CITY OF FRANKLIN, NEW HAMPSHIRE

"The Three Rivers City"

Planning and Zoning Department
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Change of Use Permit Application

Address: _____ Map and Lot #: _____

New Map #: _____ Zone: _____

Owner of Property		Applicant / Business Owner	
Name:	_____	Name:	_____
	_____		_____
Address:	_____	Address:	_____
City/State/Zip:	_____	City/State/Zip:	_____
Phone #:	_____	Phone #:	_____
Cell #:	_____	Cell #:	_____
Email Address:	_____	Email Address:	_____

Existing Use of the Building: ☐ Business / Commercial ☐ Residential (# of Units _____)

☐ Industrial ☐ Other: Explain _____

Change of Use Being Proposed: ☐ New Business ☐ New Building ☐ Exterior Addition

☐ Interior Changes ☐ Seasonal Conversion

☐ Other, Explain: _____

Using Section 305-13 (Permitted Uses, Special Exceptions and Special Use Permits Table) found in the Zoning Ordinance, identify the following:

A. Appropriate Category for the present use: _____

B. Appropriate Category for the proposed use: _____

Describe the proposed changes: _____

_____

Prior approvals received from: ☐ Fire Dept. ☐ Municipal Services ☐ Police ☐ Other, _____

Identify the permit information and # _____

Other permits required: ☐ Building Permit ☐ Special Exception ☐ Variance ☐ Site Plan

Signature: _____ Date: _____

For Office Use Only

Date Application Completed: _____ ☐ Approved ☐ Denied

Date of Inspector Review: _____

Comments / Findings: _____

_____

_____

_____

_____

If Denied, Reason: _____

_____

_____

Comments/Conditions or Stipulations: _____

_____

_____

_____ _____

Signature of Planning/Zoning Administrator Date

G. Change of Use Permits

(1) When a change is proposed for the use of a property, whether commercial, industrial or multifamily, the approval of said change is required. A change of use application must be filed with the Planning Office for review by the Planning and Zoning Administrator. A change of use occurs when:

a. The proposed use of the building is shifting from one of the use classifications listed on the Permitted and Special Exception Use Table found in § 305-13 of this chapter to another use classification; and/or,

b. The proposed change in use results in the application of different life safety, fire, or other appropriate code criteria.

(2) After a change of use has been made in a building or structure, the reestablishment of the prior use which does not conform to the Use Table cite above shall not be permitted. A change from one prohibited use for which a permit has been granted to another prohibited use shall be deemed a violation of this Code and is not permitted. [Amended 11-4-2002 by Ord. No. 01-03].

(3) The Appropriate Certificate of Use and Occupancy will be issued for the approved change of use.

~ 305-13. Permitted Uses, Special Exceptions *and Special Use Permits.*

1) The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions as provided elsewhere in this ordinance.
2) Uses designated "P" on the table shall be permitted as a matter of right.
3) Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.
4) Use designated as "SUP" is subject to a Special Use Permit reviewed by the Planning Board in conformance with Section 305-6.
5) A use with no letter designation shall not be allowed in that district.

USES	DISTRICTS / ZONES										
Residential Uses	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Single-Family Dwelling	P	P	P	P	P	SE				P	P
Two-Family Dwelling				P	SUP	P	SE				
Multifamily Dwelling				SUP	SUP	SUP					
Manufactured Housing (Individual Lot)[1]			P							P	
Manufactured Housing (Park / Subdivision)[1]			SUP								
Family Apartment	SE	SE	SE	SE	SE	SE				SE	SE
Seasonal Conversion	SE	SE	SE	SE	SE					SE	SE
Bed and Breakfast Establishment	SUP		SUP	SUP	SUP	SUP				SUP	SUP
Hotel						P	P				
Cluster Development	SUP		SUP							SUP[2]	
Commercial Uses	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Commercial School						P	P				
Funeral Home			SUP	SUP	SUP	P	P				
Home Occupation	See Section 305-25										
Indoor Recreation and Amusement						SUP	SUP				
Outdoor Recreation										SUP	
Sexually Oriented Business						SUP					
Inside Storage Warehouse						P	P	P	P		
Bulk Fuel Sale and Storage						SUP		SUP	SUP		
Motor Vehicle Oriented Business						SUP[5]		SUP			
Outside Storage						SUP[6]	SUP	P[7]	P		
Personal and Professional Service						P	P	P	P		
Personal Convenience Service						P	P				
Tattoo Parlor / Body Piercing Parlor						P					
Restaurant /Eating & Drinking Establishment						P	P	SUP			
Retail Business						P	P				
Shopping Center						P					
Wireless Telecommunications Facility	SUP					SUP	SUP	SUP	SUP	SUP	
Industrial Uses	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Gravel Pit								SE		SE	
Manufacturing / Heavy Industry								P			
Light Industry						SUP	SUP	P	P		
Supply Yard						SUP	SUP	SUP			
Public / Institutional Uses	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Day-Care Center	SE[4]		SE[4]	SE[4]	SE[4]	SE[4]	SE[4]	P[3]/SUP	P[3]/SUP	SE[4]	SE[4]
Cemetery	SUP		SUP	SUP						SUP	
Church	SUP		P	SUP	SUP	SUP				SUP	
Hospital / Clinic			SUP	SUP	SUP	P	P			SUP	
Nursing Home						SUP	SUP	SUP	SUP	SUP	
Independent Living Facility						SUP	SUP	SUP	SUP	SUP	
Assisted Living Facility						SUP	SUP	SUP	SUP	SUP	
Residential / Sheltered Care Facility						SUP	SUP	SUP	SUP	SUP	
Research Laboratory						SUP		P			
Private Club						SUP				SUP	
Private School						SUP	SUP				
Essential Services	P	P	P	P	P	P	P	P	P	P	P
Agriculture and Recreational Uses	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Stables / Livestock Barn / Kennels	P									P	
Farming	SE									P	
Plant Nursery / Greenhouse	SUP					P				SUP	
Veterinary Clinic			SUP			SUP	SUP			SUP	
Recreation	**RR**	**RS**	**R-1**	**R-2**	**R-3**	**B-1**	**B-2**	**I-1**	**I-2**	**C**	**LP**
Nightclub						SUP	SUP				
Commercial Recreation						P				SUP	
Golf Course	SUP									SUP	

NOTES:

1. See ~ 305-6, Manufactured housing standards.
2. Excluding that area contained in the watershed of Webster Lake, as shown on the Dufresne-Henry plans dated October 1981.
3. Provided that the day-care center or nursery school is directly associated with the industry it is serving and is for the use of its employees only.
4. For daycares with 10 or more children you must apply to the Planning Board for a special Use Permit.
5. Motor Vehicle Oriented Businesses in the B-1 zoning district must be associated with a building of no less than 750 square feet in size.
6. Outside Storage/Supply yard in the B-1 district must be associated with a building of no less than 750 square feet in size.
7. Outside Storage/Supply Yard in the I-1 district must be associated with a building of no less than 1500 square feet in size.