

DRAFT Dated 09.02.2022,  
revised on September 19, 2022  
Fall Town Meeting 2022

**Article 24, East Central/Union Street Intersection (southern side)** To see if the Town will vote to amend the Natick Zoning Bylaw and Zoning map for the area on the southern side of East Central Street and Union Street by creating a new zoning district as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding residential zoning districts, and by amending all other applicable sections of the Natick Zoning Bylaw and Zoning Map necessary to establish such district; or otherwise act thereon.

Amendments shown with ~~struck through~~ text are to be removed and underlined text is to be added, such ~~struck through~~ and underlines will be removed prior to publication in Zoning Bylaw upon approval.

1. Amend § II-A.1 by adding a new line as follows

Neighborhood Corridor NC

2. Amend §200 Definitions to add the following new ~~definitions~~

~~**Artisan and Creative Enterprise:** Individual and/or small scale firms that employ 10 or fewer employees, who are involved in the on-site production of hand-fabricated or hand-manufactured parts and/or custom or craft consumer goods through the use of hand tools or small-scale, light-mechanical equipment. Examples include apparel manufacturing, confectionery, small batch food production, jewelry making, wood and metalworking, pottery and glass making, and equivalents. Showrooms and ancillary sales of goods produced on premises are allowed. All noise, smoke, dust, odor, vibration, or similar objectionable features generated are minimized and confined to the premise.~~

~~**Creative Production:** A place or location where rehearsal, performance, broadcast, photography, podcast development, graphic design, print production, audio and video production, or the teaching of such like uses.~~

~~**Makerspace:** A collaborative workspace inside a building or portion thereof that is used for the on-site production of parts or finished products by an individual or shared use of hand tools, mechanical tools, and electronic tools. Such space may allow for the design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such products. Makerspaces may host classes or networking events that are open either to the public or to current prospective members.~~

~~**Brewery, Winery, Distillery, Cidery:** A facility in which alcoholic beverages are produced on-site, bottled, and sold. A tavern or restaurant use may be associated with the facility but shall not take up more than 40 percent of the footprint.~~

3. Amend § II-A.2 Use Regulations Schedule to add a new column titled NC, and amend each line as follows:

P – A permitted use

- Residential Uses: 4
- Recreational Uses: 11, 12,
- Business Uses: 22, 26, 27, 28, 33\*, 34, 36, 37, 38,
- Institutional Uses: 47, 48, 49, 50A,
- Uses associated with numbers 47, 48, 49, 50A, 52, 54, 55

O – An excluded or prohibited use

- Residential Uses: 1, 1A., 2, 3, 5, 8, 9,

**Commented [LA1]:** 09.19.2022, Remove proposed definition amendments, no amendments proposed for Section 200

- Recreational Uses: 10, 10A, 13, 14, 15, 16, 17,
- Business Uses: 21, 22A, 23, 23A, 24, 25, 30, 31, 31A, 31B, 32, 35,
- Industrial Uses: 40, 40A, 41, 42, 43, 44
- Institutional Uses: 46D, 51, 53, 53A, 53B, 53C,

#### A – Uses allowed under a Special Permit ...

- Residential Uses: 4, 6, 7
- Business Uses: 18, 19, 20, 22B, 26, 27A, 29, 34a, 38A, 38B
- Industrial Uses: 38C, 39, 39A
- Institutional Uses: 45, 46, 46A, 46B, 46C, 50, 50B,

4.3. To amend the Natick Zoning Bylaw by adding a new § III-EE Neighborhood Corridor, as follows:

### **Section III-EE Neighborhood Corridor**

#### 1. Intent

The Neighborhood Corridor (NC) serves as a transition from the Downtown Mixed-use (DM) Zoning District to the surrounding residential neighborhoods. To accommodate a variety of residential and non-residential uses, the NC encourages a variety of building types, while promoting redevelopment that establishes a strong pedestrian streetscape and a sense of place for residents, businesses, and visitors.

#### 2. Use Regulations

The NC encourages a mixture of businesses that support both abutting neighborhoods and the DM Zoning District. The following uses are allowed as specified, in addition to § II-A.2 Use Regulations Schedule.

a. The following uses ~~are permitted by right and~~ require site plan review approval and a special permit, and reviewed in compliance with MGL c 40A, Section 9.

- ~~1. Mixed-use (Mixed-use structures, where the first floor along properties located on East Central Street is utilized shall have a minimum of 50 percent of the first floor shall be utilized for non-residential uses when such property was utilized for non-residential uses).~~
- ~~2. Artisan and Creative Enterprise, Creative Production, and Makerspace~~
- ~~3. Personal services (Barbershop, hair stylist, spa)~~
- ~~4. Indoor athletic and exercise facilities~~
- ~~5. Bakery, professional kitchen, catering~~

b. ~~The following uses are permitted by special permit and site plan review~~

- ~~6. Brewer, Winery, Distillery, Cidery~~

#### 3. Dimensional and Density Requirements

- To support the transition between the DM and residential zoning districts, projects within the NC Zoning District shall comply with Section 3. Dimensional table, herein.

	Non-residential & Mixed-use	Residential Uses Only
Minimum Lot Area	<del>12,000sf</del> <u>10,000sf</u>	<u>7,000 sf</u>
Minimum Frontage	80 ft	<u>70 ft</u>
Minimum Front Yard Setback	<del>15</del> <u>20</u> ft	<u>20 ft</u>
Minimum Side Yard Setback	<del>12</del> <u>5</u> ft	<u>12 ft</u>
Minimum Rear Yard Setback	15 ft	<u>15 ft</u>
Maximum Lot Coverage	<del>90</del> <u>85</u> percent	<u>80 percent</u>
Minimum Landscaping/Open Space	<del>15</del> <u>10</u> percent	<u>20 percent</u>
Minimum Height	<u>30 ft/2 stories</u>	
Maximum Height	45 ft	<u>40 ft</u>

**Commented [LA2]:** 09.19.2022 per MGL c 40A, Section 9, a special permit issued by a special permit granting authority shall require a simple majority vote for any of the following: multi-family housing within .5 miles of a commuter rail station, and not provide less than 10 percent of the residential units as affordable

**Commented [LA3]:** 09.19.2022 Such amendment allows for properties currently utilized as residential to remain residential, while commercial properties on East Central Street retaining a portion of non-residential uses

**Commented [LA4]:** 09.19.2022 the Dimensional Table has been divided for residential only projects and non-residential/Mixed-use projects

09.19.2022 Please see attached table relative to existing conditions, proposed amendments are an effort to decrease non-conformity

- ~~2. Residential projects that are required to provide affordable units, may receive a density bonus to allow 10 percent deviation from Section 3.1, herein when the following criteria is met:~~
- ~~a. Increase from 10 percent to 15 percent total affordable units.~~
  - ~~b. Adequate off-street parking can be accommodated on site, or an alternative off-street parking plan has been developed. Such a plan shall be reviewed by a peer review consultant (MGL c 44, Section 53G) for review and approval. All agreements shall be recorded with the Middlesex Registry of Deeds.~~
  - ~~c. Architectural renderings and supporting documents that show the relationship of the impacts to abutting properties.~~
  - ~~d. Site plans and supporting documents that reflect necessary easement required or provided, as applicable.~~
  - ~~e. Community meeting held by the applicant with abutters to resolve any outstanding issues. The applicant will provide summary meeting meetings to the Planning Board.~~
  - ~~f. Any applicable, relevant studies or examples that support the requested relief.~~

**Commented [LA5]:** 09.19.2022 removed and information combined in Affordable section below

#### 4. Design Requirements

Projects within the NC Zoning District shall be evaluated in compliance with Section 4, herein.

##### a. Streetscapes

1. The front setback of a property is intended to be utilized for public space and landscaping. Designs should focus on pedestrians, and outdoor areas, in addition to landscape designs that support a vibrant pedestrian experience.
2. Streetscapes and facades shall be designed to the pedestrian scale to encourage pedestrian activity.
3. Bicycle racks and outdoor seating shall be incorporated along the street frontage of a project.

##### b. Landscape and Materials

1. The use of plazas, pocket parks, and courtyards should be used to expand pedestrian sidewalks and areas to accommodate community gatherings.
2. Areas for outdoor dining are strongly encouraged for all projects. Such an area shall be designed to allow proper circulation for all pedestrians.
3. The use of public art and murals is strongly encouraged within landscaped areas. Such public art or murals shall not be considered signage so as long as the company's name and/or corporate logo is not incorporated into the design.
4. Street trees shall be installed along the entire property frontage. The number of street trees shall equal one tree every 20 feet.
5. Paved areas shall include granite curbs and sidewalks constructed with brick or paver accents, especially in areas of high pedestrian activity.
6. Balconies and decks above the first floor can count up to 50 percent of the open space requirement for the Minimum Landscape/Open Space requirement outlined in Section 3.1, herein Said balconies can protrude a maximum of 5 feet into a setback, but shall allow for clearance underneath.

**Commented [LA6]:** 09.19.2022 increase from 25 to 50 percent with the intent of increasing the incorporation of outdoor space for the residents

##### c. Off-Street Parking and Circulation

1. A payment per Table 1: Incremental Parking Credit Schedule shall not be required for projects that provide less than the required number of off-street parking spaces provided per Section V-D.3. of the Zoning Bylaw. All non-residential projects shall provide a parking utilization study that shall be reviewed and approved by a peer review consultant MGL c 44, Section 53G).
2. The Applicant may provide off-street parking space as landscaped areas, which shall remain landscaped until such space is required by the project. Such space shall not contribute towards the Minimum Landscaping/Open Space.

3. A minimum of two Level 2 (or higher) electric vehicle (EV) charging shall be required for parking lots with more than 25 off-street parking spaces. The off-street parking lot shall also be constructed with appropriate conduits and space for transformers and switchgear to allow for future installation of electric vehicle (EV) charging stations for a minimum of 50 percent of the total off-street parking spaces, but not more than the total of the newly constructed parking spaces.

4. Sidewalks and meandering pathways are strongly encouraged to be incorporated throughout the site. Where a property directly abuts a public amenity (ex. park, school, town-building, etc.) a pedestrian connection shall be provided to the property line.

5. Adequate off-street parking can be accommodated on-site, or an alternative off-street parking plan has been developed. Such a plan shall be reviewed by a peer review consultant (MGL c 44, Section 53G) for review and approval. All agreements shall be recorded with the Middlesex Registry of Deeds.

5-6.

d. Service Areas and Utilities

1. Service bays and loading areas, dumpsters, and like equipment shall be located to the side or rear of a building and shall not be visible from roadways, abutting residential property, or open space areas. Such features shall be screened from the public view by an architectural form, fencing, and/or landscape materials. Dumpsters shall include a latching door lock system, which shall be closed and locked when not in use.
2. All utilities are required to be placed underground to minimize visual impacts on the district and prevent damage to utility lines. Where transformers, switch boxes, and other utility cabinets are required, the applicant shall locate these and other such mechanical components away from the front of the building.
3. Rooftop equipment shall be adequately screened so as not to be visible from the ground or adjacent buildings.

e. ~~Massing and Neighborhood~~ Character

~~1. Where a structure abuts a roadway and exceeds 40 feet in height. The top floor of the structure shall step back a minimum of 15 feet. Such space is encouraged to be used as usable outdoor space.~~

2-1. Where a structure abuts a single- or two-family structure the structure shall be designed to support a scape that supports a transition from a residential to a commercial zoning district.

3-2. The first floor of a structure that faces a roadway shall incorporate fenestrations, porches, and architectural elements.

4-3. The massing of the building shall be designed to correspond to a pedestrian scale and to encourage the structure to promote walkability.

5-4. A project may have more than one structure on a property, where such design decreases the bulk and massing.

5. Architectural renderings and supporting documents that show the relationship of the impacts to abutting properties.

f. Curb Cuts and Access Drives

1. The reduction and consolidation of curb cuts and the use of access driveways and alleyways with abutting properties are encouraged to the maximum extent possible and shall be permitted by-right.

~~g. Mixed use (Non-residential with Residential) and Multi-family Residential~~

~~1. Projects with frontage on East Central Street, shall provide the first floor as nonresidential space.~~

**Commented [LA7]:** 09.19.2022 removed with the intent of focusing on the pedestrian experience and promoting an interesting streetscape.

~~a. For residential portions of a project, a project shall provide 1.25 per unit; plus 1 visitor space per 4 units or a minimum of 2 visitor spaces, whichever is greater.~~

h. Affordable Housing

1. Projects over 5 residential units shall provide 1240 percent of the units as affordable. Fractional units shall be rounded up to the next whole number.

~~4.2.~~ Where residential units exist on the site, the number of existing units shall not be counted toward the determination of affordable units. However, if affordable units exist on the property they shall be retained in perpetuity but not counted towards required new affordable units. Where such affordable units exist but have not been recorded with DHCD under the LIP, the Application shall follow such procedures.

~~2.3.~~ All affordable units shall be provided onsite.

~~3.4.~~ Projects with residential components shall comply with Section V-J.1, 8, 9, 10, of the Natick Zoning Bylaw, in addition to compliance with DHCD and the LIP ~~program~~.

i. Historical Reuse

1. Where a structure is deemed to be historically significant by the Historic Commission or Historical District, or such property is a state or federal register. To promote the reuse of such historic structures, the Planning Board may exempt the structure by a four-fifths vote from lot coverage and setback requirements when a historic structure is incorporated into a project in the NC Zoning District.
2. The DRB and either the Historical District or Historic Commission shall provide requirements per the design standards set forth by the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67) to maintain the historical character of the property while providing incentives for preservation rather than razing a historic building.
3. In such case, the applicant may remove a portion of the historic structure, while preserving what is viewable from the street. Such permissions shall only be allowed by working with the DRB and either the Historical District or Historic Commission

5. Review Standards

The Planning Board in its regulation may establish standards for site plan review of activities and uses not covered herein, projects in the NC Zoning District shall at a minimum address:

1. Review of a project by Development Review Team (DRT) and letter of compliance with requirements of such Town requests to applicable bylaws, state regulations, etc.;
2. Review of a project by the Design Review Board (DRB) prior to a decision of the Planning Board;
3. Siting of structures and facilities that support a neighborhood corridor and a pedestrian-focused environment;
4. Utilization of sustainable, climate-sensitive, and environmentally conscious site design practices;
5. Incorporation and coordination of open space, natural features, and landscape design that emphasizes the function of natural, aesthetic, social, and recreational design;
6. Efficient circulation and connectivity that is safe and accessible for all;
7. Mitigation of impacts on public services and facilities;
8. Transition from abutting neighborhood scale to DM Zoning District.
9. Community meeting held by the applicant with abutters to resolve any outstanding issues. The applicant will provide summary meeting meetings to the Planning Board.

6. Compliance

Projects within the NC shall comply with this section of the Bylaw. Wherever a conflict exists between two Sections, this section shall prevail.

~~45.~~ To amend the Natick Zoning Bylaw § VI-DD.2.A.a.1 by adding a new line Neighborhood Corridor – NC

~~56.~~ To amend the Natick Zoning Bylaw § VI-DD.2.B.a) by adding a new line Neighborhood Corridor – NC

~~76.~~ To amend the Natick Zoning Map by creating a new Neighborhood Corridor Zoning District, as follows:

Rezone parcels 57 East Central Street (44-0000244), 59 East Central Street (44-0000243), 63 East Central Street (44-0000242), 67 East Central Street (44-0000241), 4 Grant Street (44-0000219), 6 Grant Street (44-0000220A), 6 Grant Street (44-0000220B), 6-off Grant Street (44-0000220C), 2 Union Street (44-0000240), and 5 Union Street (44-0000239) from Residential General (RG) Zoning District to a new Neighborhood Corridor (NC) Zoning District; and rezone parcels 69 East Central Street (44-0000266), 77 East Central Street (44-0000267), 85 East Central Street (44-0000268), 93 East Central Street (44-0000269), 99 East Central Street (44-0000270) from Administrative and Professional (AP) Zoning District to Neighborhood Corridor (NC) Zoning District. The respective frontage to the centerline of the roadway shall be further rezoned as Neighborhood Corridor (NC) Zoning District.