

Zoning by Design | Framingham

Zoning Study Update

December 17, 2024



MBTA Communities
Urban Design Study

*Funding from
Northeastern Impact Engine Grant*

MBTA 3A

December 17, 2024



12.17.2024 Proposed Map - 4,932 total units (4,355 required)

Downtown Districts

94.9 acres (36%)
2,236 units (45%)

MOD 1: 67.8 acres - 25 units/acre - 1,694 units

MOD 2: 27.1 acres - 20 units/acre - 542 units

MOD 3 - Saxonville District

6.7 acres - 15 units/acre - 101 units

MOD 4 - Nobscot Districts

MOD 4A: 31 acres - 15 units/acre - 465 units

MOD 4B: 33 acres - 15 units/acre - 495 units

MOD 5 - Shoppers' World District

38.8 acres - 15 units/acre - 582 units

MOD 6 - 9/90 District

48 acres - 15 units/acre - 720 units

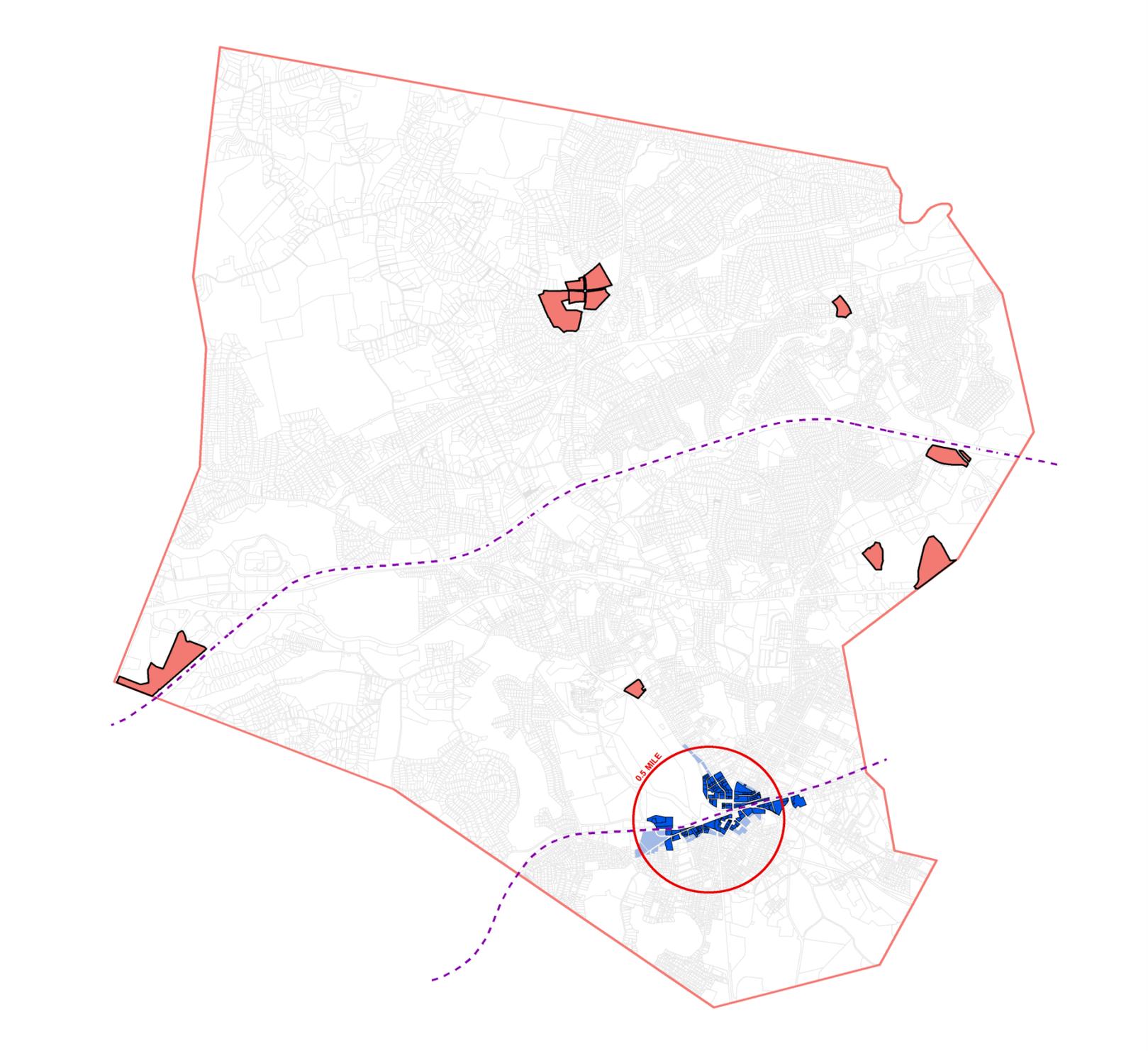
MOD 7 - Speen St District

16.1 acres - 15 units/acre - 242 units

MOD 8 - Buckley District

6.1 acres - 15 units/acre - 91.5 units

40% of acres and **40%** of units must be within 0.5 mile radius of Framingham Commuter Rail Station.



Downtown Districts - MOD-1 & MOD-2 (2,236 units)

12.17.2024 Proposal

Downtown Districts
94.9 acres (36%)
2,236 units (45%)

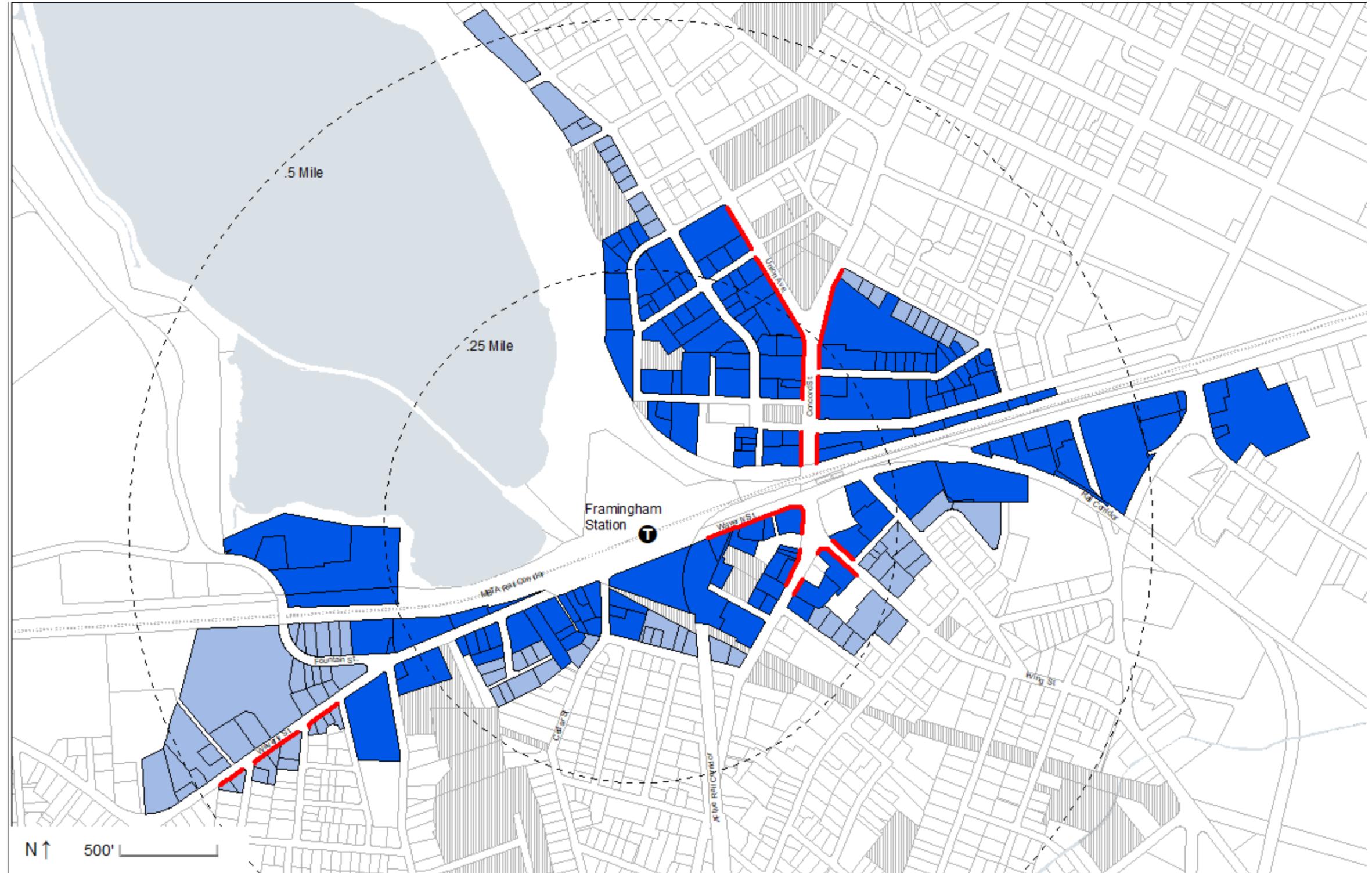
MOD 1: 67.8 acres
25 units/acre
1,694 units

MOD 2: 27.1 acres
20 units/acre
542 units

40% of acres and 40% of units must be within 0.5 mile radius of Framingham Commuter Rail Station.

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

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

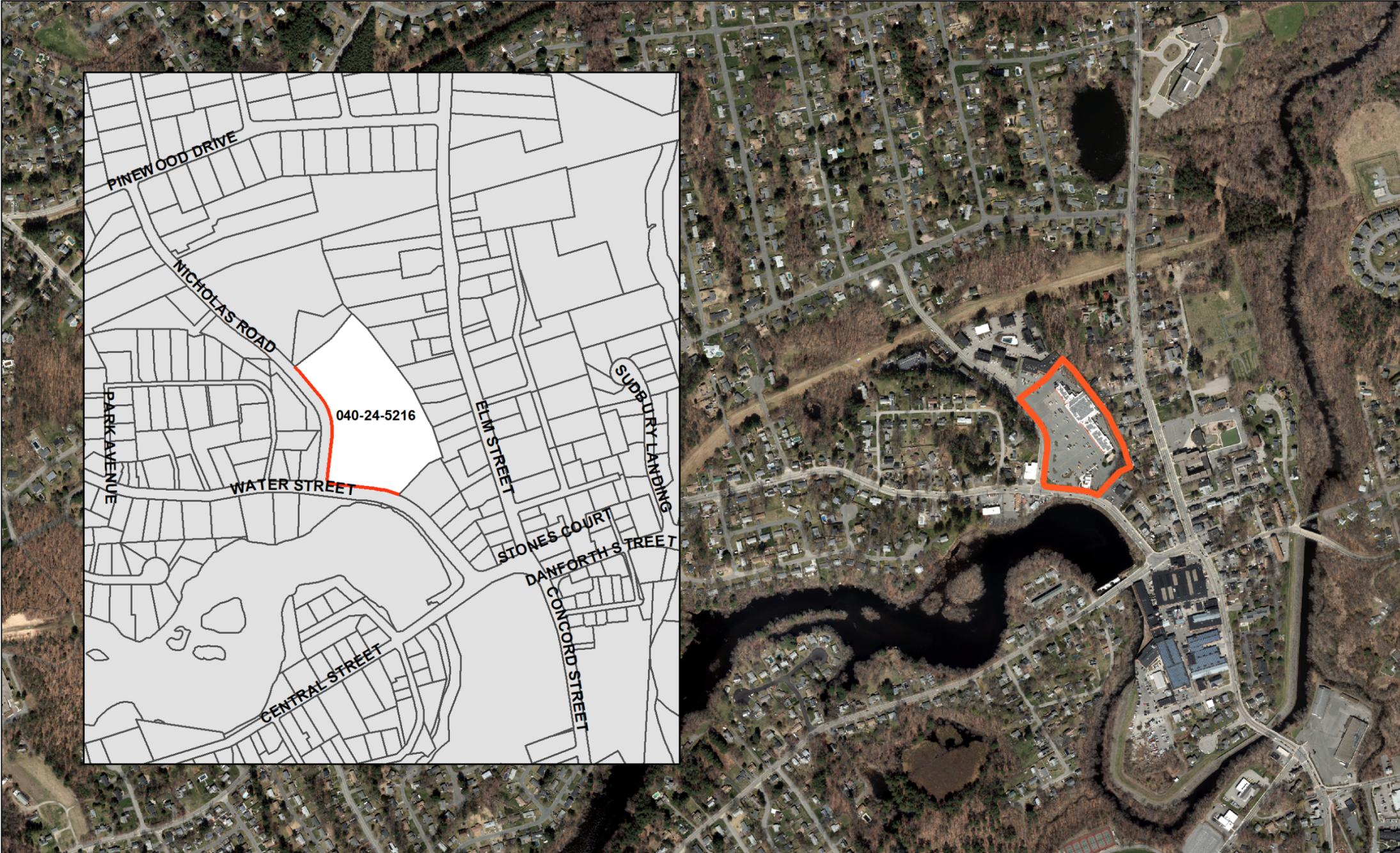


Saxonville District - MOD-3 (101 units)

12.17.2024 Proposal

MOD 3
Saxonville District

6.7 acres
15 units/acre
101 units



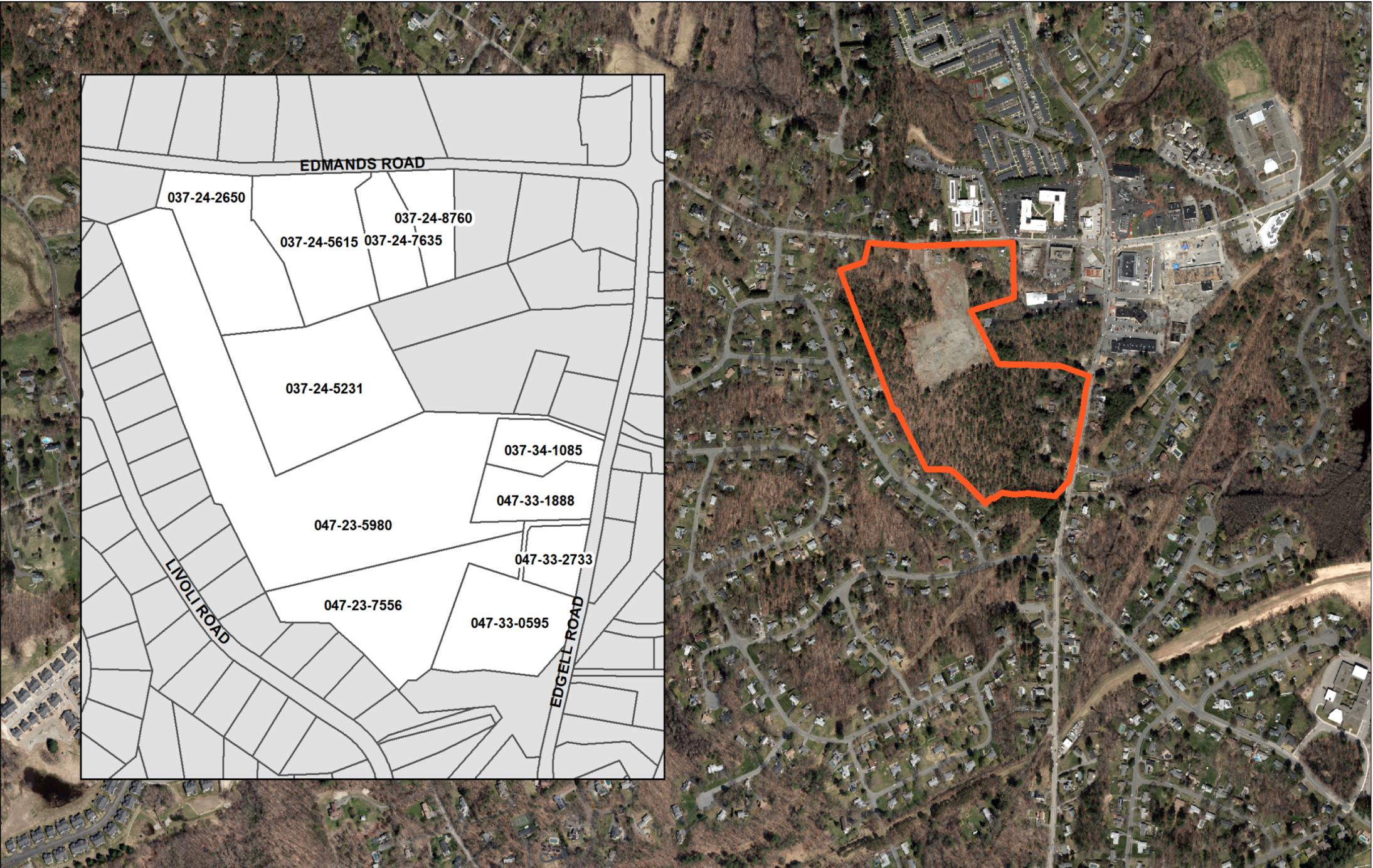
Mandatory First Floor Retail
Requirement at Pinefield

Nobscot District - MOD-4A (465 units)

12.17.2024 Proposal

MOD 4A
Nobscot District

31 acres
15 units/acre
465 units

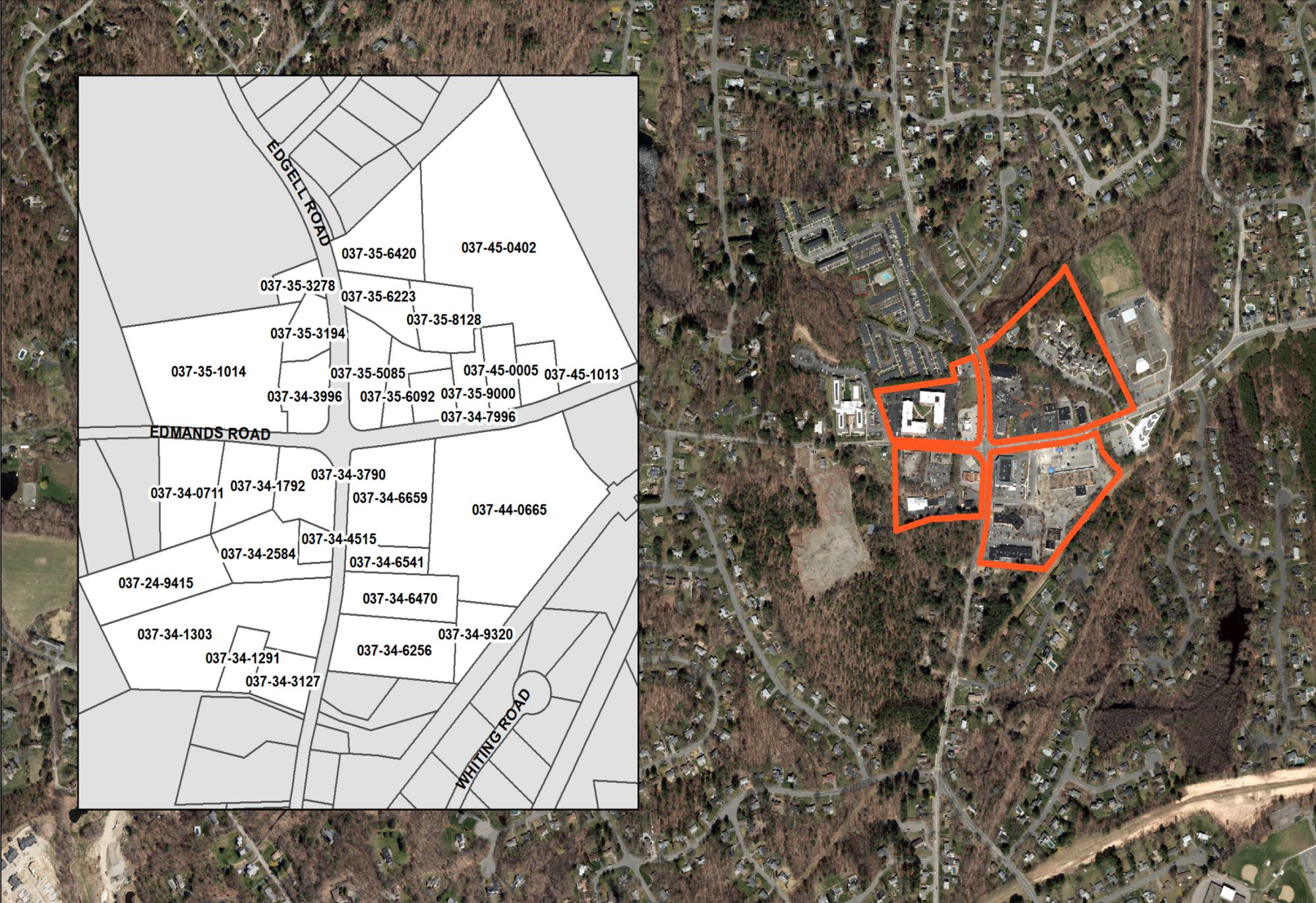


Nobscot District - MOD-4B (495 units)

12.17.2024 Proposal

MOD 4B
Nobscot District

33 acres
15 units/acre
495 units

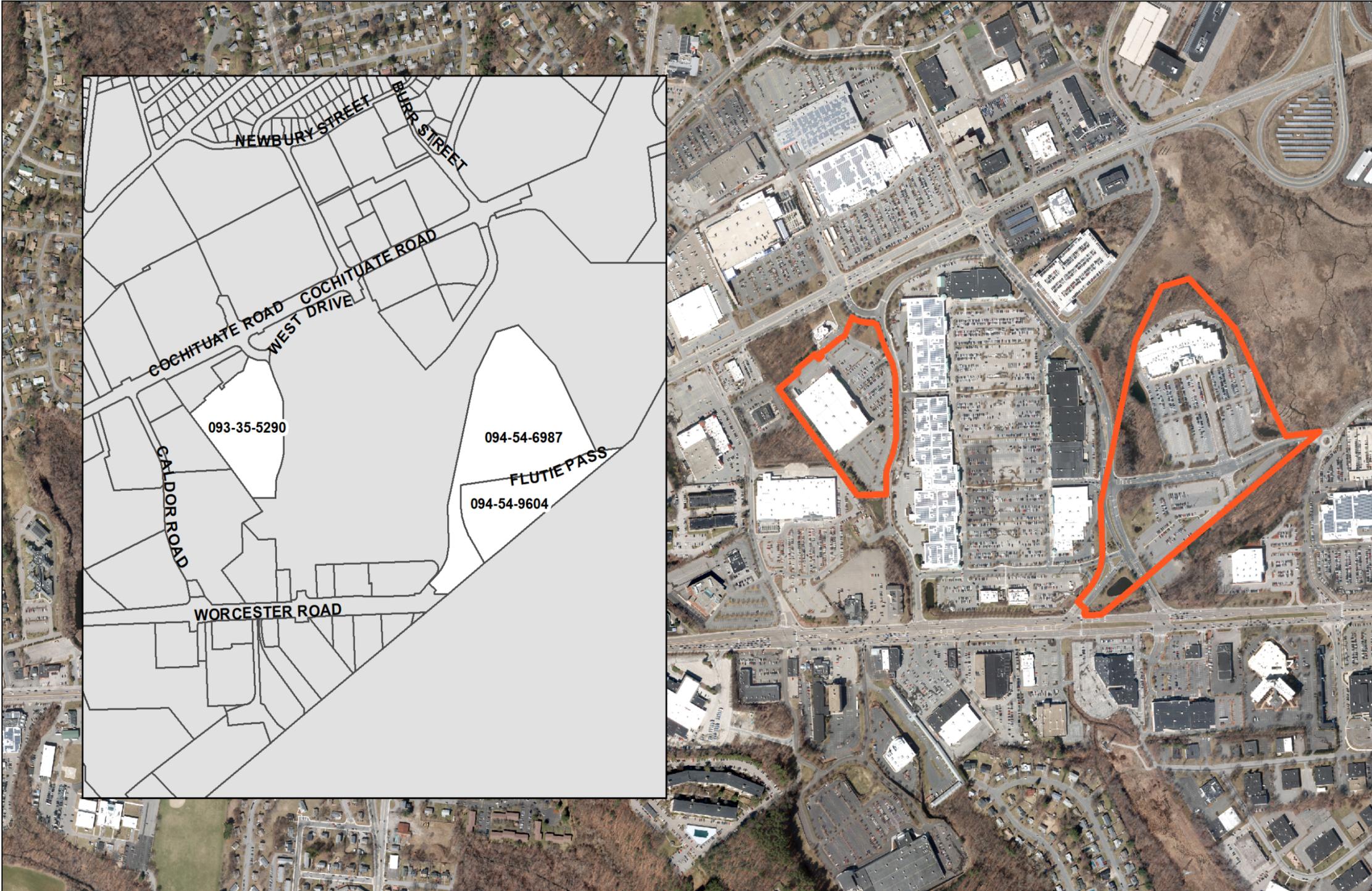


Shoppers World District - MOD-5 (582 units)

12.17.2024 Proposal

MOD 5
Shoppers' World District

38.8 acres
15 units/acre
582 units

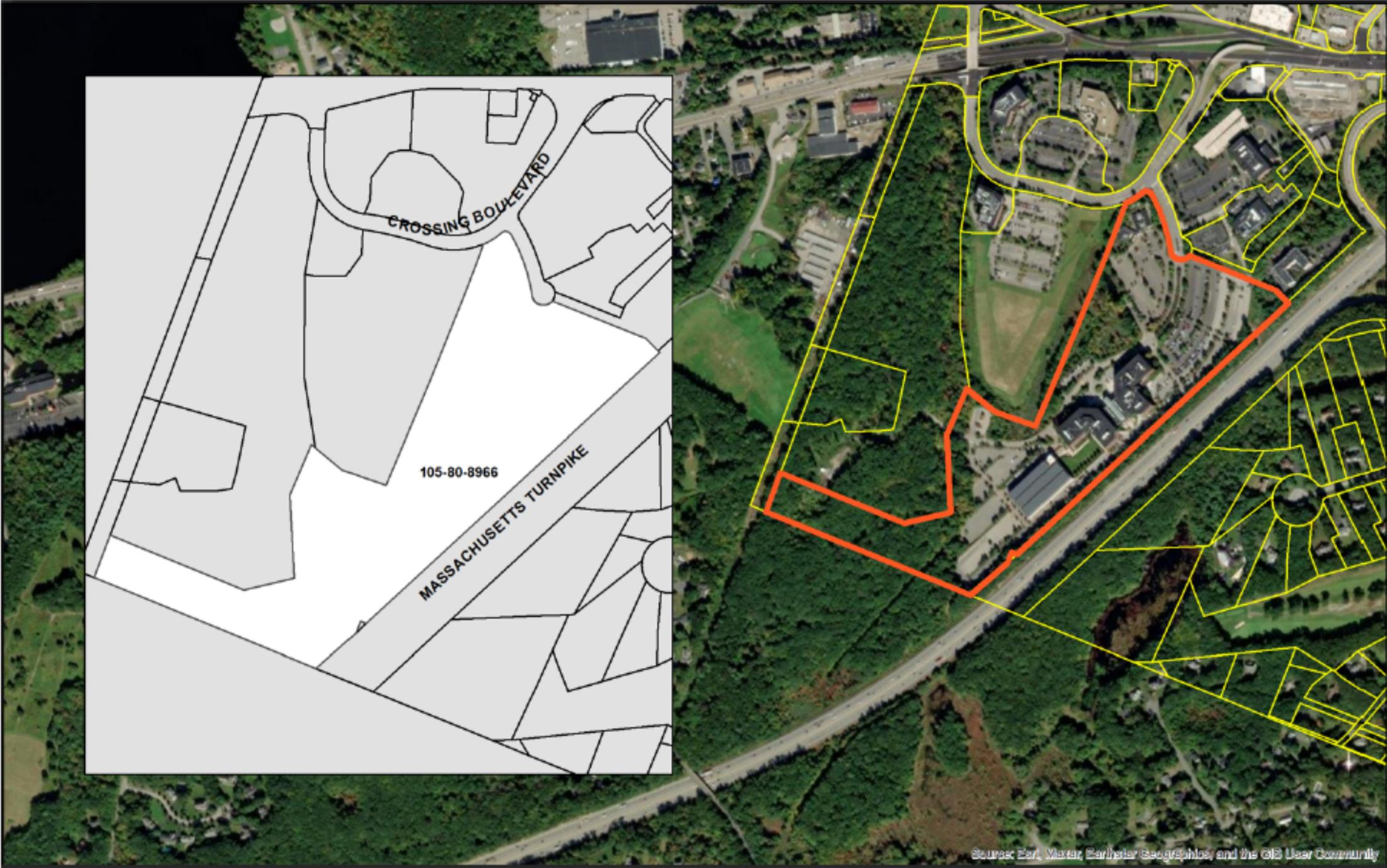


9/90 District - MOD-6 (720 units)

12.17.2024 Proposal

MOD 6
9/90 District

48 acres
15 units/acre
720 units



10,000 SF Mandatory Retail Required

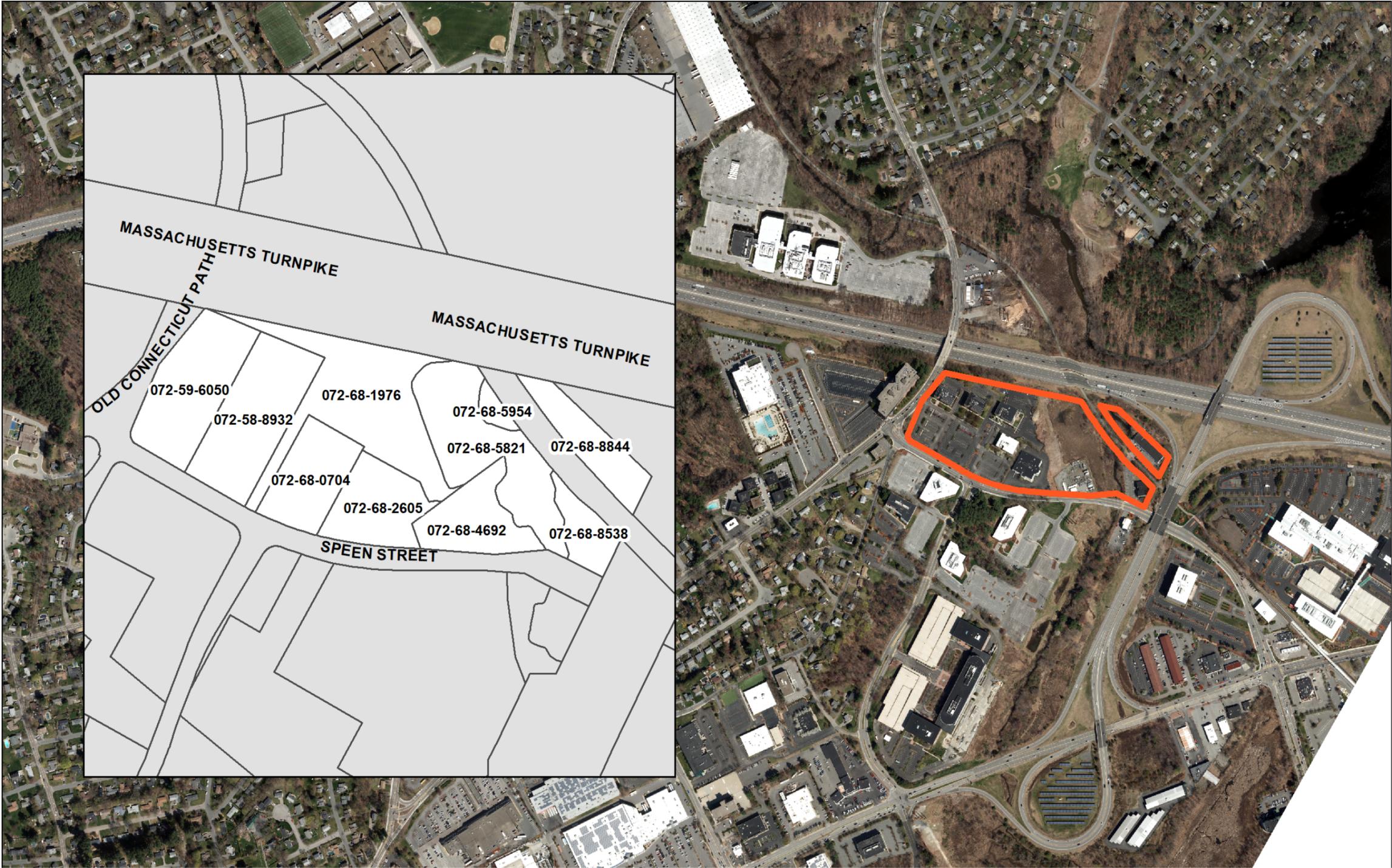
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Speen Street District - MOD-7 (242 units)

12.17.2024 Proposal

MOD 7
Speen Street District

16.1 acres
15 units/acre
242 units



Buckley District - MOD-8 (92 units)

12.17.2024 Proposal

MOD 8
Buckley District

6.1 acres
15 units/acre
91.5 units

