

City of Framingham



The City Council of Framingham



ORDER NO. 2026-003
REQUEST OF COUNCILOR LONG

UPON THE REQUEST OF COUNCILOR LONG THE CITY OF FRAMINGHAM, THROUGH THE FRAMINGHAM CITY COUNCIL, IT IS SO ORDERED:

That the City Council votes to advertise a public hearing regarding, and to refer to the Planning Board for its consideration and public hearing, amendments to the Framingham Zoning Ordinance for Clark's Hill, as attached.

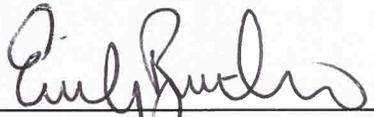
YEAS: Alexander, Bryant, Cannon, Feeney, King, Leombruno, Long, Mallach, Ottaviani, Stefanini, Ward
NAYS: None
ABSTAIN: None
ABSENT: All members were present in person or via teleconference

PASSED IN COUNCIL: January 6, 2026

A True Record, Attest:

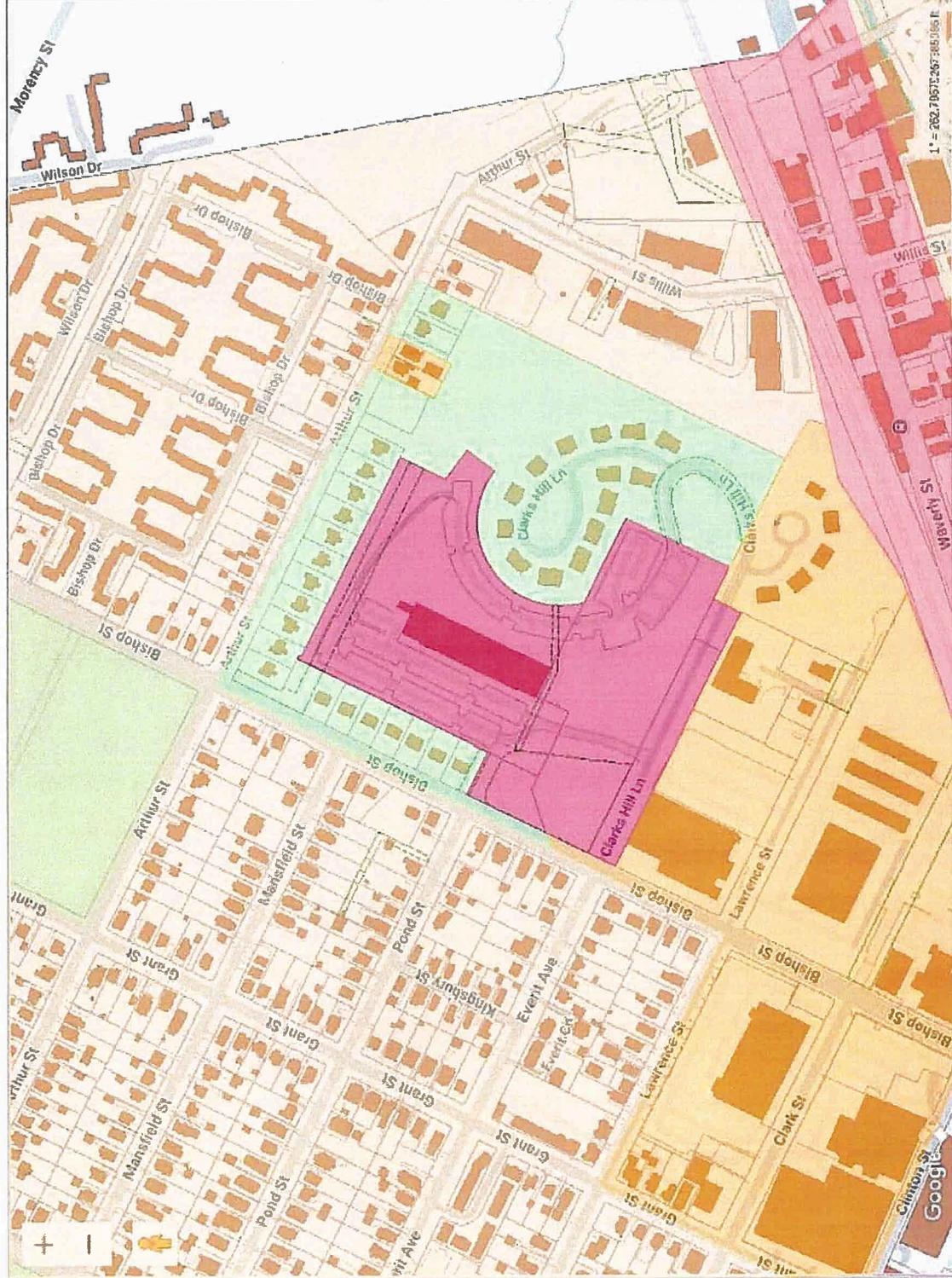
1/7/2026

Date Approved



Lisa A. Ferguson, City Clerk
Emily L. Butler, Assistant City Clerk

Zoning Change Proposal, Land Proposed for New PRD - Planned Reuse District



FRAMINGHAM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Framingham, MA, makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/02/2025
Data updated periodically

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource

ZONING

435 Attachment 1
City of Framingham

Table of Uses

[Amended 8-17-2021 by Ord. No. 2021-060-003; 9-23-2021 by Ord. No. 2021-072-002; 10-3-2023 by Order No. 2023-077-002]

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, § 435-34.

Uses which are defined in § 435-5 are in **bold**.

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³ OSR ⁶	TP ⁷	CMU	Parking Code
1. RESIDENTIAL															
A. Single-family detached	Y	Y	Y	Y	N	N	N	Y	Y	Y Y ⁵	N	N	N	N	1
B. Two-family dwelling ⁸	N	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	N	N SPZ ⁵	N	N	N	N	2
C. Multifamily dwelling	N	N	N	N	N	N	Y ¹⁰	N	N	N SPZ ⁵	N	N	N	N	2
D. Artist live/work/gallery	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	2
E. Mixed-use building	N	N	SPP	SPP	SPP	Y	Y ⁹	SPP	N	N SPZ ⁵	N	N	N	Y ¹⁰	*
F. Mixed-use complex	N	N	N	SPP	SPP	Y	Y ⁹	SPP	N	N SPZ ⁵	N	N	N	Y ¹⁰	*
G. Assisted living	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ SP ⁵ Z ⁵	N	N	N	SPP ¹⁷	3

FRAMINGHAM CODE

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
H. Congregate living housing	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ SPZ PZ	N	N	N	N	SPP	3
2. RESIDENTIAL ACCESSORY																
A. Home occupation	Y	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	Y	N	N	N	N	N	7
C. Large family child-care	Y	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	Y	N	N	N	N	Y	none
E. Private stables, barn, similar accessory	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	none
F. Accessory swimming	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	none
G. Amateur radio tower	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
H. Limited accessory	Y	Y	Y	Y	Y	SPP	Y	Y	Y	Y	N	N	N	N	N	none
I. Accessory dwelling unit	SP Z	N	N	N	N	N	N	N	N	N	N	N	N	N	N	28
3. INSTITUTIONAL RECREATIONAL																
A. Municipal services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	N	SPP	N	N	SPP	N	N	none
D. Lodge, club or private non-profit social or fraternal	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	9
E. Cultural center	N	N	SP	SP	SP	Y	SP	N	N	N	SP	SP	N	N	SPP	13
F. Trade, professional, or other school unless	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	N	Y	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	Y	SP	N	SP	SP	N	N	Y	7
H. Licensed nursing, rest, or convalescent home, hospice facilities, and/or nursing care facilities	SP Z	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	N	11
I. Outdoor recreational	SP	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	Y	5 or 6

ZONING

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
	Z															
J. Indoor recreational facilities	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	Y	6
K. Indoor entertainment	N	N	N	Y	Y	Y	Y	Y	N	N	SP	SP	N	SPP	Y	6
L. Outdoor entertainment	N	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	Y	—	Y	6
M. Cultural and educational centers	N	N	SPZ	Y	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	Y	13
N. Center for performing arts	N	N	SPP	Y	Y	Y	Y	Y	SPP	N	N	N	N	SPP	Y	13
O. Educational training facilities and conference centers accessory to	N	N	N	N	SPP	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	23
4. AGRICULTURAL																
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPP	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	17
B. Farm and/or agriculture	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	19
5. COMMERCIAL						Y										
A. Business or professional	N	N	Y	Y	Y	Y	Y	Y	Y	Y SPZ	Y	Y	N	Y	Y	15
B. Medical office	N	N	Y	Y	Y	Y	Y	Y	Y	Y SPZ	Y	Y	N	—	Y	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y SPZ	Y	Y	N	—	Y	16
D. Retail services¹²	N	N	Y	Y	Y	Y	Y	Y	N	Y SPZ	Y	Y	N	—	Y	19
E. Retail stores/custom workshops	N	N	Y	Y	Y	Y	SPP	Y	N	Y SPZ	Y	Y	N	—	Y	19
F. Service establishment	N	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	Y	18
G. Veterinary services	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	—	Y	14
H. Undertaker or funeral establishment	N	N	SP	SP	SP	Y	SP	Y	N	N	SP	SP	N	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	N	21
J. Restaurant	N	N	SP	Y	Y	Y	Y ¹¹	Y	SP	N	SP	SP	N	—	Y	9
K. Fast-food establishment	N	N	SPP	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	—	SPP	10

FRAMINGHAM CODE

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
L. Brewpubs	N	N	SP	SP	Y	Y	Y ¹¹	Y	N	N	N	N	N	N	Y	10
M. Accessory drive-thru for financial	N	N	SPP	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	—	N	None
N. Accessory drive-thru for fast-food establishment or	N	N	N	N	SPP	SPP	N	SPP	N	N	N	N	N	—	N	None
O. Personal health and exercise facility or	N	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	—	Y	6
P. Gasoline service station	N	N	N	N	SP	SPP	N	SP	N	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	—	SPP	None
R. Radio or television studio	N	N	N	SP	SP	SPP	SP	Y	N	N	Y	Y	N	Y	Y	24
S. (Reserved)																
T. Car wash	N	N	N	N	SPP	SPP	N	SPP	N	N	SPP	SPP	N	N	N	27
U. Automobile repair	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	21
V. Automobile dealer	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	N	SPP	N	N	SPP	SPP	N	N	N	4
X. Hotel	N	N	N	N	SPP	N	SPP	SPP	N	N	SPP	SPP	N	N	SPP	4
6. MANUFACTURING INDUSTRIAL																
A. Research, development and laboratories	N	N	N	SP	SP	SPP	SP	SP	N	A ^{SPZ}	Y	Y	N	Y	Y	25
B. Wholesale business	N	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	24
C. Processing, assembly and manufacturing	N ³	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	25
D. Commercial dealers	N	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	SPP	24
E. Retail and wholesale ice	N	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	24
F. (Reserved)																
G. Bottling works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	SPP	25
H. Stoneworks or monument works	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	25
I. Large-scale printing and	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	25

ZONING

Use Category	R	G	B-1 ¹	B-2 ²	B-3 ³	B-4	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	CMU	Parking Code
J. Delivery services	N	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or	N	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	25
M. Storage and distribution	N	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	24
N. Artisan production/creative	N	N	N	Y	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	
O. Brewery, distillery or winery with tasting room	N	N	N	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	25

¹ 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% 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% 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.

² 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.

³ 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.

⁴ 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.

⁵ See § 435-10 for further provisions regarding the uses allowed in the Planned Reuse District

FRAMINGHAM CODE

- ⁶ 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 exceeds 18,000 square feet, or
 - b) Such that the floor area ratio of all buildings and structures in the district exceeds 1%, 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.
- ⁷ See § 435-11 for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this table, having a gross floor area no greater than 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 2,500 square feet each, are allowed by special permit from the Planning Board.
- ⁸ 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 § 435-24.
- ⁹ Mixed-use structures and mixed-use complexes over 30,000 square feet shall require a special permit from Planning Board.
- ¹⁰ Multifamily structures with over 30,000 square feet shall require a special permit from the Planning Board.
- ¹¹ Restaurants and BREWPUBs over 5,000 square feet shall require a special permit from the Planning Board.
- ¹² Marijuana retailers shall only be permitted within the Marijuana Retail Overlay District. Such marijuana retailer shall not be located within a 500-foot buffer of schools, which shall be measured from boundary line of the school-owned property to the boundary line of the proposed location.
- ¹³ Marijuana independent testing laboratory shall be classified under research, development and laboratories for the purposes of § 435-7 and the Table of Uses of this chapter.
- ¹⁴ Marijuana cultivator and marijuana product manufacturer shall be classified under processing, assembly and manufacturing for the purposes of § 435-7 and the Table of Uses of this chapter.
- ¹⁵ Cultivation of marijuana by a duly licensed marijuana cultivator, which may be a sole licensee or co-located with a licensed marijuana product manufacturer under the same ownership, shall be permitted within the R-4 Zoning District only on a parcel of land or one or more contiguous parcels of land in common ownership, consisting of 15 acres or more, and engaged in “farming” or “agriculture” as defined in MGL c. 128, § 1A. Such use(s) shall require site plan review pursuant to § 435-47. A marijuana product manufacturer that is not co-located with a marijuana cultivator shall not be allowed in the R-4 District. A marijuana cultivation facility, or a marijuana cultivation facility co-located with a marijuana product manufacturer, shall not be located any closer than 100 feet to any residential lot line and shall have a twenty-five-foot-wide buffered screen no more than 60 feet from the edge of the structure to allow the facility to blend with its landscape.
- ¹⁶ Residential uses shall not be permitted within the CMU, except for assisted living as permitted by special permit from the Planning Board.

ZONING

¹⁷ A special permit for assisted living may only be granted if such use is on a lot which has other permitted use(s) existing at the time such special permit is granted with aggregate square feet in gross floor area equal to or greater than the square foot gross floor area of the proposed assisted living use.

§ 435-10 **Planned reuse.**

A. Purpose and intent. It is the intent of the Planning Reuse District (PRD) to permit and encourage the appropriate reuse of land and buildings that are no longer needed or suitable for their original use, and to permit reuses which are compatible with the character of the neighborhood and which take into consideration the interests of abutters, neighbors and the public, especially where the site abuts a residential area or the building(s) merits preservation. The provisions of this section shall apply only to land and buildings ~~in municipal ownership~~ that have been zoned as PRD.

B. Use regulations. No building or structure shall be used or arranged or designed to be used in any part and no change shall be made in the use of land or premises except for one or more of the following purposes:

(1) All uses permissible by right or by special permit in a Single-Family Residential District subject to the same lot size, frontage, and setback regulations as residences in the R-3 Single-Family Residential District.

(2) Multifamily or single-family residences at a density greater than that permitted by § **435-10B(1)** of this chapter, subject to the special reuse permit provisions of § **435-10C** of this chapter.

(3) Medical, professional, business, banking, or research and development offices, subject to the special reuse permit provisions of § **435-10C** of this chapter.

(4) Retail service establishments or retail stores, including shops for making articles to be sold at retail on the premises, subject to the special reuse permit provisions of § **435-10C** of this chapter.

(5) Mixed Use and Mixed Use Complexes, subject to the provisions of § 435-34 of this chapter; however the Special Permit Granting Authority for any mixed use development within the PRD shall be the Zoning Board of Appeals (ZBA).

C. Planned reuse provisions.

(1) Requirement. In all instances where a special reuse permit is required by this section, no structure shall be erected, enlarged or used and no land shall be used except in conformity with said permit. The Zoning Board of Appeals (ZBA) shall be the permit granting authority for such permits.

(2) Application procedure. Prior to the filing of an application subject to this section, the applicant shall submit plans to the Building Commissioner, who shall advise the applicant as to the pertinent sections of this chapter. The applicant shall then submit five copies of

the application to the ZBA, which shall forthwith transmit one copy each to the City Clerk, the Engineering Department, and the Planning Board. Such agencies shall, within 30 days of receiving said copy, submit a report containing recommendations and the reasons therefor to the ZBA, and may recommend conditions deemed appropriate for the proposed use. The ZBA shall not render a decision on any such application until said recommendations have been received and considered, or until the thirty-day period has expired, whichever is earlier. Failure of such agencies to submit their respective recommendations shall be deemed lack of opposition thereto. The conduct and notification of hearings and decisions on applications under this section shall be in accordance with the procedures for all special permits in MGL Ch. 40A, § 9.

(3) Contents of application. To assist the ZBA in rendering its decision on the application, said application shall indicate at least the following:

(a) Locus plan indicating, for the subject site and for all properties within 1,000 feet: lot lines, ownership, location of structures and location of significant landscape features.

(b) Existing site plan with contours at a maximum of two feet, showing location of structures, parking areas, driveways and walkways, and other significant site features.

(c) Proposed site plan, including a plan of the layout of buildings and structures and the proposed use of interior space; a parking plan; a landscaping plan; a drainage plan with contours at a maximum of two feet; a design plan showing the exterior treatment of buildings; and, for areas or buildings having historical or architectural significance, a design plan showing the interior treatment of buildings.

(d) If new construction or additions are proposed, a perspective drawing showing the new construction or additions in relationship to existing buildings on the site and on adjacent land.

(e) A traffic report.

(f) Information pertaining to the financial feasibility and the likelihood of completion of the proposed project.

(g) Other information as may reasonably be required by the ZBA to ensure compliance with the provisions of this section.

(4) Conditions for approval.

(a) The ZBA shall approve only those applications which meet the following conditions:

[1] The proposal protects adjoining premises from characteristics of the proposed use which are incompatible, detrimental, offensive, or unsightly.

|

[2] The proposal ensures the harmonious relationship of proposed structures and additions to the terrain and to the use, scale, and architecture of existing buildings on the site or in the vicinity that have functional or visual relationship to the proposed structures and additions.

[3] The proposal preserves and enhances open space, trees, plantings and other natural features of the site.

[4] The proposal maximizes the privacy of residents on the site and on abutting parcels.

[5] The proposal ensures that the size, location, design, color, texture, lighting and materials of all permanent signs shall not detract from the use and enjoyment of the site and the surrounding properties.

[6] The proposal protects Framingham's heritage by minimizing removal or disruption of historic, traditional or significant uses, structures or architectural elements, whether these exist on the site or on adjacent properties.

[7] The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent ways, property or improvements, and the proposed use will not result in a volume of traffic inappropriate to the public ways providing access to the site.

[8] Adequate parking facilities are provided in accordance with Article **IV** of this chapter.

[9] The proposal provides adequate methods of disposal and storage of wastes resulting from the uses proposed for the site, and adequate methods of drainage for surface water.

[10] The proposed uses and structures are consistent with any conditions imposed by the City Council on the sale, lease, or transfer of the site.

(b) In approving a special reuse permit, the ZBA may attach such conditions and safeguards as are deemed necessary to protect the neighborhood, including a bond or other security to ensure compliance with the conditions of authorization.

§ 435-6 **Classes of Districts**

For the purpose of this chapter, the City of Framingham is hereby divided into classes of Zoning Districts as follows:

A. Residence districts. The purpose of the residential districts is to preserve the character of residential neighborhoods. The City contains five different residential zoning districts: Single-Family Residential (R-1), Single-Family Residential (R-2), Single-Family Residential (R-3), Single-Family Residential (R-4), and General Residence (G). Each district varies in lot area, frontage, setbacks, open space percentage, and height requirements. The R-1 and the G Districts contain the densest single-family neighborhoods, while decreasing in density through to the R-4 District, which contains the least dense and largest lots within Framingham.[1]

[1] Editor's Note: Throughout this chapter, references to "Single Residence" Districts were amended to "Single-Family Residential" Districts 4-30-2024 by Ord. No. 2024-025-001.

B. Business districts. The purpose of the business districts is to offer a range of existing and proposed commercial and mixed uses specific to each district. The variety of business districts within the City supports a range of small neighborhood villages to large commercial centers. The City contains five different business zoning districts: Neighborhood Business (B-1), Community Business (B-2), General Business (B-3 and B-4), Central Business (CB), and Business (B).

(1) Neighborhood Business: B-1. The purpose of the Neighborhood Business District is to preserve and encourage the provision of small-scale retail and service uses for nearby residential areas. Development within this district is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. This district reinforces historic preservation through the development of traditional neighborhood village centers, with small lots, small setbacks, parking to the side or rear, and a mixed use of structures containing a variety of businesses. The B-1 District was established to protect adjacent residential neighborhoods from the impacts and encroachment of large-scale development.

(2) Community Business: B-2. The purpose of the Community Business District is to foster small commercial sites and compact commercial centers which provide a variety of services to nearby residential neighborhoods and the community. The emphasis of this district is on uses which will provide services for the nearby residential areas. The B-2 District shall be primarily accessible and inviting to

motorists, pedestrians, and bicyclists of all ages and abilities. The district allows for a full range of retail, service, and business uses with a local market area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk, especially at corners. Development is intended to be pedestrian-oriented, and buildings with an improved visual quality storefront are encouraged.

(3) General Business: B-3. The purpose of the General Business District is to foster business and commercial areas that allow for the expansion of consolidated shopping centers and mixed uses at the local and regional scale. Development within the B-3 and B-4 District encourages the consolidation of small parcels, to establish a high-density building coverage, which aims to prevent the scattering of small-lot developments. Furthermore, development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. Buildings should be located along the street frontage, with parking in the rear or to the side, while promoting shared-access driveways, circulation, and parking facilities where possible to increase the density of the building or landscaped area and reduce traffic hazards.

(4) Nobscot Village District: B-4.

(a) The purpose of the Nobscot Village District is to foster and attract development opportunities that lead to a direct investment into pivotal areas where junctions or crossroads exist. The intent is to encourage redevelopment and reinvestment into a neighborhood center in order to reestablish this area as fully integrated and functionally vibrant village center. The Nobscot Village District shall include a mixture of various uses that are able to support and promote business and community within the area. Uses are intended to complement one another and allow for different offerings such as art and cultural spaces, public community space, educational/institutional use, entertainment, residential, office space, retail, and other small business enterprises.

(b) Streetscapes and facades are required to be designed to blend with the context of existing neighborhoods in accordance with the respective design standards set forth for Nobscot Village, while aggressively promoting a walkable community that incorporates the use of bicycles and other nonvehicular modes of transportation in order to reduce short-trip vehicular dependency. The Nobscot Village District is intended to provide all users with a live-work-play-learn environment that accommodates all stages of life and all ability levels.

(c) The Nobscot Village District is surrounded by residential neighborhoods and open space lands. Any development and/or redevelopment within the Nobscot Village District shall be strongly encouraged to be designed in accordance with the requirements set forth in § 435-16, Nobscot Village District, and § 435-27B, Table of Dimensional Regulations, of this chapter, to ensure the intent of the Nobscot Village District is maintained as envisioned by the City of Framingham. Therefore, any relief and/or deviation from the previously stated sections of this chapter is strongly discouraged to ensure a project remains in context with the vision of the Nobscot Village District.

(5) Central Business: CB. The purpose of the Central Business (CB) District is to stimulate a pedestrian- and transit-oriented, mixed-use environment that is supported by a mixture of residential, retail, office, and other commercial uses. The CB District encourages a compact, transit-oriented development setting while preserving the area as Framingham's financial, civic, cultural, and government center. The CB District is intended to generate a livable downtown environment with a strong presence of a multitude of activities that increase pedestrian access and reduce the number of auto-oriented uses. Development should preserve the historic nature and architecturally significant buildings within the CB District, while promoting new and infill development to support a multimodal transportation, mixed-use environment.

(6) Business: B. The purpose of the Business District is to allow automobile-oriented commercial development in areas already predominantly built in this manner. The zone allows for a full range of retail and service business within a local and regional market. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, bicyclists, and the businesses owners.

C. Office and Professional District: P. The purpose of the Office and Professional District is to serve as a transition zone between commercial, manufacturing, and residential zoning districts. The intent of this district is to accommodate professional, medical, financial, and administrative uses while creating a design and landscape that is harmonious with the adjacent residential uses.

D. Planned Reuse District: PRD. The purpose of the Planned Reuse District is to encourage the appropriate reuse of land and buildings that are no longer needed or suitable for their original use. ~~This district applies only to land and buildings in municipal ownership.~~ Reuses are to be compatible with the character of the neighborhood and must take into

consideration the interests of abutters, neighbors, and the public, especially where the site abuts a residential area or the building(s) merits preservation.

E. Manufacturing districts.

(1) Light Manufacturing: M-1. The purpose of the Light Manufacturing District is to provide space for the expansion, attraction, or retention of office, light industrial, research and development, manufacturing, service, and warehouse uses, promoting the development of businesses which incorporate a mix of industrial and commercial activities, including manufacturing and research and development, while accommodating a wide range of other employment activities.

(2) General Manufacturing: M. The purpose of the Manufacturing District is to provide areas within Framingham where research and development, large-scale corporations, and industrial uses may locate. It is the intent of these districts to promote viable and attractive industrial areas, with a campus-style development, promoting walkability, enhancing employment and economic vitality within the districts. To minimize conflict and preserve the Manufacturing District for its primary purposes, residential uses are not permitted.

F. Open Space and Recreation District: OSR. The purpose of the Open Space and Recreation District is to encourage, preserve, and protect land for recreational uses and to conserve natural conditions, open space, wildlife and vegetation for the general welfare of the public. Lands that are environmentally sensitive shall be preserved and protected to ensure the continued health, safety, and welfare of the community and may serve as a location for passive recreational activities. This district encourages the establishment of trails for pedestrian and nonmotorized activities.

G. Geriatric Care/Elderly Housing District: G-E. The purpose of the Geriatric Care/Elderly Housing District is to encourage the development of senior housing that is compatible and complementary to its neighborhood scale and context, while providing services and amenities required by seniors, and allows for and encourages neighborhood walkability. Senior housing developments shall provide for superior functional design, quality of construction, appearance, and operational standards.

H. Technology Park District: TP. The purpose of the Technology Park District is to allow lands suitable for technology production and development, such as biotechnology, software and hardware development, and electronics, in addition to industrial, professional office, research and development, and manufacturing uses that are part of a master planned development project. Developments within the district shall be designed

to provide a pedestrian-friendly environment, with a high attention to design and landscape detail.

I. 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 § 435-15 of this chapter, in addition to other applicable sections of this chapter.