

## Article 24: Regional Center (RC) Overlay District

### MOTION

*Move to amend Section 323 (Use and Other Zoning Regulations) of the Natick Zoning Bylaw as follows:*

At the end of Section 323.1.5, after the last sentence which ends in “such shopping mall use.”, insert a new sentence that reads:

*All uses permitted or allowed in the Table of Use, 27A. “Administrative offices, clerical offices, statistical offices and establishments for research and development” shall be permitted without restriction in the RC Overlay District.*

So that the amended Section 323.1.5 shall read as follows:

323.1.5 All uses permitted or allowed in the underlying zoning districts (including the RC District) shall still be permitted or allowed respectively on land in the MC Overlay District. In addition, hotel and motel use (including serving of food and/or permitted beverages), as well as shopping mall use, shall be permitted in the MC Overlay District. “Shopping mall use” shall include those uses customary in shopping malls, e.g., retail stores, service establishments, restaurants, and entertainment uses, in multiple stores in a building or group of buildings containing no less than two (2) levels (each of which levels is principally devoted to selling or providing service or entertainment to customers), and in which access to the majority of stores is via an enclosed pedestrian mall or malls, and in which no less than thirty-five (35%) percent of the gross floor area leased to tenants is devoted to individual stores having a floor area of less than 15,000 square feet. Access drives and parking facilities serving such buildings, whether such facilities are below or above ground or below such buildings or in separate structures, located on the same lot or an abutting lot shall also be permitted as an accessory use to such shopping mall use. All uses permitted or allowed in the Table of Use, 27A. Administrative offices, clerical offices, statistical offices and establishments for research and development shall be permitted without restriction in the RC Overlay District.

## Article 25: Cluster Development Allowed in Certain Districts

### MOTION

*Move that the Natick Zoning Bylaws be amended as follows:*

Following the title of Section III-F (Cluster Development Allowed in Certain Districts), and prior to the paragraph entitled "AFFORDABILITY" insert a new paragraph to read as follows:

*"There is a temporary moratorium on accepting new applications under this section intended to allow the Town of Natick adequate time to undergo comprehensive review and planning, and revise this bylaw accordingly at a future Town Meeting. The moratorium period extends from March 2, 2022 (the date of legal notification of the enabling warrant article) for a period of 15 months thereafter, until May 1, 2023."*

## Article 26: Open Space Public Benefit Amenity

### MOTION

*Move to amend Section 200 – Definitions of the Natick Zoning Bylaw as follows:*

Modify the definition of Open Space Public Benefit Amenity by inserting the phrase "exclusive of setbacks" immediately after the phrase "excess pervious landscaping."

So that the amended definition shall read:

**Open Space Public Benefit Amenity:** A public benefit amenity in the form of a park or excess pervious landscaping, exclusive of setbacks, available for passive or active recreation, or leisure use, by the public and which may include an area or areas for trails and ways for pedestrians and non-motorized vehicles.