

### **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. 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. 28, Spring ATM, 05/02/2023)

### **III-D USE REGULATIONS FOR LC DISTRICTS:**

1. DIMENSIONAL AND DENSITY REQUIREMENTS. The following intensity regulations shall apply in addition to the general requirements of Section IV-A of these By-Laws in an LC District:
  - a. MINIMUM LOT DIMENSIONS: Area = 40,000 square feet, but where adjacent lots in an LC District share a common driveway, or common access ways, any of the lots may have an area as low as 20,000 sq ft.; Continuous frontage = 200 ft., but where adjacent lots in an LC District share a common driveway, or common access ways, any of the lots may have a frontage as low as 120 feet; Depth = 40 ft.
  - b. MINIMUM YARD DIMENSIONS: Front yard = 50 ft., but where the depth of an LC lot, measured at its point of greatest depth is 150 ft. or less, the front yard dimension may be one-third of the depth, but in no case less than 25 feet; side yard = 40 feet; rear yard = 40 ft.
  - c. MAXIMUM % BUILDING COVERAGE (include any accessory building): 20 %
  - c. MAXIMUM HEIGHT OF BUILDING AND/OR STRUCTURES: 35 feet; however, if the State Building Code is more restrictive then such Code height limitations shall govern.
  - d. MINIMUM OPEN SPACE REQUIREMENT PER LOT: 10%.

(Art. 6 S. T. M. March 20, 1979)

### **III-E DOWNTOWN MIXED USE DISTRICT DM**

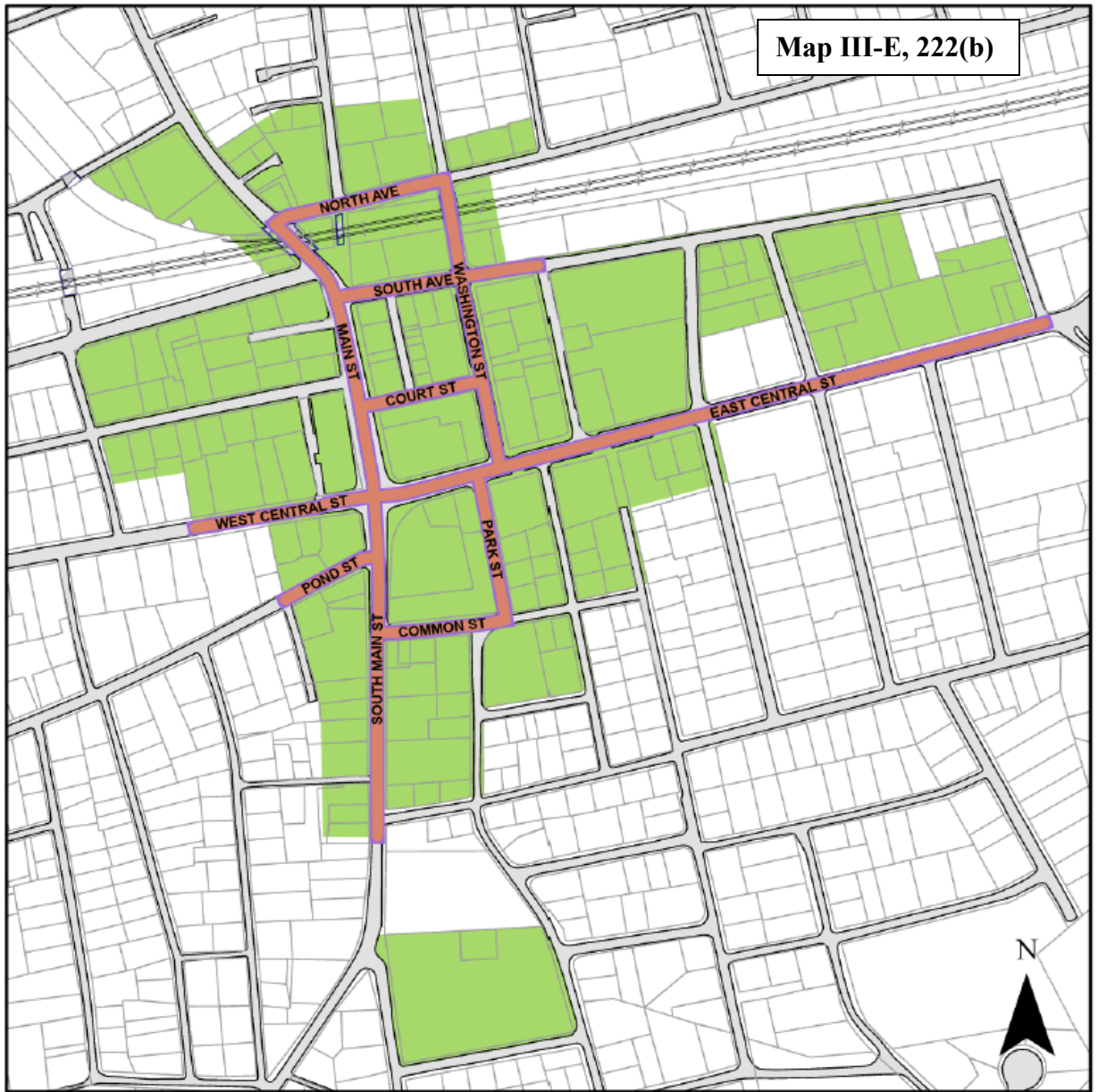
1. PURPOSE AND INTENT:

To establish a compact business center which does not include noxious or land-expansive uses, is centrally located, and is designed primarily for pedestrian shoppers. Some multi-family dwellings may be included to provide economic viability to such center while adding to the housing stock of the community. The DM District is intended to apply only to the central business area in the vicinity of the intersection of Routes 135 and 27.

2. MULTI-FAMILY DWELLINGS IN THE DM DISTRICT: Multi-family dwellings, provided that:

- a. the Special Permit Granting Authority specifically determines that adequate provision has been made for off-street parking;
- b. all provisions of Section V-J are met to the satisfaction of the Special Permit Granting Authority. (Art. 32, Fall TM 10/16/18) (Art. 52, F.T.M. 10/17/17) (Article 29, Fall TM 10/15/19)
- c. Habitable Rooms of multi-family dwellings may be located on the first floor of any structure in the DM district except on:
  - Main Street in its entirety, from West/East Central Street to North Avenue;
  - South Main Street from West/East Central Street to south boundary of DM district;
  - North Ave from North Main Street to Washington Street;
  - South Ave from Main Street to Clarendon Street;
  - Pond Street from South Main Street to the west boundary of the DM district;
  - East Central Street from Main Street to east boundary of DM district;
  - West Central Street from Main Street to west boundary of DM district
  - Common Street from South Main Street to Park Street;
  - Court Street in its entirety;
  - Park Street in its entirety;
  - Washington Street from East Central to North Avenue.

As shown on Map III-E, 2(b)



(Art. 4, Fall T.M. 10/20/20)

### 3. DIMENSIONAL AND DENSITY REQUIREMENTS

- a. MINIMUM LOT DIMENSIONS: Area - 10,000 square feet; continuous frontage - 80 feet; depth - 120 feet.
- b. MINIMUM YARD DIMENSIONS:
  1. Front Yard – fifteen (15) feet or any lesser amount by special permit provided that the SPGA finds that the following criteria have been met:
    - i. Adequate sidewalk width is available to support the anticipated level of activity and usage;

ii. the placement of the building is generally consistent with that of other buildings on the streets; and

iii. the placement of the building supports a walkable pedestrian area.

2. Side Yard – Ten (10) feet where premises abut a residential district, otherwise none required.

3. Rear yard – Twenty (20) feet. (Art. 3 Fall T.M. 10/20/20)

c. MAXIMUM PERCENTAGE BUILDING COVERAGE:

(Includes any accessory building): 60 %.

d. MAXIMUM HEIGHT OF BUILDING AND/OR STRUCTURES:

Fifty (50') feet. However, height may be as much as sixty (60') feet if there are one or more existing buildings within 200 feet of the premises on a lot with frontage on the same side of the same street having a building height equal to the height of the proposed structure. For the purpose of the preceding clause only, the building height of existing buildings within 200 feet of the premises shall not include roof tanks and their supports, ventilating, air conditioning and similar building service equipment; steeples, chimneys, railings, skylights and other similar features of buildings; fixtures and equipment used for the wireless transmission and reception of radio signals, including but not limited to antennae, communication dishes and similar devices, monopoles, and lattice towers. No part of a building lying within twenty (20') feet of a residential district boundary may exceed forty (40') feet.

(Art. 6, S.T.M. #2, 10/10/00)

e. MINIMUM HEIGHT OF BUILDINGS:

Building height for any new building shall equal at least thirty (30) feet.

(Art. 6, S.T.M. #2, 10/10/00)

f. OPEN SPACE REQUIREMENT PER LOT:

Ten (10%) percent which is landscaped and at grade level; provided that any structure in existence on January 1, 1987 may be altered and improved without increasing the open space in existence on January 1, 1987. (Art 47 S.T.M. April 7, 1987)

#### 4. DESIGN REVIEW BOARD

##### A. PURPOSE

It is the intent of this Section to provide detailed review of exterior alterations made to structures having substantial impact on the Natick Downtown Mixed Use District, to prevent blight, to enhance the natural and aesthetic qualities of the Downtown, to conserve the value of land and buildings, and to protect and preserve the historic and cultural heritage of the Downtown and its surrounding neighborhoods.

##### B. DESIGN REVIEW BOARD COMPOSITION

For the purposes of this Section III-E.4, the Design Review Board shall be appointed

by the Planning Board and the Natick Board of Selectmen to consist of five (5) Town residents as follows:

1. A member of the Planning Board or designee,
2. A person appointed by the Planning Board qualified by training and experience in Landscape design,
3. A person appointed by the Planning Board qualified by training and experience in Architecture design,
4. A person appointed by the Board of Selectmen who serves on the Historic Commission,
5. A person appointed by the Board of Selectmen who serves on a Downtown Business organization.

Members shall serve for three (3) years or until their successors are appointed, except that the members listed under paragraphs 2 and 4 above shall serve for two (2) years in their initial term, and the member listed under paragraph 3 above shall serve for one (1) year in his or her initial term.

#### C. AUTHORITY AND SPECIFIC POWERS

The Design Review Board shall review requests for sign permits, new construction, or any other exterior alterations or modifications to a building, with the exception of single- and two-family dwellings, that require a special permit or variance. It shall evaluate such requests based on Part D – Design Criteria of this section. All requests must be submitted to the Design Review Board prior to application to the Special Permit Granting Authority or Permit Granting Authority. A written determination must be made within thirty (30) days after the filing of the application or such further time as the applicant may in writing allow. Its findings, along with any restrictions and/or conditions, shall be submitted in writing to the Special Permit Granting Authority or Permit Granting Authority. These comments may also be incorporated in the recommendations of the Planning Board to the Special Permit Granting Authority or Permit Granting Authority. All decisions and reports of the Design Review Board shall be advisory only.

#### D. DESIGN CRITERIA

The Design Review Board shall review requests for Special Permits under this Section based on the following standards:

1. Preservation and enhancement of landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. Relation of buildings to environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed building. Proposed buildings shall be related to their surroundings with respect to:

- a. height
  - b. street façade
  - c. rhythm of solids and voids
  - d. spacing of buildings or signs
  - e. materials, textures, and color
  - f. roof slopes
  - g. scale
3. Open space. All open space (landscaped and usable) shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties.
  4. Signs and advertising devices. The size, location, design, color, texture, lighting, and materials of signs and advertising devices shall be in harmony with significant architectural features of existing and proposed buildings and structures and with surrounding properties.
  5. Heritage. Removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
  6. The Design Review Board may, in its discretion, determine and apply additional Design Criteria that further the purposes of this bylaw.
- E. DESIGN GUIDELINES HANDBOOKThe Design Review Board shall publish and make available to the public on request a booklet of guidelines based on the specific Design Criteria cited in Part D to effectuate the purposes of this Section.

(Art. 21, Fall A.T.M., 10/21/03)



## **Section III-EE Center Gateway (CG)**

### **1. Purpose and Intent**

To accommodate a variety of residential and non-residential uses, the CG district encourages a variety of building types while promoting redevelopment with a strong multi-modal streetscape and a physical form and design character that signals a transition to and from surrounding districts in relation to the Downtown Mixed Use (DM) district.

### **2. Use Regulations for CG Districts**

- a. Projects within the CG district may include two or more uses as identified in the CG District in § III-A.2. Use Regulation Schedule.
- b. All projects within the CG district shall be subject to Site Plan Review under § VI-DD of this Bylaw.
- c. Projects with four or more new residential units shall comply with §V-J.
- d. Projects within the CG district may have more than one building per lot.
- e. Projects with frontage on East Central Street and/or Union Street shall provide a minimum of 50 percent of the first floor for non-residential uses.

### **3. Design Review Board (DRB)**

The Design Review Board, established under Section III-E.4 of this Bylaw, shall in addition to and consistent with its authority and specific powers set forth in Section III-E.4.C provide a written recommendation to the Planning Board relative to the design of the project, in accordance with Section III-E.4.D.1-6

### **4. 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 CG district. Such standards and guidelines shall be consistent with and promote the Purpose and Intent of the CG district.

### **5. Compliance**

Projects within the CG shall comply with this Section III.EE. Wherever a conflict exists between two sections, this Section III.EE shall prevail.

(Article 24, Spring ATM, 05/02/2023)