

Article 29

Move to amend the Natick Zoning Map, as follows:

- Rezone the parcel identified by the Town Assessor’s records as 17-00000008 from Industrial-II (I-II) to Highway Mixed-I (HM-I), with HM-I zoning extending south of the property to the center line of Route 9, including the Speen Street on-ramp
- Rezone the parcel identified by the Town Assessor’s records as 17-0000005C from Commercial-II (C-II) to Highway Mixed-I (HM-I)
- Rezone the respective frontage of 17-0000009A, 17-0000009B (13 Superior Drive), 17-0000005C, and 17-0000005A of each parcel frontage to the centerline of the roadway as Highway Mixed-I (HMI-I)

Article 28

I. Move to amend Section 200 – Definitions to insert immediately after the definition Building-Mounted Wireless Communications Facility (BMWCF) two new definitions Small Corporate Campus Parcel and Large Corporate Campus Parcel as follows:

Corporate Campus Parcel, Small: A single parcel or multiple parcels in common ownership or agreement that is eighty thousand (80,000) to two hundred thousand (200,000) sf of land located within the Highway Mixed-use – I (HM-I) Zoning District.

Corporate Campus Parcel, Large: A single parcel or multiple parcels in common ownership or agreement that is more than two hundred thousand (200,000) sf of land located within the Highway Mixed-use – I (HM-I) Zoning District.

II. Move to amend Section III-B to allow for the clarification of types of parcels, and clarification of what is allowed in the HM-I Zoning Districts, as follows

III-B HIGHWAY MIXED USE - (HM-I) DISTRICTS ~~USE REGULATIONS~~

1. Purposes and Intent

To support and encourage the expansion of businesses, the Highway Mixed Use – I (HM-I) Zoning District provides opportunity for development and infill opportunities within one of Natick’s economic hubs. The HM-I intends to promote redevelopment of underutilized sites that seek to strengthen and diversify the Town’s employment and tax base, as outlined in the Natick 2030+ Comprehensive Master Plan.

~~Only those uses provided for below are permitted or allowed in a Highway Mixed Use – I (HM-I) District. To the extent permitted by law, all other uses are prohibited.~~

42. Development Scale

- a. The HM-I divides development opportunities into small and large campuses. Campuses can either be a single parcel or multiple parcels that are in common ownership. Parcels within a campus may be separated by a public street, public utility easement, or Town accepted right of way.
- i. Small Corporate Campus Parcels are eighty-thousand (80,000) to two hundred thousand (200,000) square feet of land; or
 - ii. Large Corporate Campus Parcels are greater than two hundred thousand (200,000) square feet of land.

3. Use Regulations for the HM-I

a. Small Corporate Campus Parcel By-right Uses: Permitted Uses: The following uses are permitted as of right by site plan review on all premises in HM-I Districts:

- aj. Any use permitted as of right in Industrial Two (IN-II) Districts.
- ib. Indoor Wireless Communications Facility (IWCF). (Art. 30, Fall ATM, 10/8/98)

b. Small Corporate Campus Parcel Special Permit Uses: 2—The following uses are permitted by a special permit and site plan review: Allowed Uses: The following uses are permitted on all premises in the HM-1 District provided that a Special Permit is obtained from the Special Permit Granting Authority (SPGA) in accordance with the requirements of this Bylaw. (Art. 29, Fall ATM, 10/8/98)

- aj. Any use permitted with a Special Permit in Industrial Two (IN-II) Districts.
- bij. Licensed Nursery Schools and/or Daycare Centers (Art. 16, 1987 ATM, 10/6/87)
- ei. Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower. (Art. 30, Fall ATM, 10/8/98)

3c. Large Corporate Campus Parcel By-right Uses:—Permitted Uses—Large Parcels: The following uses are permitted by site plan review:

In addition to the foregoing uses, the following uses are permitted in HM-I Districts on premises with minimum lot area in excess of 200,000 square feet and conforming to requirements of Section III-B(5) hereinafter set forth:

- aj. Business or professional office or agency; bank or other financial institution; administrative office; clerical office; statistical office; establishment for research and/or development; craft, consumer, professional or commercial service establishment dealing directly with the general public; business training center;
- bij. (Reserve Space) (Art. 2, S.T.M. #1, 1/23/96);
- ei. (Reserve Space) (Art. 2, S.T.M. #1, 1/23/96);
- div. The storage and parking of motor vehicles, with no provision for operations incidental to the servicing of such vehicles;
- ev. Printing or publishing establishment;
- evi. Restaurant, tearoom, lunchroom or other eating establishment serving food and beverages on the premises, and/or serving food and beverages and providing live or mechanical entertainment, and/or servicing customers outside of the building and/or serving premises of a hotel with or without accompanying entertainment, including without limitation all restaurants, cocktail lounges, room service facilities, and meeting and function rooms on hotel premises; provided any portion of a structure dedicated to such use is located at least 100 one hundred (100) feet from the nearest residentially zoned district;
- evii. Library; museum;

hvjii. Hotel; motel.

4d. ~~The following uses are permitted by a special permit and site plan review on Corporate Campus Parcels in the in HM-I District; Allowed Uses Large Parcels: In addition to the foregoing uses, the following uses are permitted in HM-I Districts on premises with minimum lot area in excess of 200,000 square feet and conforming to the requirements of section III B (5) hereinafter set forth provided a Special Permit is obtained from the Special Permit Granting Authority (SPGA) in accordance with the requirements of this Bylaw (Art. 29, Fall ATM, 10/8/98):~~

~~aj. Indoor and/or outdoor amusement or recreational uses, excluding outdoor movie theaters, provided that any portion of a structure dedicated to such uses is located at least one (100) feet from the nearest residentially zoned district and that golf shall be by natural light only;~~

~~bji. Private landing area to be used solely for the landing, taking off and storage of helicopters.~~

54. Intensity Regulations and Development Requirements— ~~Large Parcel Uses:~~

~~a. Setback Modifications~~

~~i. Where parcels of land within a Small or Large Corporate Campus Parcels are separated by a road, easement, or way, the front yard setback can be decreased to 20 feet where the setback area is landscaped with at least one street tree per 50 feet of frontage.~~

~~ii. A front setback of 60 feet from Worcester Street (Route 9) shall not be decreased.~~

~~iii. The SPGA may by special permit decrease the side and rear setback to 20 feet if it is determined that such separation promotes the intent of a campus design and the setback area is designed as open space.~~

~~Where uses exist or are proposed which are permitted by Sections III B (3) or III B (4) hereof, the following intensity regulations shall apply in lieu of the intensity regulations set forth in Section IV-B. (Where no such uses exist, the applicable intensity regulations of Section IV-B shall apply. Furthermore, the general requirements of Section IV-A of these By-Laws shall apply):~~

~~a. Minimum lot area: 200,000 Square feet.~~

~~b. Minimum continuous frontage: 200 feet.~~

~~c. Minimum depth: 200 feet.~~

~~d-b. Review Standards and Procedures~~

~~The Planning Board may adopt, and from time to time revise and amend, design standards and guidelines that will be applicable to all projects within the HM-I district. Such standards and guidelines shall be consistent with and promote the Purpose and Intent of the HM-I district and Natick 2030+.~~

~~Minimum front yard: 85 feet (excluding staircases, ramps and other facilities required by law for the safe use of the structure).~~

~~e. Minimum side yard and rear yard: Where side yards or rear yards abut premises used for residential purposes, such yards shall maintain the following depth along said boundaries; one and one half (1-1/2) times the height of the structure located adjacent to said side yard or rear yard but not less than fifty (50) feet in width. There shall be excluded from the computation of side and rear yard depth, protrusions for staircases, ramps, and other facilities required by law for the safe use of the structure.~~

~~f. Maximum building coverage: 50% including accessory buildings.~~

Commented [1]: 01.11.2023: relocate a, b, c, d, f, g to Section IV.B Intensity Regulations by Zoning District

Commented [2]: 03.01.2023: Same requirements as outlined in Section IV-B

Commented [3]: 03.01.2023: Same requirements as outlined in Section IV-B

Commented [4]: 03.01.2023: Same requirements as outlined in Section IV-B

Commented [5]: 03.01.2023: Same requirements as outlined in Section IV-B

Commented [6]: 03.01.2023: Same requirement as outlined in footnote b. of Section IV-B

Commented [7]: 03.01.2023: Same requirements as outlined in Section IV-B

~~g. Maximum height of buildings: 75 feet.~~

~~ch. _____ Open space requirements~~

~~i. A landscape buffer shall be a minimum of per lot. A strip of landscaped open space at least four ten (4) feet in width shall be and shall be maintained at all side lot lines and rear lot lines yards that do not abut a parcel in common ownership.~~

~~ii. A landscape buffer shall be a minimum of twenty-five feet in width and shall be maintained at all side and rear yards that Along those portions of lot lines that abut residentially zoned districts, there shall be created and maintained a strip of landscaped open space of at least twenty (20) feet in width (including the foregoing strip) for any lot whose area is more than five (5) acres but less than ten (10) acres, with the ten (10) additional feet of width for each additional five (5) acres of lot area, but in no event shall it be required that any such open space be more than fifty (50) feet in width. Moreover, it~~

~~iii. A landscape buffer shall not be required that any sue whereh open space be is wider than the width of the respective existing side, rear or front yard of the premises, as the case may be, so long as such yard conforms with to the requirements of these By-Laws.~~

~~iv. All such A landscaped open spaces buffer may be interrupted for pedestrian, vehicular, and utility installation and access.~~

~~v. All landscaping shall be constructed and maintained as provided in Section IV-B(x) of these By-Laws.~~

~~vi. No additional buffers shall be required under this Section at property lines at which the requirements of these By-Laws for landscaping adjacent to rights-of-way are satisfied.~~

~~i. Structures in existence January 1, 1979: Notwithstanding the foregoing requirements, structures in existence on January 1, 1979, and improvements thereto, such as the addition of access and egress facilities, addition of new building facades and the addition of structural supports, shall be deemed to satisfy the requirements of (d), (e) and (g) of this subsection. In addition, any structure in existence on January 1, 1979 may be altered and improved to a height in excess of seventy five (75) feet so long as such alteration and improvement does not exceed the height of the highest portion of that structure in existence on January 1, 1979.~~

~~(Art. 1, S.T.M. March, 1979)~~

Commented [LA8]: 03.20.2023: Planning Board voted with the deletion of four and the replacement of 10. This will be re-voted on 03.29.2023 to leave this at four feet

III. To amend the Natick Zoning Bylaw § IV-B Intensity Regulations by Zoning District to insert immediately below the row for IN-II & HM-1 a new row for HM-I (Large Corporate Campus Parcel); and further to amend existing line IN-II** & HM-1; and amend existing footnote b. and insert new associated footnotes, as follows**

District Designation	Area	Cont. Frontage	Depth	Front	Side	Rear	Maximum % Building coverage (including Accessory Building)	Maximum Height of Building (c)*	Open Space Requirement per lot
IN-II** & HM-1 (Small Corporate Campus Parcel)-4	80,000	200(e)	200	85 (b)	100 (b) (cc)	100 (b) (cc)	50 (ee)	80 ft. HM-1 - No limit	None

HM-I (Large Corporate Campus Parcel)	200,000	200	200	30 (cc) (dd)	60 (cc) (dd)	60 (cc) (dd)	75 (ee)	80	15% (ee)
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- b. Applies only to premises abutting a residential district (RG, etc.), otherwise for Commercial (CI) may be 0 ft. side yard; Highway Mixed Use (HM-I) shall be not less than 40 ft. for side and rear yards; and for Industrial (IN-II) ~~and Highway Mixed Use (HM-I)~~ shall be 1 ½ times the height of building, but not less than 40 ft. (Art. 45 A.T.M 1962) and (Art. 1 S.T.M. 3/20/79). In the HM-I District, the SPGA may by Special Permit modify the front, side, and rear setback requirements if the SPGA determines that a project qualifies for modified side or rear setback pursuant to Section III-B.3.c.vi.
- cc. See section III.B.4 of the Natick Zoning Bylaw.
- dd. Minimum front, side and rear yards exclude staircases, ramps and other facilities required by law for the safe use of the structure.
- ee. Across the lots or lots comprising a Corporate Campus Parcel.

Commented [9]: 01.11.2023: cut and pasted from Section III.B.5d.
03.01.2023: Added side and rear to this footnote as these features are likely to be designed on the sides and rears of buildings

IV. Amend Section 324, Intensity Regulations to add a new sub-section deferring compliance for intensity regulations to the underlying Zoning District, HM-I that identify as a Corporate Campus Parcel.

324.6.8 FAR for Highway Mixed Use – I (HM-I) Zoning District
Parcels that identify as a lot or lots comprising a Corporate Campus Parcel that are in the Highway Mixed Use – I (HM-I) Zoning District shall comply with the Building Coverage requirements set forth in Section IV.B for the HM-I District, and not the FAR requirements set forth in the regulations of this Highway Overlay District.

V. Amend Section 325, Open Space Requirement to add a new sub-section deferring compliance for open space requirements to the underlying Zoning District, HM-I for parcels that identify as a Corporate Campus Parcel.

325.6 Open Space Requirements for Highway Mixed Use – I (HM-I) Zoning District
Parcels that identify as a lot or lots comprising a Corporate Campus Parcel that are in the Highway Mixed Use – I (HM-I) Zoning District shall comply with the Open Space Requirements outlined in Section III-B.3, Highway Mixed Use – (HM-I) District and Section IV-B for the HI-I District, and not the LSR requirements set forth in the regulations of this Highway Overlay District.

VI. Amend Section 326, Dimensional Regulations to add a new sub-section deferring compliance for density requirements to the underlying Zoning District, HM-I for parcels that identify as a Corporate Campus Parcel.

326.5 Dimensional Regulations for Highway Mixed Use – I (HM-I) Zoning District
Parcels that identify as a Corporate Campus Parcel that are in the Highway Mixed Use – I (HM-I) Zoning District shall comply with the Dimensional Regulations outlined in Section III-B.3, Highway Mixed Use – (HM-I) District.