

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.

MOTION A – Comprehensive Update to the Highway Mixed Use-I (HM-I)

Move that the Town vote to amend the Natick Zoning Bylaw by deleting § III-B, Highway Mixed Use-I (HM-I) Districts Use Regulations in its entity, and replacing with a new § III-B Highway Mixed Use-I (HM-I) District

Move to add new § III-B Highway Mixed Use-I (HM-I) District to read as follows:

III-B HIGHWAY MIXED USE - (HM-I) DISTRICT

1. Purpose 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 Natick’s long range planning documents.

2. 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; 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: The following uses are permitted by site plan review:
 - i. Any use permitted as of right in Industrial-II (IN-II) Districts.
 - ii. Indoor Wireless Communications Facility (IWCF). (Art. 30, Fall ATM, 10/8/98)
- b. Small Corporate Campus Parcel Special Permit Uses: The following uses are permitted by special permit and site plan review:
 - i. Any use permitted with a Special Permit in Industrial-II (IN-II) Districts.
 - ii. Licensed Nursery Schools and/or Daycare Centers (Art. 16, 1987 ATM, 10/6/87)
 - iii. 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)
- c. Large Corporate Campus Parcel By-right Uses: The following uses are permitted by site plan review:

- i. 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;
 - ii. (Reserve Space) (Art. 2, S.T.M. #1, 1/23/96);
 - iii. (Reserve Space) (Art. 2, S.T.M. #1, 1/23/96);
 - iv. The storage and parking of motor vehicles, with no provision for operations incidental to the servicing of such vehicles;
 - v. Printing or publishing establishment;
 - vi. 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 one hundred (100) feet from the nearest residentially zoned district;
 - vii. Library; museum;
 - viii. Hotel; motel.
- d. Large Corporate Campus Parcel Uses Allowed Under Special Permit: The following uses are allowed by special permit and site plan review:
- i. 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 hundred (100) feet from the nearest residentially zoned district and that golf shall be by natural light only;
 - ii. Private landing area to be used solely for the landing, taking off and storage of helicopters.

4. Intensity Regulations and Development Requirements

- a. Setback Modifications
 - i. Where parcels of land within a Small or Large Corporate Campus Parcel are separated by a road, easement, or way, the front yard setback can be decreased to twenty (20) feet where the setback area is landscaped within at least one (1) street tree per fifty (50) feet of frontage.
 - ii. A front setback of sixty (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 twenty (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.
- 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.
- c. Open Space Requirements
 - i. A landscape buffer shall be a minimum of four (4) feet in width and shall be maintained at all side and rear yards that do not abut a parcel in common ownership.

- ii. A landscape buffer shall be a minimum of twenty five (25) feet in width and shall be maintained at all side and rear yards that abut residentially zoned districts.
- iii. A landscape buffer shall not be required where open space is wider than the width of the respective existing side, rear or front yard of the premises, so long as such yard conforms to the requirements of these By-Laws.
- iv. A landscaped buffer may be interrupted for pedestrian, vehicular, and utility installation and access.
- v. All landscaping shall be constructed and maintained as provided in § VI-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.

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

Move to amend the Natick Zoning Bylaw 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 Small or Large 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 § IV.B for the HM-I Zoning District, and not the FAR requirements set forth in the regulations of this Highway Overlay District.

Move to amend the Natick Zoning Bylaw 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 Small or Large Corporate Campus Parcel that are in the Highway Mixed Use – I (HM-I) Zoning District shall comply with the Open Space Requirements outlined in § III-b.3, Highway Mixed Use – I (HM-I) Zoning District and § IV-B for the HM-I Zoning District, and not the LSR requirements set forth in the regulations of this Highway Overlay District.

Move to 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 Small or Large Corporate Campus Parcel that are in the Highway Mixed Use – I (HM-I) Zoning District shall comply with the Intensity Regulations and Development Requirements set forth in § III-B.4, Highway Mixed Use – I (HM-I) Zoning District.

MOTION B – Amend Definitions; and Dimensional and Density Regulations

Move that the Town vote to amend Section 200 (Definitions), Section IV-B (Intensity Regulations by Zoning District), and Section V-H (Signs and Advertising Devices) of the Natick Zoning Bylaws, as follows:

Move to amend Section 200 – Definitions by inserting immediately after the definition for Building-Mounted Wireless Communications Facility (BMWCF):

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.

Move to amend the Natick Zoning Bylaw § IV-B Intensity Regulations by Zoning District to insert immediately below the row for IN-II** & HM-I one new row: one for HM-I (Large Corporate Campus Parcel); and further amend row IN-II** & HM-I, 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-I (Small Corporate Campus Parcel)-4	80,000	200(e)	200	85 (b)	100 (b) (cc)	100 (b) (cc)	50 (ee)	80 ft. HM-I - No limit	None
HM-I (Large Corporate Campus Parcel)	<u>200,000</u>	<u>200</u>	<u>200</u>	<u>30 (cc)</u> (dd)	<u>60</u> (cc) (dd)	<u>60 (cc)</u> (dd)	<u>75 (ee)</u>	<u>80</u>	<u>15% (ee)</u>

Move to amend the Natick Zoning Bylaw § IV-B Footnotes to Intensity Regulations to amend Footnote b. after “otherwise for Commercial (CI) may be 0 ft. side yard; insert phrase

Highway Mixed Use-I (HM-I) shall be not less than forty (40) feet for side and rear yards; and for Industrial (IN-II) shall be 1 ½ times the height of building, but not less than forty (40) feet (Art. 45 A.T.M 1962) and (Art. 1 S.T.M. 3/20/79).

After the and for Industrial (IN-II) delete the phrase

and Highway Mixed Use – (HM-I)

And to insert sentence at the end of the paragraph to read

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.

So that it now reads

- b. Applies only to premises abutting a residential district (RG, etc.), otherwise for Commercial (CI) may be zero (0) feet side yard; Highway Mixed Use-I (HM-I) shall be not less than forty (40) feet for side and rear yards; 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 § III-B.4.

Move to amend the Natick Zoning Bylaw § IV-B Footnotes to Intensity Regulations to amend Footnote by adding three new footnotes after Footnote BB. To read

- cc. See §III.B.4 of the Natick Zoning By-Law.
- 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 constituting a Small or Large Corporate Campus Parcel.