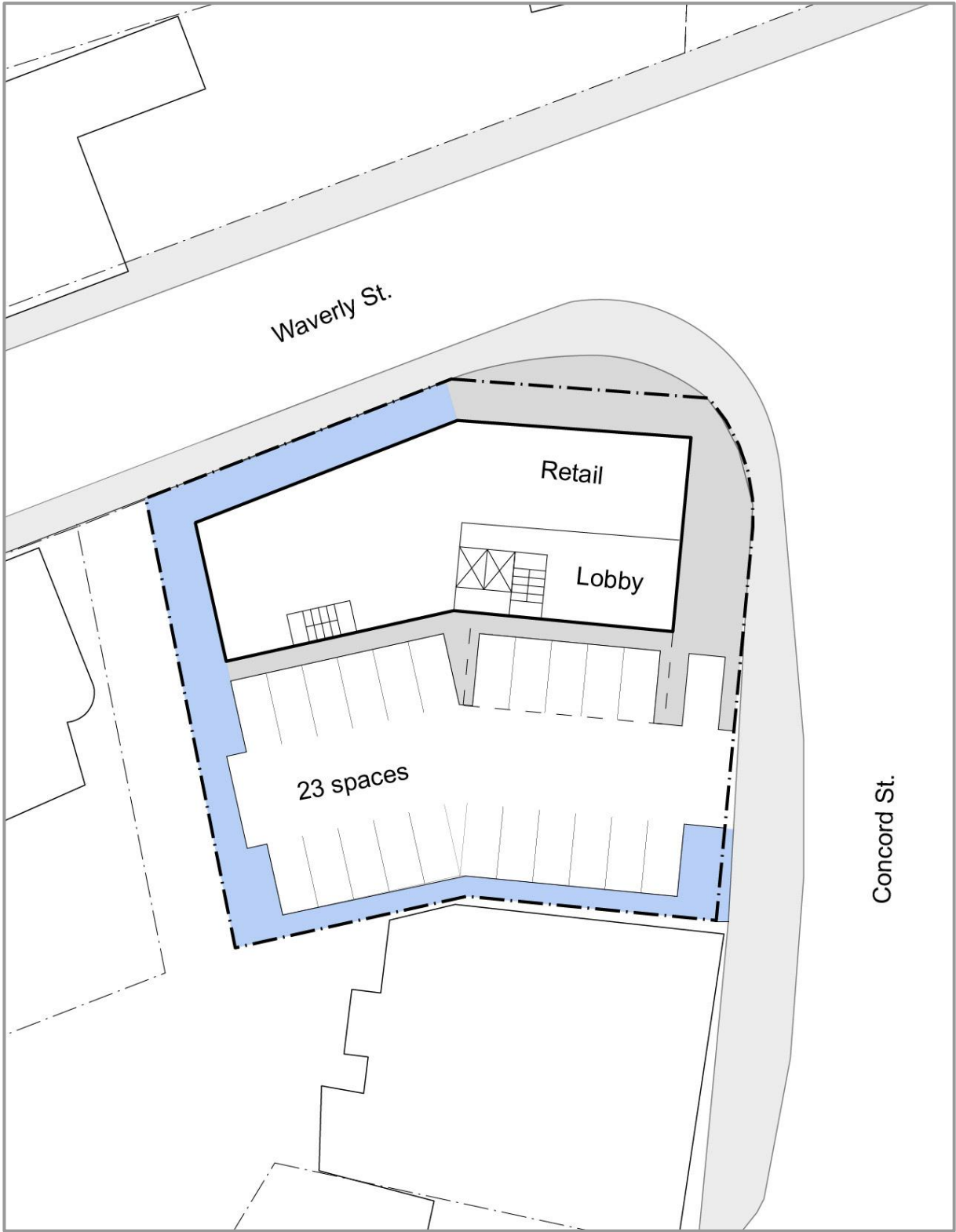
Existing CB Special Permit

DRAFT

Lot Size	0.39 acres
GSF	17,000 SF
Units	15
Parking	23
FAR	1.00

- Notes:
- 3 story max height for lots under 20,000 sf
 - Parking requirements prevent larger building

	CB Special Permit Zoning
Max. Stories	3
Min. Open Space	20%
Min. Front Setback	10'
Min. Rear/Side Setback	5'
Min. Parking Requirements	1.0 spaces / Stu-1 BR 2.0 spaces / 2-3 BR



428 Waverly St

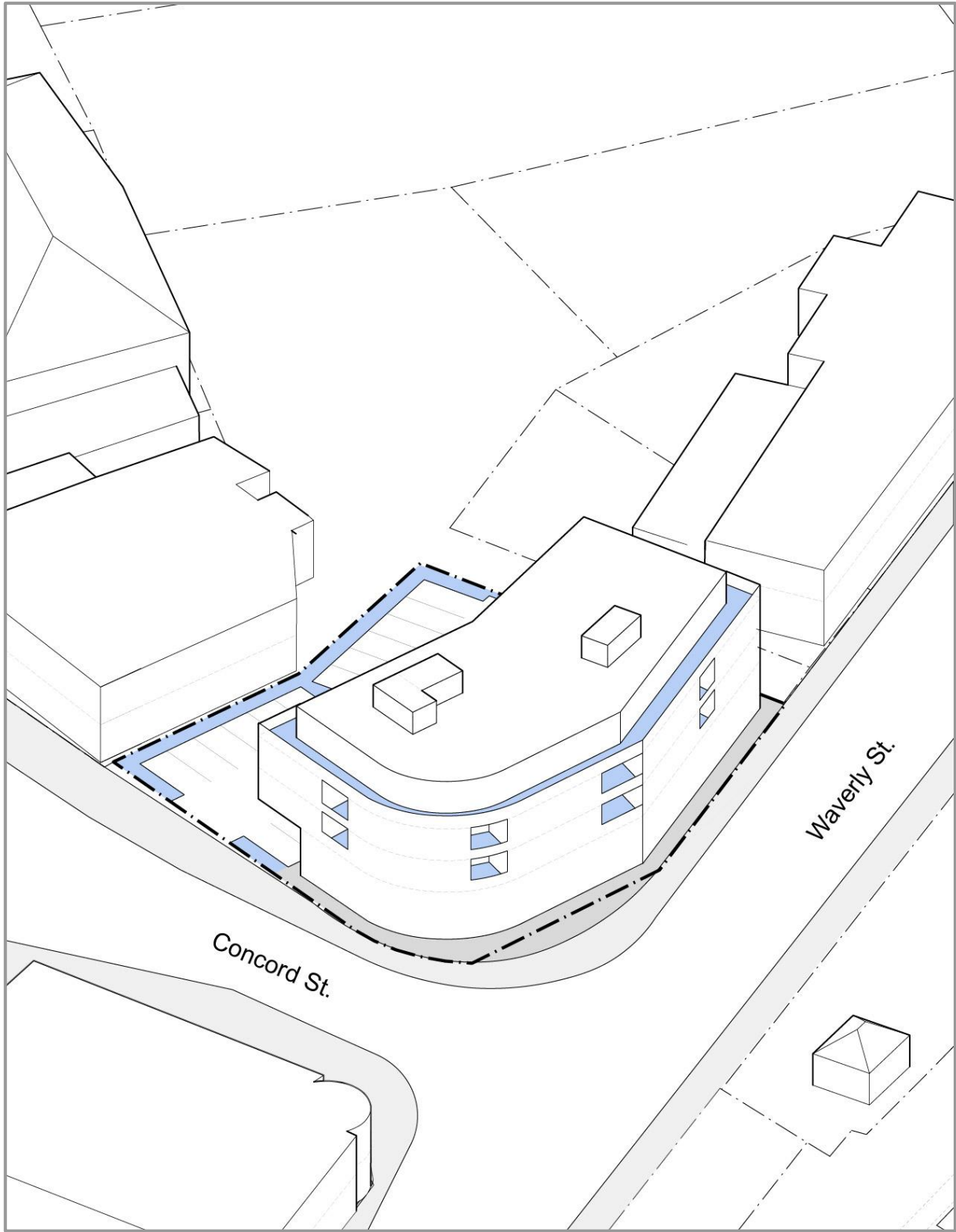
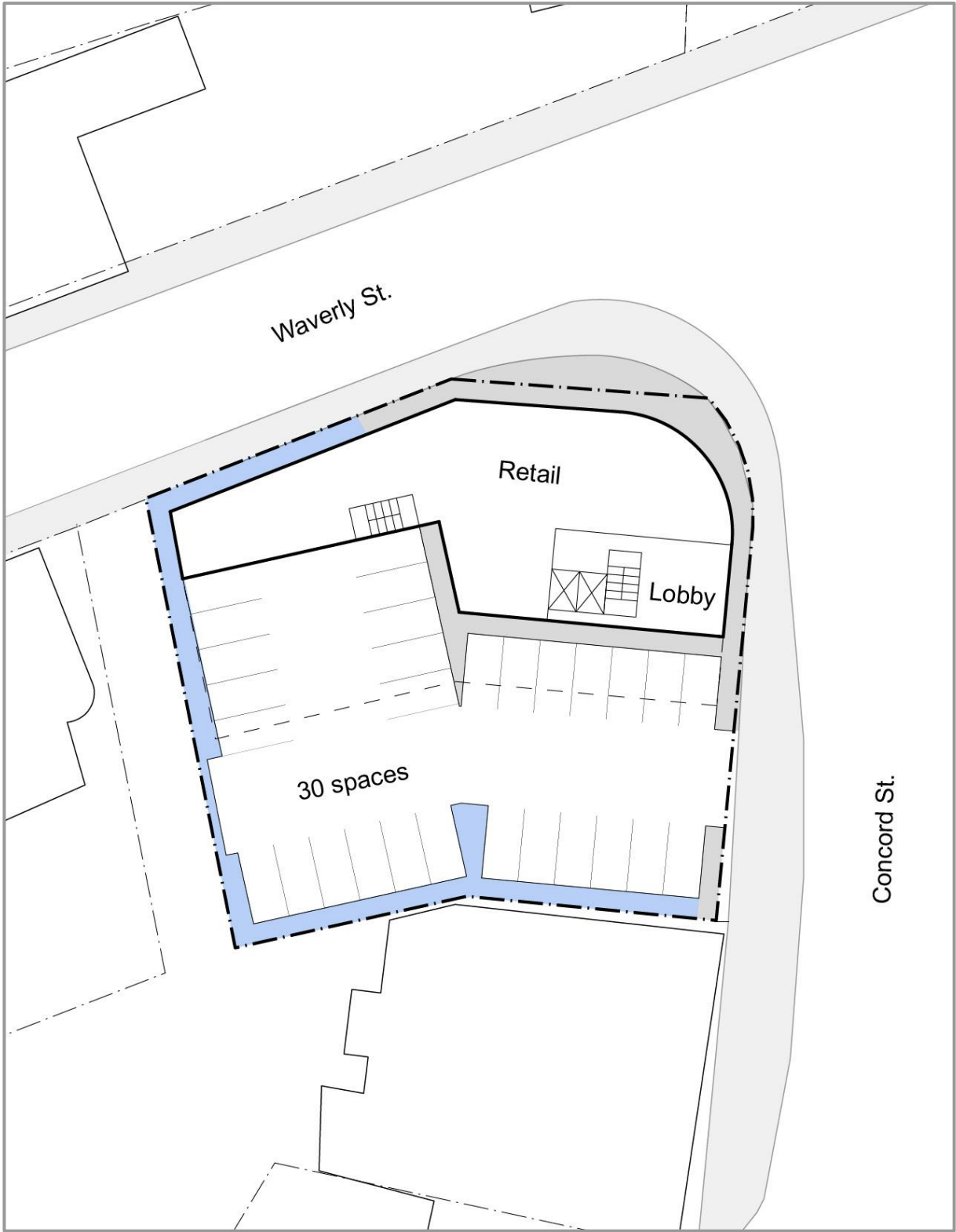
Proposed Zoning - Waverly District 1

DRAFT

Lot Size	0.39 acres
GSF	27,000 SF
Units	20
Parking	30
FAR	1.58

- Notes:
- Retail required at this location
 - Parking requirements prevent larger or taller building

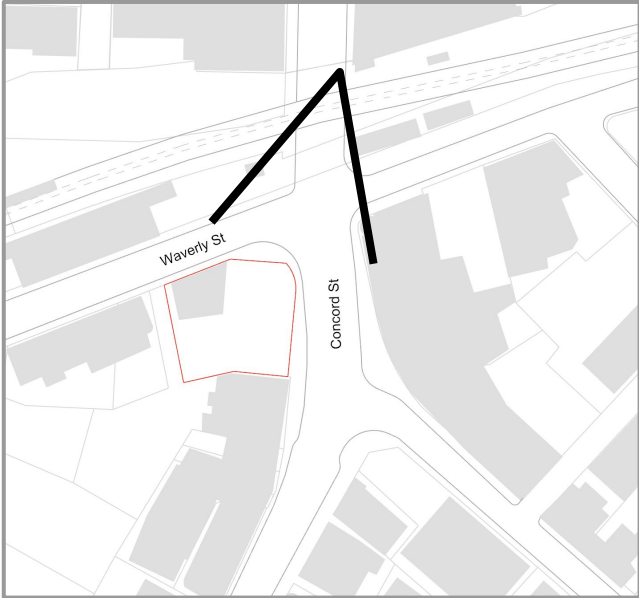
	Waverly District 1 Zoning
Max. Stories	4.5
Max. Building Footprint	15,000 sf
Min. Usable Open Space	36 sf/uit (648 sf)
Min. - Max. Front Setback	2-12'
Min. Rear/Side Setback	5'
Min. Parking Ratio	1.5 spaces / 1 unit



428 Waverly St

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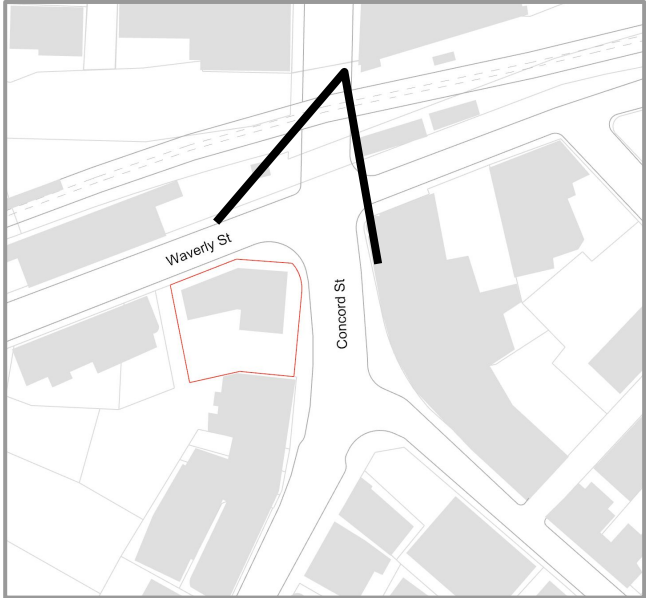
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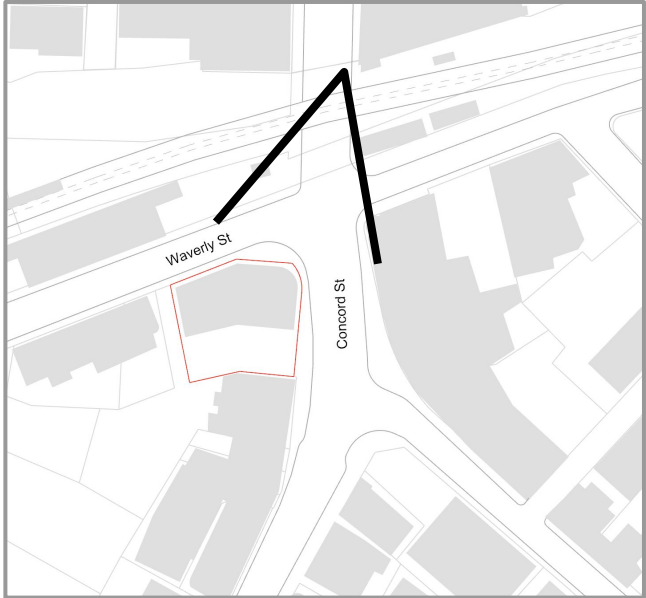
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43 Park St

Existing Conditions

Lot Size	0.71 acres
GSF	5,000 SF
Units	0
Parking	18
FAR	0.16

DRAFT



43 Park St

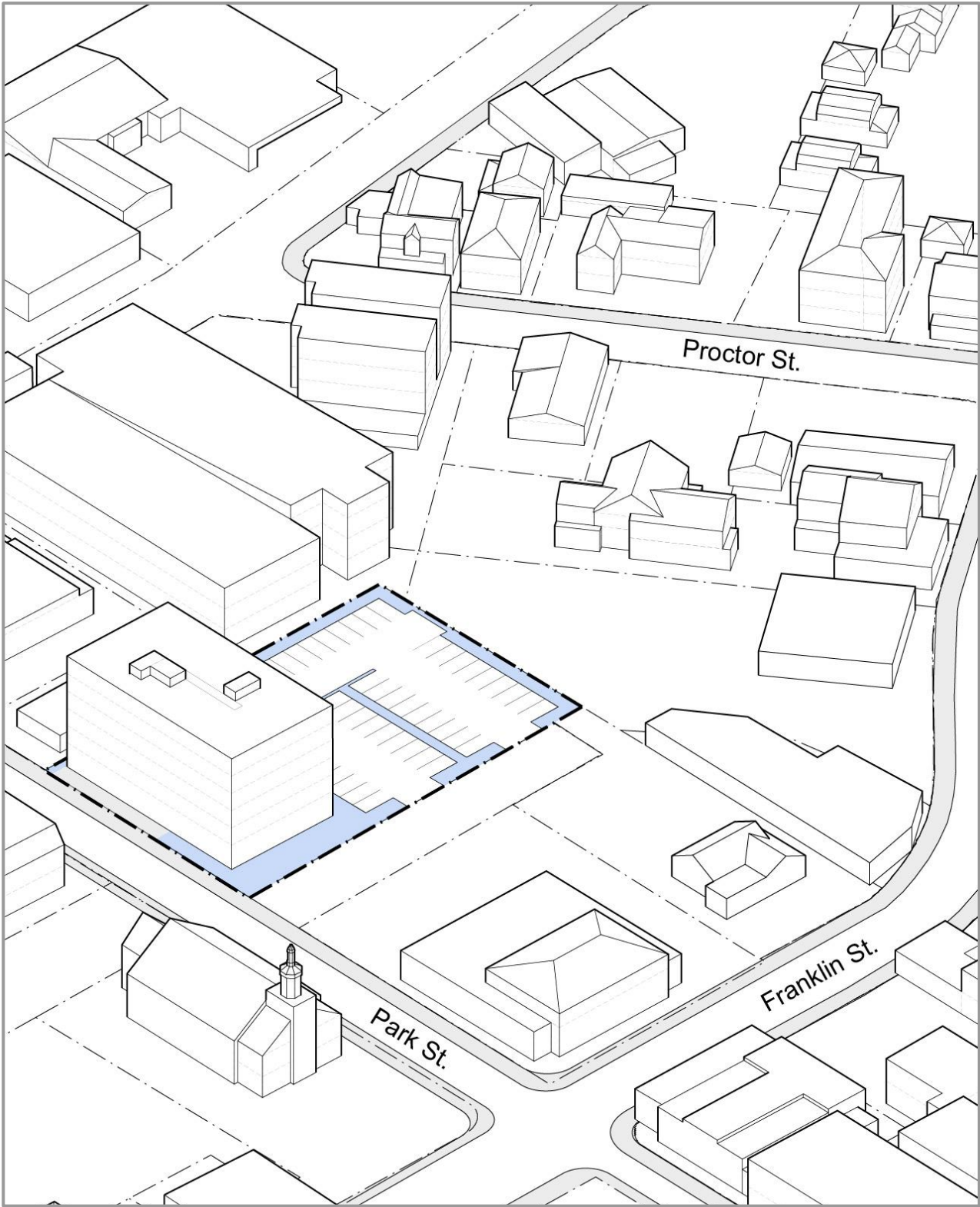
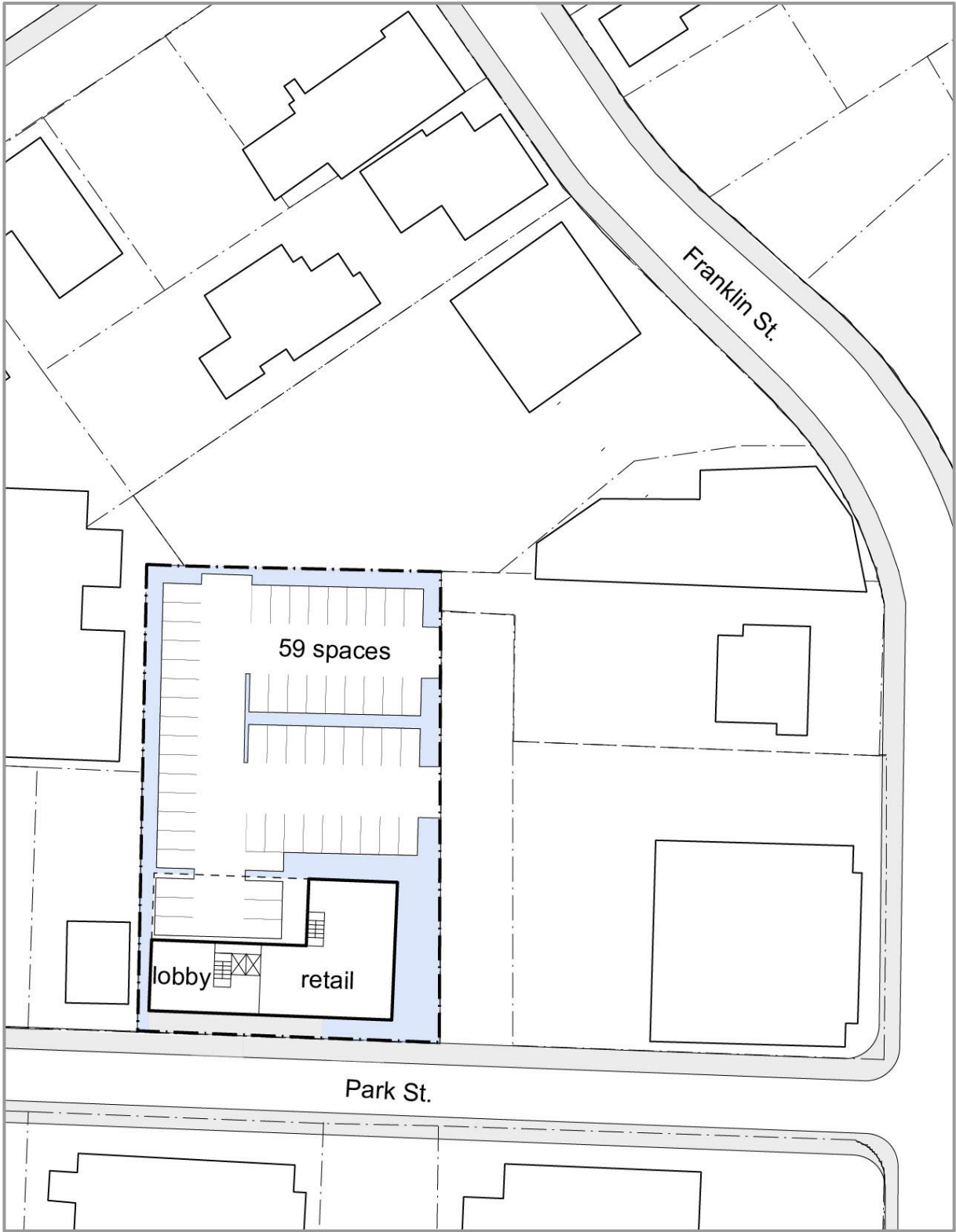
Existing CB Special Permit

DRAFT

Lot Size	0.71 acres
GSF	43,000 SF
Units	39
Parking	59
FAR	1.39

- Notes:
- Building size limited by parking requirements

	CB Special Permit Zoning
Max. Stories	8
Min. Open Space	5%
Min. Front Setback	10'
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43 Park St

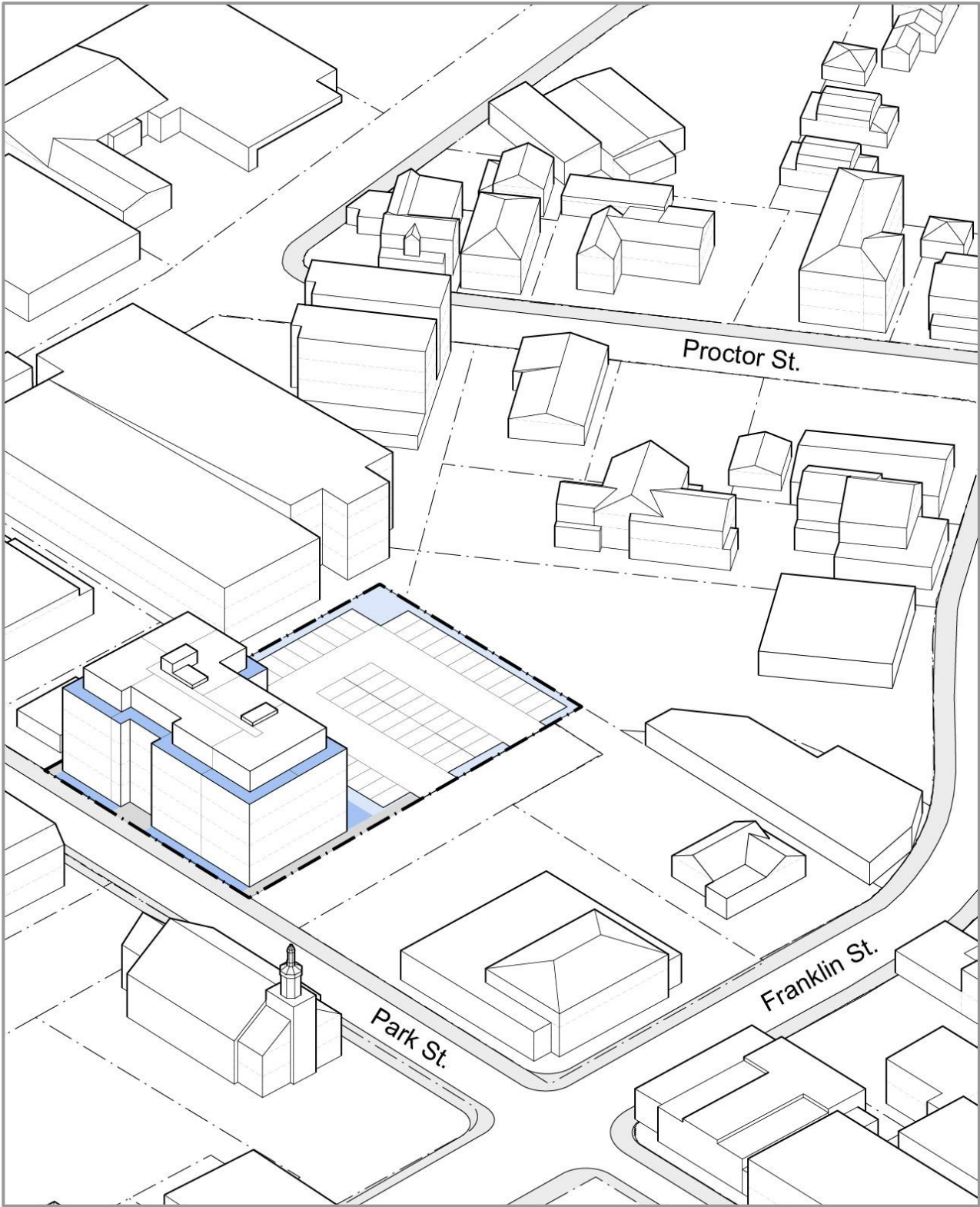
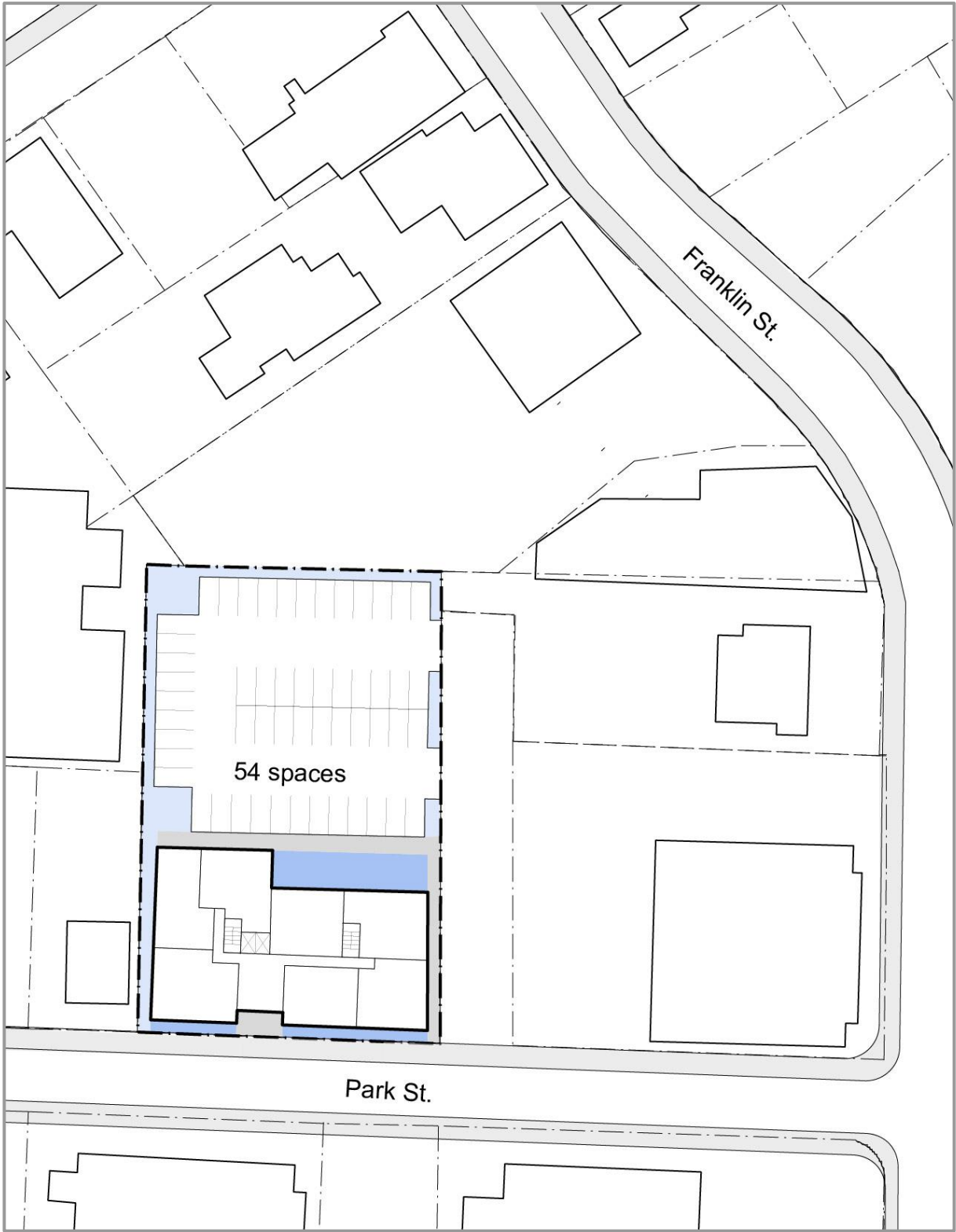
Proposed Zoning - Waverly District 1

DRAFT

Lot Size	0.71 acres
GSF	40,000 SF
Units	36
Parking	54
FAR	0.98

- Notes:
- Usable open space on roof + in yards
 - Building size limited by parking requirements

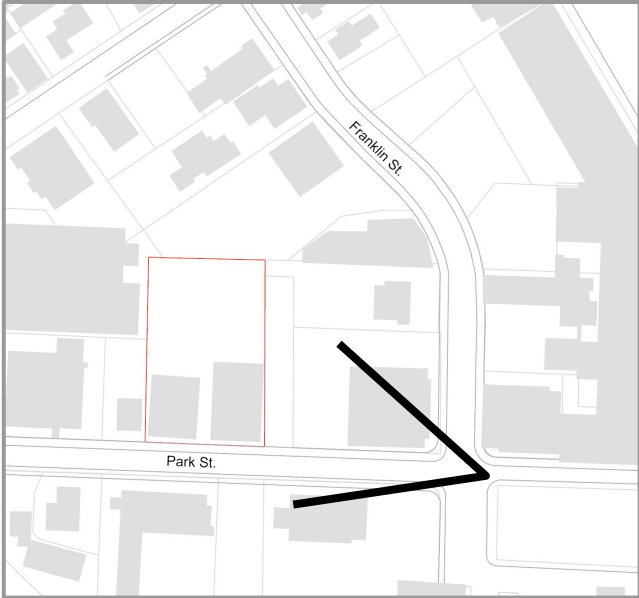
	Waverly District 1 Zoning
Max. Stories	4.5
Max. Building Footprint	15,000 sf
Min. Usable Open Space	36 sf/uit (1,296 sf)
Min. - Max. Front Setback	2-12'
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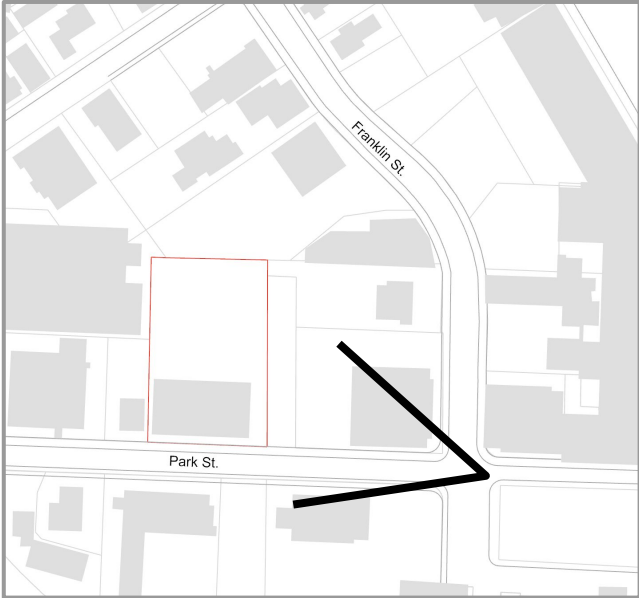
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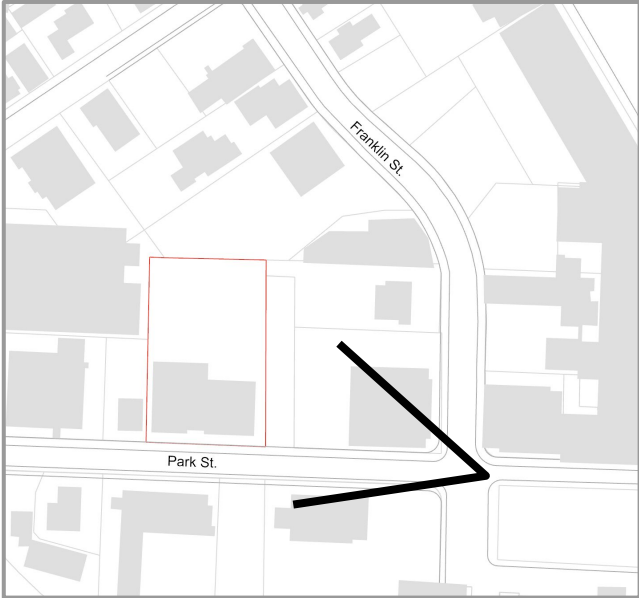
	CB Special Permit Zoning
<u>Max. Stories</u>	6
<u>Min. Open Space</u>	5%
<u>Min. Front Setback</u>	10'
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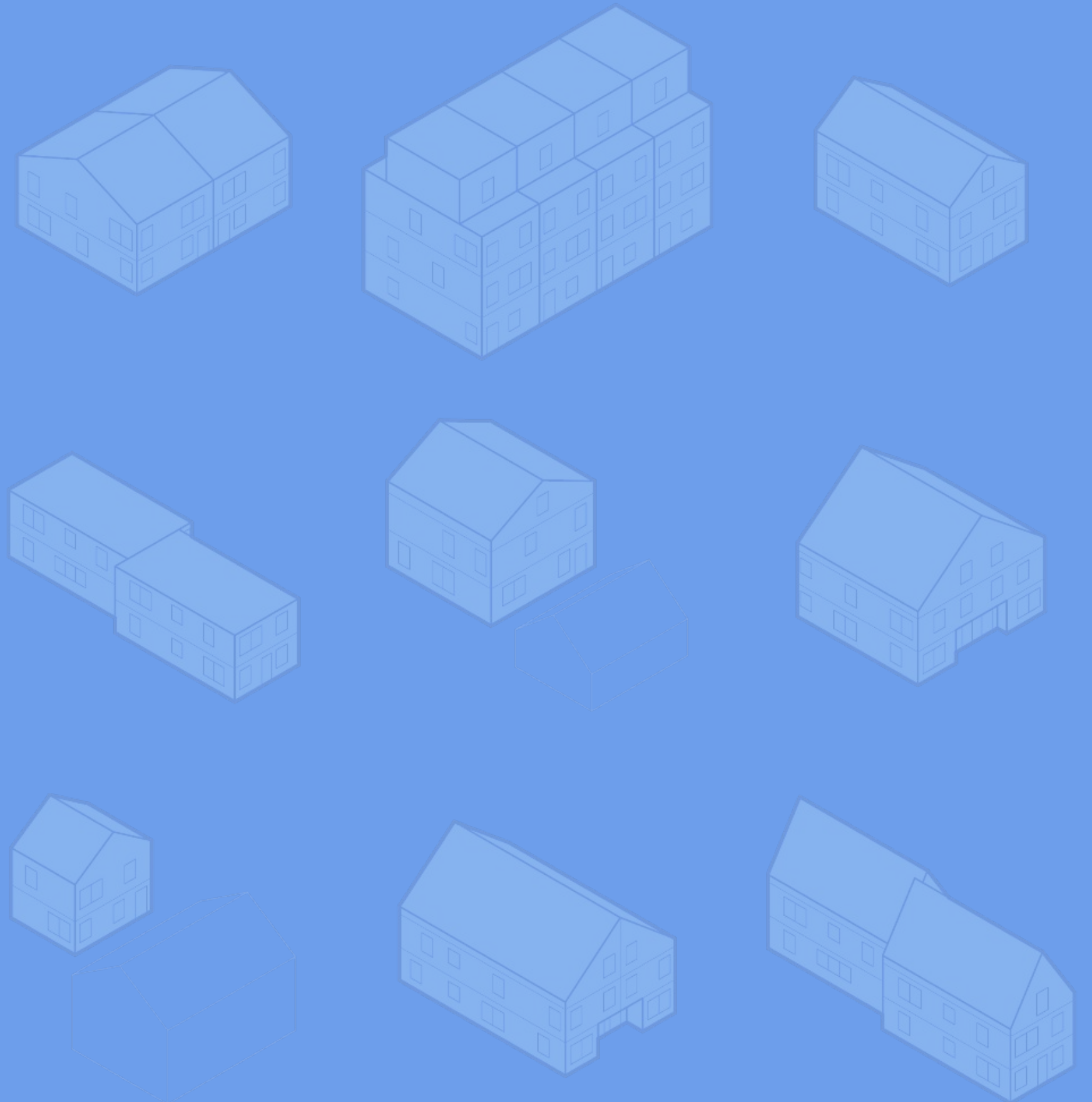
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Thank You!



Appendix



Breaking Down Maximum Height

101 Concord Street

Total Height - 53'

Taller Top Floor - 15'

Residential Floor - 11'

Residential Floor - 11'

Ground Floor - 16'



Total Height - 55'

Residential Floor - 10'6"

Residential Floor - 10'6"

Residential Floor - 10'6"

Residential Floor - 10'6"

Ground Floor - 13'