

ARTICLE 16

Amend Zoning Bylaw: Use Regulation (Zoning Districts)

To see if the Town will vote to amend the Natick Zoning Bylaw by relocating and amending use-related language from individual zoning district sections of the Zoning Bylaw to § III-A.2 (Use Regulation Schedule) with affected sections including but not limited to § III-B Highway Mixed Use-I (HM-I) Districts Use Regulations; §III-C Highway Mixed Use II (HM-II) Districts Use Regulations; §III.D Use Regulations for LC Districts; §III.E Downtown Mixed Use (DM); III-EE Center Gateway District; or act in any other manner in relation thereto.

MOTION A – Move to amend Section III-A.2 Use Regulation Schedule to include Use Categories and permitting requirements from Section III-B.3, Sections III-D.1.a-s and III-D.2.a-I, Sections III-E.2.a.1-28 and III-E.2.b.2-13, Section III-EE.2.b

1. Set up Section III-A.2 Use Regulation schedule

Delete

- All ‘(*)’ from the Downtown Mixed Use (DM) permitting requirement column (except for Use Category M1.)

Insert

- Three new permitting requirements columns after the ‘CG’ column: two column titled ‘HMI’ and one column titled ‘LC’
- A new endnote ‘a’ in the HMI Zoning District column, to read HMI^a. Endnote ‘a’ will read ‘Highway Mixed-use – I (HM-I) District, Small Corporate Campus Parcel permitting requirements’
- A new endnote ‘b’ in the HMI Zoning District column, to read HMI^b. Endnote ‘b’ will read ‘Highway Mixed-use – I (HM-I) District, Large Corporate Campus Parcel permitting requirements’

2. Use Categories and permitting requirements

Amend

- Where Use Categories in Sections III-B.3, Sections III-D.1.a-s and III.D.2.a-I, Sections III-E.2.a.1-28 and III-E.2.b.2-13, and Section III-EE.2.b are the same as the existing Use Categories in Section III-A.2 the permitting requirement will be inserted into the appropriate Zoning District cell for the respective Use Category.
- Where Use Category is similar but different or requires a reference for further requirements or explanation an endnote will be provided in the respective cell for the Zoning District and Use Category

Insert

- Where a Use Category from Sections III-B.3, Sections III-D.1.a-s and III.D.2.a-I, Sections III-E.2.a.1-28 and III-E.2.b.2-13, and Section III-EE.2.b does not exist a new Use Category line will be added below a similar existing Use Category. When required for clarification an endnote is provided

3. Clean up footnotes and permitting requirements

Delete

- From footnotes reference to ‘HM-I’ and ‘LC’ to read ‘Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3’ for all occurrences
- From footnotes that follow Use Category A7. delete language that reads ‘HM-I - See Highway Mixed Use-I District regulations at Section III-B.’, ‘LC - See Limited Commercial District regulations at Section III-D.’, and ‘(*)DM - See Downtown Mixed Use Regulations in Section III-E’
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Insert/Amend

- Footnote that follows Use Category ‘F15.’ titled ‘Note 2’ to delete ‘22B.’ and replace with ‘F5.’ to read ‘Note 2: F5. Body Art Establishments: Body Art Establishments shall be allowable only on parcels of land situated within the Regional Corridor (RC) overlay district upon the grant of a special permit by the Planning Board acting as a Special Permit Granting Authority (SPGA). This use is prohibited on all parcels which are not located totally within the RC overlay district and specifically prohibited on any premises zoned Highway Mixed Use III (HM-III), even if said HM-III premises are overlaid by the RC zoning district.’
- Footnote that follows Use Category ‘F15’ delete reference to ‘38A.’ and replace with ‘F10.’ to read ‘ “*Use F10. Ancillary Outlet shall not be permitted in any Industrial Zones covered by or underlying the Regional Center Overlay District or HOOP Overlay Districts. The Ancillary Outlet Setback from a residential zone to an Ancillary Outlet inclusive of its outside parking and vehicular access is 85 feet. (Art. 28, Spring Town Meeting, 4/14/15)’
- For all new Use Category lines, where no permitting requirements were identified a ‘N^y’ will be inserted into the blank cell.
- A new endnote ‘y’ that reads ‘Use not yet authorized by Town Meeting
- New language in the Use Regulation Schedule and insert new endnotes shown with an underline and deleted language ~~stricken~~ through; underlining will be removed, ~~stricken~~ language will be deleted, and all text will be in black front as amended in the table below

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|--------------------------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| A. RESIDENTIAL USES (primary) | | | | | | | | | | | | | | | | |
| A1. | One-family detached dwelling | Y | N | Y | N | SP | Y | <u>N</u> (*) | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>Y</u> |
| <u>A1a.</u> | <u>One-family detached dwelling only if existing as of the time of adoption of this By-Law.</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|--|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------------|
| A2. | One-family detached dwelling for personnel required for the safe operation of a permitted use to reside on the premises thereof. | N | N | N | SP | SP | N | <u>Y</u> (*) | SP | SP | SP | N | N | <u>SP</u> | <u>SP</u> | <u>Y^c</u> |
| A3. | Two-family or semi-detached dwelling | Y | Y | N** | N | SP | N | --- ^d (*) | N | N | N | N | SP | <u>N</u> | <u>N</u> | --- ^e |
| <u>A3a.</u> | <u>Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings if existing as of the time of adoption of this By-Law</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| <u>A3b.</u> | <u>Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |
| A4. * | Multiple family building types for not less than three (3) dwelling units in any one building, such as: apartment houses and/or town houses, subject to and compliant with the provisions of Section V-J. (Art. 44 A.T.M. 1965, Art.1 S.T.M. June 17, 1969 & Art. 3. S.T.M. 11/18/75) (Art. 2 S.T.M. #2, Oct. 10, 2000) (Art. 52 F.T.M. (10/17/17) (Art. 32 Fall TM 10/16/18) | N | Y+ | N** | Y+ | SP | N | <u>SP^f</u> (*) | N | N | N | N | Y | <u>N</u> | <u>N</u> | --- ^g |
| <u>A4a.</u> | <u>Multi-family building types for not less than three (3) dwelling units but not more than six (6) dwelling units building, such as: apartment houses and/or town houses, with no more than six (6) dwelling units per acre; subject to and consistent with the provisions of Section V-J of this by-law. (Art. 42, F.T.M. 10/17/17) (Art. 32, Fall TM 10/16/18)</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |
| <u>A4b.</u> | <u>Residential Mixed-use Development</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| A5. | Alteration and conversion of a one-family house existing at the time of the adoption of this by-law, to accommodate two families if located on a lot having an area at least twenty-five percent greater than required for a one-family house. | Y | Y | N | N | SP | N | <u>N</u> (*) | N | N | N | N | N | <u>N</u> | <u>N</u> | --- ^e |
| A6. | Sanitarium, or nursing, or rest home. (Art. 12, S.T.M. #1 Jan. 21, 1992) | SP | N | N | N | N | SP | SP | N | N | N | SP | SP | <u>N</u> | <u>N</u> | <u>SP</u> |
| A7. | Assisted Living Residence (Art. 44, Spring ATM, 4/27/10) | SP | SP | N | SP | SP | SP | SP | SP | N | SP | SP | SP | <u>SP</u> | <u>SP</u> | <u>N</u> |
| <p>“+ On and after January 1, 2000 all new projects exercising this use which are not a replacement of a prior existing structure within the same footprint; and all modifications to prior-existing projects exercising this use which expand such use; shall require the issuance of a special permit in accordance with Section VI-DD”</p> <p>FP - See Flood Plain regulations at the end of this Section.</p> <p>HM-I - See Highway Mixed Use-I District regulations at Section III-B-</p> <p>HM-II - See Highway Mixed Use-II District regulations at Section III-C.</p> <p>LC- See Limited Commercial District regulations at Section III-D-</p> <p>HM-III - See Highway Mixed Use-III District regulations at Section III-G (Page III-43).</p> <p>HPU - See Highway Planned Use regulations at Section III-G (Page III-46).</p> <p>(*)DM - See Downtown Mixed Use Regulations in Section III-E</p> <p>*1. Dwellings presently occupied for multi-family purposes, that have been in existence prior to 1948, and used continuously as such, may continue to be occupied for multi-family purposes under a non-conforming status subject to the provisions of Section V-A, 1., 2., 3. and 4. of the Natick Zoning By-Laws.</p> <p>2. Proof of continuous multi-family use must be documented with the Inspector of Buildings, who shall issue a certificate of such documentation.</p> <p>3. A copy of this certificate shall be filed with the Town Clerk, Board of Assessors and Board of Health.</p> <p>**4. See special regulations in Section III-F for alternative uses allowed by Special Permit in certain single family districts.</p> | | | | | | | | | | | | | | | | |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
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| B. RESIDENTIAL USES (accessory) | | | | | | | | | | | | | | | | |
| B1. | Family Suite | N | N | SP | N | N | N | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| B2. | Renting of one or two rooms and the furnishing of board by a resident family to not more than three non-transient persons. | Y | N | N | N | SP | N | <u>N</u> <u>(*)</u> | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>Yⁿ</u> |
| B3. | Customary home occupation within the principal building conducted by a resident of the premises (or by owners of the premises where such premises abut Route 135 (Central Street) and are within the Central Fire District) provided that not more than one other person is regularly employed herein in connection with such use; that not more than twenty-five per cent of the total floor area not to exceed four hundred square feet is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street. (Art. 64 A.T.M. 1968) | Y | Y | Y | SP | N | N | <u>---</u> <u>(*)</u> | SP | N | N | N | SP | <u>N</u> | <u>N</u> | <u>---</u> ⁱ |
| B3a. | Customary home occupation | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |
| B4. | Building accessory to a dwelling or premises to be used as an office or workroom for the conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling (Art. 52 A.T.M. 1974) | SP | N | SP | N | N | N | <u>---</u> <u>(*)</u> | SP | N | N | N | SP | <u>N</u> | <u>N</u> | <u>---</u> ⁱ |
| B5. | For an office, studio or workroom connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | N | <u>---</u> <u>(*)</u> | Y | N | N | N | SP | <u>N</u> | <u>N</u> | <u>---</u> ⁱ |
| B6. | Private garage or outdoor vehicle storage in connection with a dwelling for not more than three motor vehicles which shall not include more than one commercial vehicle two and one-half tons gross weight or more than one vehicle owned by a non-resident of the premises except in the case of a farm operated on a full-time basis by a resident thereon. | Y | Y | Y | Y | SP | N | <u>---</u> <u>(*)</u> | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| B6a. | Private garage or outdoor vehicle storage in connection with a dwelling | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| B7. | Home Occupation/Customary Home Occupation Dog Kennel (Art. 27, Spring TM 4/9/19) | SP | N | SP | N | N | N | <u>N</u> <u>(*)</u> | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| B8. | Personal Dog Kennel (Art. 27, Spring TM 4/9/19) | SP | N | SP | N | N | N | <u>N</u> <u>(*)</u> | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| C. TRANSIENT ACCOMMODATION USES | | | | | | | | | | | | | | | | |
| C1. | Tourist Home | Y | N | N | N | N | N | <u>---</u> <u>(*)</u> | N | N | N | N | SP | <u>N</u> | <u>N</u> | <u>N</u> |
| C1a. | Boarding House, Tourist House or Lodging House | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
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| C2. | Hotel and Motel | N | Y | N | N | N | N | <u>SP</u> <u>(*)</u> | Y | N | SP* | N | SP | <u>SP</u> | <u>Y</u> | <u>N</u> |
| *Art. 29, FALL ATM 1997 | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-I , HM-II, HM-III, LC , HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| D. RECREATIONAL, AMUSEMENT, ENTERTAINMENT USES | | | | | | | | | | | | | | | | |
| D1. | Country club, including golf, by natural light only, riding, tennis and boat houses. (Art. 6 S.T.M. 11/24/64 & Art. 54 A.T.M. 1962) | Y | N | N | SP | N | N | <u>N</u> <u>(*)</u> | N | N | N | N | N | <u>N</u> | <u>---</u> ^l | <u>---</u> ^m |
| <u>D1a.</u> | <u>Private or commercial club, including golf (by natural light only), outdoor swimming, riding, outdoor tennis and boating facilities, provided that no structures are located closer than one hundred (100') feet from any lot line</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |
| D2. | Country club, including golf, by natural light only, riding, tennis and boat houses and community centers for exclusive use of the residents of the particular district in which it is located (Art. I S.T.M. June 17, 1969)(Art. 2 S.T.M. #2, Oct. 10, 2000) | N | N | N | Y+ | N | N | <u>N</u> <u>(*)</u> | N | N | N | N | N | <u>N</u> | <u>---</u> ^l | <u>---</u> ^m |
| D3. | Lodge building or other non-profit social or civic use, but not including any use the principal activity of which is one customarily conducted as business. | Y | N | SP | SP | SP | N | <u>Y</u> <u>(*)</u> | N | N | N | N | Y | <u>N</u> | <u>N</u> | <u>Y</u> |
| D4. | Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred feet from a residential district. | N | N | N | N | SP | N | <u>SP</u> <u>(*)</u> | SP | N | N | N | SP | <u>N</u> | <u>---</u> ^l | <u>SP</u> |
| <u>D4a.</u> | <u>Indoor tennis or racquet club or other indoor recreation place, provided that the building is so insulated and maintained as to confine noise to the premises</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| <u>D4b.</u> | <u>Indoor tennis or racquet club or other indoor recreation place, provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred (100') feet from any residential use; and provided further that parking demand generation for such use shall not exceed 40 spaces</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> |
| <u>D4c.</u> | <u>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</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> |
| D5. | Commercial outdoor amusement or recreation use, but not including outdoor movie theatre. | N | N | N | N | N | N | <u>N</u> <u>(*)</u> | SP | N | N | N | SP | <u>N</u> | <u>---</u> ^l | <u>---</u> ^m |
| D6. | Outdoor movie theatre (deleted – Art. 45 ATM 04/27/10) | | | | | | | | | | | | | | | |

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|---|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------------|-------------------------|
| <p>+ On and after January 1, 2000 all new projects exercising this use which are not a replacement of a prior existing structure within the same footprint; and all modifications to prior-existing projects exercising this use which expand such use; shall require the issuance of a special permit in accordance with Section VI-DD”</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3</p> | | | | | | | | | | | | | | | | |
| E. AGRICULTURAL AND NATURAL RESOURCE USES | | | | | | | | | | | | | | | | |
| E1. | Farm for the raising, keeping and sale of cattle, horses, sheep, goats and for the growing and sale of all agricultural products including fruits, vegetables, hay and grain, all dairy produce, and eggs. | SP* | N | SP* | N | N | N | <u>N</u> (*) | SP* | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| E2. | Premises for the raising of swine, poultry, fowl and fur-bearing animals. | SP* | N | SP* | N | N | N | <u>N</u> (*) | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| E3. | A stall or stand for selling farm or garden products a major portion of which is raised or produced on the premises by the owner or lessee thereof. | Y | N | Y | N | N | N | <u>N</u> (*) | Y | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| E4. | Greenhouse, nursery and truck garden. | Y | N | Y | N | N | N | <u>N</u> (*) | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| <p>* If such land is used for the primary purpose of agriculture, horticulture, floriculture or viticulture, including those facilities for the sale of produce, wine and dairy products, insofar as a majority of such products for sale have been produced by the owner of the land on which the facility is located, and provided that such parcel is more than five (5) acres in area, no special permit for such use shall be required.</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3</p> | | | | | | | | | | | | | | | | |
| F. RETAIL OR CONSUMER SERVICE ESTABLISHMENT USES | | | | | | | | | | | | | | | | |
| F1. | Retail stores. | N | N | N | SP | N | N | <u>Y</u> (*) | Y | N | N | N | Y | <u>N</u> | <u>N</u> | <u>Y</u> |
| F2. | Wholesale or retail office or showroom with inside storage of goods for sale on premises only. | N | N | N | N | N | N | <u>Y</u> (*) | Y | N | N | N | Y | <u>N</u> | <u>N</u> | <u>---</u> ⁿ |
| <u>F2a.</u> | <u>Wholesale or retail stores or office or showroom with inside storage of goods</u> | | | | | | | | | | | | | | | <u>Y</u> |
| F3. | Craft, consumer, professional or commercial service establishments dealing directly with the general public. | N | N | N | SP | N | N | <u>Y</u> (*) | Y | N | N | N | Y | <u>N</u> | <u>Y</u> | <u>Y</u> |
| F4. | Adult Uses ¹ (Art. 48, Spring A.T.M., 4/17/97) | N | N | N | N | N | N | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| F5. | Body Art Establishments *See Note 2 (Art. 37, Spring A.T.M., 4/24/01) | N | N | N | N | N | N | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| F6. | Restaurant, tea rooms, lunchrooms or other places serving permitted beverages inside a building. | N | N | N | N | N | N | <u>---</u> ^o (*) | Y | N | N | N | Y | <u>N</u> | <u>---</u> ^p | <u>N</u> |
| <u>F6a.</u> | <u>Eating establishments without live or mechanical entertainment.</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y^o</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| <u>F6b.</u> | <u>Restaurant, tearooms, lunchrooms, or other places serving food and permitted beverages inside a lodge building in connection with non-profit social or civic activities to which admission is limited or controlled, and specifically excluding an activity customarily conducted as a business</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------------|----------------------|
| F6c. | <u>The provision of seating accommodations in conjunction with the carrying on of a retail food use, provided that such accommodations will not permit a total of more than 16 customers to be seated at any one time (Art. 21, Fall A.T.M., 10/5/93)</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> |
| F6d. | <u>The provision of seating accommodations in conjunction with the carrying on of retail food use which is conducted solely as an accessory use to a retail use in the same building, said seating to be limited to one (1) seat for each 250 square feet of retail space and said seating area shall not exceed ten (10%) percent of the total retail space, excluding the area devoted to retail food use. In addition, there shall be no drive up window associated with the accessory retail food use, the accessory retail food use shall be operated exclusively by the operator of the principal retail use, the hours of operation of the accessory retail food use shall be limited to those of the principal retail use, and there shall be no sign visible from or located exterior to the building that advertises, calls attention to or indicates the carrying on of the accessory retail food use. (Art. 7, S.T.M. #2, 10/10/00)</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> |
| F6e. | <u>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</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> |
| F7. | Cafeteria or restaurant for sole use of personnel employed on the premises of permitted use. | N | N | N | N | N | N | <u>Y</u> <u>(*)</u> | Y | Y | Y | N | Y | <u>Y</u> | <u>---</u> ^P | <u>Y</u> |
| F8. | Restaurant or other places serving food or permitted beverages and providing live or mechanical entertainment or serving customers outside of buildings. | N | N | N | N | N | N | <u>---</u> ^q <u>(*)</u> | SP | N | N | N | SP | <u>N</u> | <u>---</u> ^P | <u>N</u> |
| F8a. | <u>Eating establishments providing live or mechanical entertainment</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| F9. | The serving of food and/or permitted beverages, with or without accompanying entertainment, on the premises of a hotel, including without limitation, all restaurants cocktail lounges, | N | N | N | N | N | N | <u>SP</u> ^r <u>(*)</u> | Y | N | N | N | SP | <u>N</u> | <u>---</u> ^P | <u>N</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|------|---|----|----|----|-----|----|----|----------------------------|-----|-----|------|---|----|------------------|------------------|-----------|
| | room service facilities, meeting and function rooms on said premises. (Art. 3 S.T.M. #1 1977) | | | | | | | | | | | | | | | |
| F10. | Ancillary Outlet** (Art. 28, Spring Town Meeting 4/14/15) | N | N | N | N | N | N | <u>N</u> (*) | N | SP | N | N | SP | <u>N</u> | <u>N</u> | <u>N</u> |
| F11. | Undertaking establishment or funeral home. | N | N | N | N | N | N | <u>Y</u> (*) | Y | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| F12. | Cemetery | SP | N | A | N | N | N | <u>N</u> (*) | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| F13. | Library or museum | Y | N | Y | N | N | SP | <u>Y</u> (*) | N | N | N | N | Y | <u>N</u> | <u>Y</u> | <u>Y</u> |
| F14. | Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19) | N | N | N | N | N | N | <u>N</u> (*) | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>SP</u> |
| F15. | Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19) | N | N | N | N | N | N | <u>N</u> (*) | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>SP</u> |

Note 1: See Section 323.4 Adult Uses (Art. 48, Spring A.T.M., 4/17/97)

Note 2: ~~F5.22B~~: Body Art Establishments: Body Art Establishments shall be allowable only on parcels of land situated within the Regional Corridor (RC) overlay district upon the grant of a special permit by the Planning Board acting as a Special Permit Granting Authority (SPGA). This use is prohibited on all parcels which are not located totally within the RC overlay district and specifically prohibited on any premises zoned Highway Mixed Use III (HM-III), even if said HM-III premises are overlaid by the RC zoning district.

* Acceptance of this article shall not be considered acceptance of Chapter 808 of the Acts of 1975 by this town.

Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3

-**Use ~~F10.39A~~: Ancillary Outlet shall not be permitted in any Industrial Zones covered by or underlying the Regional Center Overlay District or HOOP Overlay Districts. The Ancillary Outlet Setback from a residential zone to an Ancillary Outlet inclusive of its outside parking and vehicular access is 85 feet. (Art. 28, Spring Town Meeting, 4/14/15)

Note: For districts FP, ~~HM-I~~, HM-II, HM-III, ~~LC~~, HPU see Section III Page 3

G. MOTOR VEHICLE RELATED SALES AND SERVICE USES

| | | | | | | | | | | | | | | | | |
|-----|---|---|---|---|---|---|---|-----------------------------|----|----|----|---|---|-----------|----------|----------|
| G1. | Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots. | N | N | N | N | N | N | <u>SP</u> (*) | Y | N | N | N | N | <u>N</u> | <u>N</u> | <u>Y</u> |
| G2. | Limited salesroom for motor vehicles (Article 5, FTM, 10/15/13) | N | N | N | N | N | N | <u>SP</u> (*) | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>Y</u> |
| G3. | Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots. | N | N | N | N | N | N | <u>N</u> (*) | SP | SP | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| G4. | Repair garage for motor vehicles. | N | N | N | N | N | N | <u>N</u> (*) | SP | SP | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| G5. | A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles.* | N | N | N | N | N | N | <u>N</u> (*) | SP | SP | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| G6. | Motor freight or other transportation terminals; yards for the servicing of trucks and trailers. | N | N | N | N | N | N | <u>N</u> (*) | N | N | SP | N | N | <u>SP</u> | <u>N</u> | <u>N</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------|-----------|
| G7. | Carwash ** | N | N | N | N | N | N | <u>N</u> <u>(*)</u> | SP | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| G8. | Commercial parking lot or parking garage, filling or service station.* | N | N | N | N | N | N | <u>SP</u> <u>(*)</u> | SP | SP | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>G8a.</u> | <u>The storage and parking of motor vehicles, with no provision for operations incidental to the servicing of such vehicles</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>Y</u> |
| G9. | Auto body, soldering, or welding shop. | N | N | N | N | N | N | <u>N</u> <u>(*)</u> | SP | SP | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> |
| * For the Aquifer Protection District See Section III.A.5-5b).2. (Art. 22, Fall ATM, 10/5/93) | | | | | | | | | | | | | | | | |
| ** Mechanical vehicular washing system using water and chemical additives. | | | | | | | | | | | | | | | | |
| H. TRANSPORTATION, COMMUNICATION, UTILITY USES | | | | | | | | | | | | | | | | |
| H1. | Private landing area to be used solely for the landing, taking off, and storage of privately owned airplanes and/or helicopter. | SP | N | SP | N | N | N | <u>N</u> <u>(*)</u> | N | N | N | N | N | <u>N</u> | <u>SP</u> | <u>N</u> |
| H2. | Off -street parking as hereinafter permitted. | Y | Y | Y | Y | N | SP | <u>N</u> <u>(*)</u> | Y | Y | Y | N | Y | <u>Y</u> | <u>N</u> | <u>N</u> |
| H3. | Public service and public utility structure including telephone exchange. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | <u>Y^s</u> <u>(*)</u> | Y | Y | Y | N | SP | <u>Y</u> | <u>N</u> | <u>N</u> |
| H4. | Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower.◊ | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | <u>SP</u> | <u>N</u> | <u>SP</u> |
| H5. | Wireless Communications Facility, including only a free standing monopole.◊ (Art. 25, Spring ATM 4/9/19) | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | <u>SP</u> | <u>N</u> | <u>N</u> |
| H6. | Indoor Wireless Communications Facility (IWCF).◊ | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | <u>Y</u> | <u>N</u> | <u>Y</u> |
| H7. | Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter. (Art. 5, S.T.M. #2, 10/10/00)** | N | N | N | N | N | N | SP | SP | SP | SP | N | N | <u>SP</u> | <u>N</u> | <u>N</u> |
| ◊ (Amended Art. 30, Fall ATM, 10/8/98) | | | | | | | | | | | | | | | | |
| **Special Permit by SPGA in the HM-I, HM-II, HM-III, HPU, RC and HC Districts | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-I , HM-II, HM-III, LC , HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| I. PROFESSIONAL AND MEDICAL OFFICE USES | | | | | | | | | | | | | | | | |
| I1. | Business or professional office or agency, bank or other financial institution (Art. 24 Fall A.T.M. 1996) | N | N | N | SP | N | SP | <u>Y</u> <u>(*)</u> | Y | Y | SP | N | Y | <u>SP</u> | <u>Y</u> | <u>Y</u> |
| <u>I1a.</u> | <u>Business Training Center</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>Y</u> |
| I2. | Administrative offices, clerical offices, statistical offices (Art. 8 S.T.M. 2 1975) | N | N | N | N | N | SP | <u>Y</u> <u>(*)</u> | N | SP* | SP* | N | Y | <u>SP</u> | <u>Y</u> | <u>Y</u> |
| I3. | Health Care facility, including a hospital, diagnostic and health care professional offices. | | | | | | | | | | | | | | | |
| | i) under 2500 sq. ft. | N | N | N | N | N | Y | Y | Y | N | N | Y | Y | <u>N</u> | <u>N</u> | <u>N</u> |
| | ii) over 2500 sq. ft. (Art. 12, S.T.M. #1 Jan. 21, 1992) | N | N | N | N | N | SP | SP | SP | N | N | SP | Y | <u>N</u> | <u>N</u> | <u>N</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| I4. | Animal or veterinary hospital providing it is located 200 ft. from nearest residential dwelling. | SP | N | N | N | N | N | <u>N</u> (*) | Y | N | N | N | Y | <u>N</u> | <u>N</u> | <u>N</u> |
| * Any special permit granted for this use shall be subject to the provisions of Section VI DD | | | | | | | | | | | | | | | | |
| J. RESEARCH AND DEVELOPMENT, LABORATORY, AND TECHNOLOGY USES | | | | | | | | | | | | | | | | |
| J1. | Establishments for research and development. (Art. 8 S.T.M. 2 1975) | N | N | N | N | N | SP | <u>---</u> ^t (*) | N | SP* | SP* | N | Y | <u>SP</u> | <u>Y</u> | <u>Y</u> |
| <u>J1a.</u> | <u>Establishments for scientific research or scientific development or related production</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| J2. | Renewable or alternative energy research and development facilities (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | <u>N</u> (*) | N | Y | Y | N | N | <u>Y</u> | <u>N</u> | <u>N</u> |
| K. MANUFACTURING AND INDUSTRIAL USES | | | | | | | | | | | | | | | | |
| K1. | Printing or publishing establishment provided that not more than five thousand feet are used for work and storage | N | N | N | N | N | SP | <u>Y</u> (*) | Y | N | N | N | Y | <u>N</u> | <u>Y</u> | <u>Y</u> |
| | a. over 5,000 sq. ft. | N | N | N | N | N | SP | <u>Y</u> (*) | SP | Y | Y | N | N | <u>Y</u> | <u>Y</u> | <u>Y</u> |
| K2. | Specialty craft fabrication, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (Art. 31, Fall TM 10/15/19) | N | N | N | N | N | N | <u>---</u> ^u (*) | Y | SP | SP | N | SP | <u>SP</u> | <u>N</u> | <u>Y</u> |
| <u>K2a.</u> | <u>Specialty Craft Fabrication, where all noises, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises to the extent feasible and such a use is located not less than fifty (50) feet from the residential district</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| K3. | Creative Production, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (Art. 30, Fall TM 10/15/19) | N | N | N | N | N | SP | <u>Y</u> (*) | SP | SP | SP | N | SP | <u>SP</u> | <u>N</u> | <u>Y</u> |
| K4. | Light manufacturing uses (including renewable or alternative energy light manufacturing uses) when the processes involved entail only fabrication, assembly, finishing work, packaging, or commercial food production, conducted in such a manner that noise, smoke, dust, odor, vibration or similar objectionable features are confined to the premises. (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | <u>N</u> (*) | N | Y | Y | N | SP | <u>Y</u> | <u>N</u> | <u>N</u> |
| K5. | General industrial uses including manufacturing, renewable or alternative energy manufacturing, processing, or other industrial operations that will not be offensive to adjoining districts in respect to obnoxious noise, smoke, dust, odor, waste disposal, vibration or similar objectionable features. (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | <u>N</u> (*) | N | N | Y | N | N | <u>Y</u> | <u>N</u> | <u>N</u> |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| K6. | Warehouses (excluding retail warehouses), for storage of any personal property with no sales taking place on the premises; and open storage yards of lumber, stone, brick, gravel, cement, and contractor's equipment, or other bulky merchandise, which may be sold on the premises. (Art. 73 A.T.M. 1963, Art. 49 A.T.M. 1976 & Art. 24 Fall A.T.M. 1996) | N | N | N | N | N | N | <u>---</u> <u>(*)</u> | N | N | SP* | N | N | <u>SP</u> | <u>N</u> | <u>N</u> |
| <u>K6a.</u> | <u>Warehouse of less than 1,000 square feet gross floor area</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| <u>K6b.</u> | <u>Warehouse of more than 1,000 square feet gross floor area</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| K7. | Junk yards (Enclosed by a 10' high fence or other closed screen acceptable to Building Inspector. | N | N | N | N | N | N | <u>N</u> <u>(*)</u> | N | N | SP | N | N | <u>SP</u> | <u>N</u> | <u>N</u> |
| K8. | Town-owned dump. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | <u>N</u> <u>(*)</u> | Y | Y | Y | N | SP | <u>Y</u> | <u>N</u> | <u>N</u> |
| K9. | Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town. | SP | N | SP | N | N | N | <u>N</u> <u>(*)</u> | N | SP | SP | N | N | <u>SP</u> | <u>N</u> | <u>N</u> |
| L. INSTITUTIONAL AND EXEMPT USES | | | | | | | | | | | | | | | | |
| L1. | Municipal facility and building for public uses and purposes. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | <u>Y</u> <u>(*)</u> | Y | Y | Y | N | SP | <u>Y</u> | <u>N</u> | <u>Y</u> |
| <u>L1a.</u> | <u>A governmental facility and building for public uses and purposes, including libraries, museums, and public schools but excluding solid waste disposal facilities</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| <u>L1b.</u> | <u>Building owned by the Federal Government, the Commonwealth of Massachusetts or the Town of Natick or its departments; and libraries and museums, but excluding solid waste disposal facilities</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> |
| L2. | Church, rectory, convent, parish house, and other religious institutions. ‡ | Y | Y | Y | Y | N | SP | <u>Y^w</u> <u>(*)</u> | Y | Y | Y | N | Y | <u>Y^w</u> | <u>N</u> | <u>Y^w</u> |
| ‡ Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III – A.7.(Art. 3, STM#1, 5/9/17) | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-I , HM-II, HM-III, LC , HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| L3. | Schools: public, religious, sectarian, or private. ‡ | Y | Y | Y | Y | N | SP | <u>Y^w</u> <u>(*)</u> | Y | Y | Y | N | Y | <u>Y^w</u> | <u>N</u> | <u>Y^w</u> |
| <u>L3a.</u> | <u>Schools conducted by a non-profit educational corporation on land which it owns</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> |
| L4. | Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit.* ‡ | SP | N | SP | SP | N | SP | <u>Y^w</u> <u>(*)</u> | SP | SP | N | SP | Y | <u>SP</u> | <u>N</u> | <u>Y^w</u> |
| * "However, no special permit shall be required for the day care of children in a private residence by a daycare provider, who is licensed and operates under the rules and regulations of the Commonwealth of Massachusetts, Department of Children, and who on a regular basis, receives for temporary custody and care, during part or all of the day, | | | | | | | | | | | | | | | | |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
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| children under sixteen years of age, provided however, in either case that the total number of children under sixteen in a family day care home shall not exceed six, including participating children living in the residence." | | | | | | | | | | | | | | | | |
| * "Licensed Nursery Schools and/or Daycare Centers, if located in an existing building, in a (CII), INI, or (H) district, shall not be subject to section VI-DD, "Site Plan Review"; and licensed Nursery Schools and Daycare Centers, shall not be subject to the requirements of section III-A.5, Aquifer Protection District, provided they shall be located in an existing building and further provided no impervious materials shall be added to the site." (Art. 14, 1987 Fall A.T.M.) | | | | | | | | | | | | | | | | |
| ‡ Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III – A.7.” .(Art. 3, STM#1, 5/9/17) | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-I , HM-II, HM-III, LC , HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| M. OTHER USES | | | | | | | | | | | | | | | | |
| M1. | Signs as hereinafter permitted | Y | Y | Y | SP | SP | SP | (*) | Y | Y | Y | N | Y | <u>Y</u> | <u>Y</u> | <u>Y</u> |
| M2. | Other accessory uses normally incidental to a permitted use | SP | SP | SP | SP | SP | SP | --- ^x (*) | SP | SP | SP | N | SP | <u>SP</u> | <u>N</u> | --- ^x |
| <u>M2a.</u> | <u>Accessory Use</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> |
| <u>M3.</u> | <u>Fallout shelter</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>Y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | |
| <u>M4.</u> | <u>Mixed-use development</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>N^y</u> | <u>SP</u> | <u>N^y</u> | <u>N^y</u> |
| (Art. 45, Spring A.T.M. 04/27/10 – Deleted Drive in Theatres “D”) | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-I , HM-II, HM-III, LC , HPU see Section III Page | | | | | | | | | | | | | | | | |

NOTE: Endnotes associated with the tracked changes Use Regulation Schedule above are below this note, shown in red

- ^a [Highway Mixed-use – I \(HM-I\) District, Small Corporate Campus Parcel permitting requirements](#)
- ^b [Highway Mixed-use – I \(HM-I\) District, Large Corporate Campus Parcel permitting requirements](#)
- ^c [LC Zoning District allows for one family attached or detached dwelling](#)
- ^d [See Use Category Line 3a - Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings if existing as of the time of adoption of this By-Law](#)
- ^e [See Use Category Line 3b - Two-family or semi-detached dwelling, including alternations and conversions of single-family dwellings](#)
- ^f [Multi-family Dwellings shall comply with Section III.E.2 of the Zoning Bylaw](#)
- ^g [See Use Category Line 4a - Multi-family building types for not less than three \(3\) dwelling units but not more than six \(6\) dwelling units building, such as: apartment houses and/or town houses, with no more than six \(6\) dwelling units per acre; subject to and consistent with the provisions of Section V-J of this by-law](#)
- ^h [LC Zoning District allows for the renting of one or two rooms and/or furnishing of board by a resident family to a total of not more than four \(4\) non-transient persons](#)

- ⁱ See Use Category Line 10A – Customary Home Occupation
- ^j See Use Category Line 13A – Private garage or outdoor vehicle storage in connection with a dwelling
- ^k See Use Category Line 16A – Boarding House, Tourist Home or Lodging House
- ^l See Use Category Line 21c - 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
- ^m See Use Category Line 18a - Private or commercial, including golf (by natural light only), outdoor swimming, riding, outdoor tennis and boating facilities, provided that no structures are located closer than one hundred (100') feet from any lot line
- ⁿ Wholesale or retail stores or office or showroom with inside storage of goods
- ^o See Use Category Line 33a - Eating establishments without live or mechanical entertainment. Outdoor dining is allowed provided that: i. A minimum six (6) feet clear path is maintained free of obstruction in any pedestrian pathway or sidewalk, ii. The outdoor dining area is at least 50 feet from a residential district, iii. Where an outdoor dining area will abut a street or parking area, the Police Department and Department of Public Works have provided written approval of protective measures to prevent vehicular intrusion into the outdoor dining area, iv. The proposed outdoor dining area complies with all other Town and State rules and regulations.
- ^p See Use Category Line 33e - 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
- ^q See Use Category Line 35A, Eating establishments providing live or mechanical entertainment
- ^r Such Use Category shall apply to both Hotels and Motels
- ^s In the DM Zoning District radio and TV stations offices are included in this Use Category, while towers are excluded.
- ^t See Use Category Line 63a – Establishment for scientific research or scientific development or related production
- ^u See Use Category Line 66A - Specialty Craft Fabrication, where all noises, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises to the extent feasible and such a use is located not less than fifty (50) feet from the residential district
- ^v See Use Categories Line 70a – Warehouse of less than 1,000 square feet gross floor area, and Line 70b – Warehouse of more than 1,000 square feet gross floor area
- ^w Such uses are subject to Section III-A.7 of the Zoning Bylaw
- ^x See Use Category Line 79 – Other accessory use normally incidental to a permitted use
- ^y Use not yet authorized by Town Meeting

So that amended language in Section III-A.2 will read

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
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| A. RESIDENTIAL USE (primary) | | | | | | | | | | | | | | | | |
| A1. | One-family detached dwelling | Y | N | Y | N | SP | Y | N | N | N | N | N | N | N | N | Y |
| A1a. | One-family detached dwelling only if existing as of the time of adoption of this By-Law. | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| A2. | One-family detached dwelling for personnel required for the safe operation of a permitted use to reside on the premises thereof. | N | N | N | SP | SP | N | Y | SP | SP | SP | N | N | SP | SP | Y ^c |
| A3. | Two-family or semi-detached dwelling | Y | Y | N** | N | SP | N | --- ^d | N | N | N | N | SP | N | N | --- ^e |
| A3a. | Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings if existing as of the time of adoption of this By-Law | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| A3b. | Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| A4. * | Multiple family building types for not less than three (3) dwelling units in any one building, such as: apartment houses and/or town houses, subject to and compliant with the provisions of Section V-J. (Art. 44 A.T.M. 1965, Art.1 S.T.M. June 17, 1969 & Art. 3. S.T.M. 11/18/75) (Art. 2 S.T.M. #2, Oct. 10, 2000) (Art. 52 F.T.M. (10/17/17) (Art. 32 Fall TM 10/16/18) | N | Y+ | N** | Y+ | SP | N | SP ^f | N | N | N | N | Y | N | N | --- ^g |
| A4a. | Multi-family building types for not less than three (3) dwelling units but not more than six (6) dwelling units building, such as: apartment houses and/or town houses, with no more than six (6) dwelling units per acre; subject to and consistent with the provisions of Section V-J of this by-law. (Art. 42, F.T.M. 10/17/17) (Art. 32, Fall TM 10/16/18) | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| A4b. | Residential Mixed-use Development | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y |
| A5. | Alteration and conversion of a one-family house existing at the time of the adoption of this by-law, to accommodate two families if located on a lot having an area at least twenty-five percent greater than required for a one-family house. | Y | Y | N | N | SP | N | N | N | N | N | N | N | N | N | --- ^e |
| A6. | Sanitarium, or nursing, or rest home. (Art. 12, S.T.M. #1 Jan. 21, 1992) | SP | N | N | N | N | SP | SP | N | N | N | SP | SP | N | N | SP |
| A7. | Assisted Living Residence (Art. 44, Spring ATM, 4/27/10) | SP | SP | N | SP | SP | SP | SP | SP | N | SP | SP | SP | SP | SP | N |
| <p>“+ On and after January 1, 2000 all new projects exercising this use which are not a replacement of a prior existing structure within the same footprint; and all modifications to prior-existing projects exercising this use which expand such use; shall require the issuance of a special permit in accordance with Section VI-DD”</p> <p>FP - See Flood Plain regulations at the end of this Section.</p> <p>HM-II - See Highway Mixed Use-II District regulations at Section III-C.</p> <p>HM-III - See Highway Mixed Use-III District regulations at Section III-G (Page III-43).</p> <p>HPU - See Highway Planned Use regulations at Section III-G (Page III-46).</p> | | | | | | | | | | | | | | | | |
| <p>*1. Dwellings presently occupied for multi-family purposes, that have been in existence prior to 1948, and used continuously as such, may continue to be occupied for multi-family purposes under a non-conforming status subject to the provisions of Section V-A, 1., 2., 3. and 4. of the Natick Zoning By-Laws.</p> <p>2. Proof of continuous multi-family use must be documented with the Inspector of Buildings, who shall issue a certificate of such documentation.</p> | | | | | | | | | | | | | | | | |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
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| 3. | A copy of this certificate shall be filed with the Town Clerk, Board of Assessors and Board of Health. | | | | | | | | | | | | | | | |
| **4. | See special regulations in Section III-F for alternative uses allowed by Special Permit in certain single family districts. | | | | | | | | | | | | | | | |
| B. RESIDENTIAL USE (accessory) | | | | | | | | | | | | | | | | |
| B1. | Family Suite | N | N | SP | N | N | N | N | N | N | N | N | N | N | N | N |
| B2. | Renting of one or two rooms and the furnishing of board by a resident family to not more than three non-transient persons. | Y | N | N | N | SP | N | N | N | N | N | N | N | N | N | Y ^h |
| B3. | Customary home occupation within the principal building conducted by a resident of the premises (or by owners of the premises where such premises abut Route 135 (Central Street) and are within the Central Fire District) provided that not more than one other person is regularly employed herein in connection with such use; that not more than twenty-five per cent of the total floor area not to exceed four hundred square feet is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street. (Art. 64 A.T.M. 1968) | Y | Y | Y | SP | N | N | --- ⁱ | SP | N | N | N | SP | N | N | --- ⁱ |
| B3a. | Customary home occupation | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| B4. | Building accessory to a dwelling or premises to be used as an office or workroom for the conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling (Art. 52 A.T.M. 1974) | SP | N | SP | N | N | N | --- ⁱ | SP | N | N | N | SP | N | N | --- ⁱ |
| B5. | For an office, studio or workroom connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | N | --- ⁱ | Y | N | N | N | SP | N | N | --- ⁱ |
| B6. | Private garage or outdoor vehicle storage in connection with a dwelling for not more than three motor vehicles which shall not include more than one commercial vehicle two and one-half tons gross weight or more than one vehicle owned by a non-resident of the premises except in the case of a farm operated on a full-time basis by a resident thereon. | Y | Y | Y | Y | SP | N | --- ^j | N | N | N | N | N | N | N | N |
| B6a. | Private garage or outdoor vehicle storage in connection with a dwelling | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| B7. | Home Occupation/Customary Home Occupation Dog Kennel (Art. 27, Spring TM 4/9/19) | SP | N | SP | N | N | N | N | SP | N | N | N | N | N | N | N |
| B8. | Personal Dog Kennel (Art. 27, Spring TM 4/9/19) | SP | N | SP | N | N | N | N | SP | N | N | N | N | N | N | N |
| C. TRANSIENT ACCOMMODATION USES | | | | | | | | | | | | | | | | |
| C1. | Tourist Home | Y | N | N | N | N | N | --- ^k | N | N | N | N | SP | N | N | N |
| C1a. | Boarding House, Tourist House or Lodging House | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|--|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|----------------|
| C2. | Hotel and Motel | N | Y | N | N | N | N | SP | Y | N | SP* | N | SP | SP | Y | N |
| *Art. 29, FALL ATM 1997 | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| D. RECREATIONAL, AMUSEMENT, ENTERTAINMENT USES | | | | | | | | | | | | | | | | |
| D1. | Country club, including golf, by natural light only, riding, tennis and boat houses. (Art. 6 S.T.M. 11/24/64 & Art. 54 A.T.M. 1962) | Y | N | N | SP | N | N | N | N | N | N | N | N | N | --- | --- |
| D1a. | Private or commercial club, including golf (by natural light only), outdoor swimming, riding, outdoor tennis and boating facilities, provided that no structures are located closer than one hundred (100') feet from any lot line | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| D2. | Country club, including golf, by natural light only, riding, tennis and boat houses and community centers for exclusive use of the residents of the particular district in which it is located (Art. 1 S.T.M. June 17, 1969)(Art. 2 S.T.M. #2, Oct. 10, 2000) | N | N | N | Y+ | N | N | N | N | N | N | N | N | N | --- | --- |
| D3. | Lodge building or other non-profit social or civic use, but not including any use the principal activity of which is one customarily conducted as business. | Y | N | SP | SP | SP | N | Y | N | N | N | N | Y | N | N | Y |
| D4. | Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred feet from a residential district. | N | N | N | N | SP | N | SP | SP | N | N | N | SP | N | --- | SP |
| D4a. | Indoor tennis or racquet club or other indoor recreation place, provided that the building is so insulated and maintained as to confine noise to the premises | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| D4b. | Indoor tennis or racquet club or other indoor recreation place, provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred (100') feet from any residential use; and provided further that parking demand generation for such use shall not exceed 40 spaces | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP |
| D4c. | 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 | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y |
| D5. | Commercial outdoor amusement or recreation use, but not including outdoor movie theatre. | N | N | N | N | N | N | N | SP | N | N | N | SP | N | --- | --- |
| D6. | Outdoor movie theatre (deleted – Art. 45 ATM 04/27/10) | | | | | | | | | | | | | | | |
| “+ On and after January 1, 2000 all new projects exercising this use which are not a replacement of a prior existing structure within the same footprint; and all modifications to prior-existing projects exercising this use which expand such use; shall require the issuance of a special permit in accordance with Section VI-DD” | | | | | | | | | | | | | | | | |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|--|---|----------------|----------------|----------------|----------------|----------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|
| Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| E. AGRICULTURAL AND NATURAL RESOURCE USES | | | | | | | | | | | | | | | | |
| E1. | Farm for the raising, keeping and sale of cattle, horses, sheep, goats and for the growing and sale of all agricultural products including fruits, vegetables, hay and grain, all dairy produce, and eggs. | SP* | N | SP* | N | N | N | N | SP* | N | N | N | N | N | N | N |
| E2. | Premises for the raising of swine, poultry, fowl and fur-bearing animals. | SP* | N | SP* | N | N | N | N | N | N | N | N | N | N | N | N |
| E3. | A stall or stand for selling farm or garden products a major portion of which is raised or produced on the premises by the owner or lessee thereof. | Y | N | Y | N | N | N | N | Y | N | N | N | N | N | N | N |
| E4. | Greenhouse, nursery and truck garden. | Y | N | Y | N | N | N | N | SP | N | N | N | N | N | N | N |
| * If such land is used for the primary purpose of agriculture, horticulture, floriculture or viticulture, including those facilities for the sale of produce, wine and dairy products, insofar as a majority of such products for sale have been produced by the owner of the land on which the facility is located, and provided that such parcel is more than five (5) acres in area, no special permit for such use shall be required. Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| F. RETAIL OR CONSUMER SERVICE ESTABLISHMENT USES | | | | | | | | | | | | | | | | |
| F1. | Retail stores. | N | N | N | SP | N | N | Y | Y | N | N | N | Y | N | N | Y |
| F2. | Wholesale or retail office or showroom with inside storage of goods for sale on premises only. | N | N | N | N | N | N | Y | Y | N | N | N | Y | N | N | --- ⁿ |
| F2a. | Wholesale or retail stores or office or showroom with inside storage of goods | | | | | | | | | | | | | | | Y |
| F3. | Craft, consumer, professional or commercial service establishments dealing directly with the general public. | N | N | N | SP | N | N | Y | Y | N | N | N | Y | N | Y | Y |
| F4. | Adult Uses ¹ (Art. 48, Spring A.T.M., 4/17/97) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N |
| F5. | Body Art Establishments *See Note 2 (Art. 37, Spring A.T.M., 4/24/01) | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N |
| F6. | Restaurant, tea rooms, lunchrooms or other places serving permitted beverages inside a building. | N | N | N | N | N | N | --- ^o | Y | N | N | N | Y | N | --- ^p | N |
| F6a. | Eating establishments without live or mechanical entertainment. | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y ^o | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| F6b. | Restaurant, tearooms, lunchrooms, or other places serving food and permitted beverages inside a lodge building in connection with non-profit social or civic activities to which admission is limited or controlled, and specifically excluding an activity customarily conducted as a business | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| F6c. | The provision of seating accommodations in conjunction with the carrying on of a retail food use, provided that such accommodations will not permit a total of more than 16 customers to be seated at any one time (Art. 21, Fall A.T.M., 10/5/93) | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|------|--|----------------|----------------|----------------|----------------|----------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|----------------|
| F6d. | The provision of seating accommodations in conjunction with the carrying on of retail food use which is conducted solely as an accessory use to a retail use in the same building, said seating to be limited to one (1) seat for each 250 square feet of retail space and said seating area shall not exceed ten (10%) percent of the total retail space, excluding the area devoted to retail food use. In addition, there shall be no drive up window associated with the accessory retail food use, the accessory retail food use shall be operated exclusively by the operator of the principal retail use, the hours of operation of the accessory retail food use shall be limited to those of the principal retail use, and there shall be no sign visible from or located exterior to the building that advertises, calls attention to or indicates the carrying on of the accessory retail food use. (Art. 7, S.T.M. #2, 10/10/00) | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP |
| F6e. | 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 | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y |
| F7. | Cafeteria or restaurant for sole use of personnel employed on the premises of permitted use. | N | N | N | N | N | N | Y | Y | Y | Y | N | Y | Y | --- ^P | Y |
| F8. | Restaurant or other places serving food or permitted beverages and providing live or mechanical entertainment or serving customers outside of buildings. | N | N | N | N | N | N | --- ^q | SP | N | N | N | SP | N | --- ^P | N |
| F8a. | Eating establishments providing live or mechanical entertainment | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| F9. | The serving of food and/or permitted beverages, with or without accompanying entertainment, on the premises of a hotel, including without limitation, all restaurants cocktail lounges, room service facilities, meeting and function rooms on said premises. (Art. 3 S.T.M. #1 1977) | N | N | N | N | N | N | SP ^r | Y | N | N | N | SP | N | --- ^P | N |
| F10. | Ancillary Outlet** (Art. 28, Spring Town Meeting 4/14/15) | N | N | N | N | N | N | N | N | SP | N | N | SP | N | N | N |
| F11. | Undertaking establishment or funeral home. | N | N | N | N | N | N | Y | Y | N | N | N | N | N | N | N |
| F12. | Cemetery | SP | N | A | N | N | N | N | N | N | N | N | N | N | N | N |
| F13. | Library or museum | Y | N | Y | N | N | SP | Y | N | N | N | N | Y | N | Y | Y |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|--|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|----|
| F14. | Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19) | N | N | N | N | N | N | N | SP | N | N | N | N | N | N | SP |
| F15. | Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19) | N | N | N | N | N | N | N | SP | N | N | N | N | N | N | SP |
| <p>Note 1: See Section 323.4 Adult Uses (Art. 48, Spring A.T.M., 4/17/97)</p> <p>Note 2: F5. Body Art Establishments: Body Art Establishments shall be allowable only on parcels of land situated within the Regional Corridor (RC) overlay district upon the grant of a special permit by the Planning Board acting as a Special Permit Granting Authority (SPGA). This use is prohibited on all parcels which are not located totally within the RC overlay district and specifically prohibited on any premises zoned Highway Mixed Use III (HM-III), even if said HM-III premises are overlaid by the RC zoning district.</p> <p>* Acceptance of this article shall not be considered acceptance of Chapter 808 of the Acts of 1975 by this town.</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3</p> <p>**Use F10. Ancillary Outlet shall not be permitted in any Industrial Zones covered by or underlying the Regional Center Overlay District or HOOP Overlay Districts. The Ancillary Outlet Setback from a residential zone to an Ancillary Outlet inclusive of its outside parking and vehicular access is 85 feet. (Art. 28, Spring Town Meeting, 4/14/15)</p> <p>Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3</p> | | | | | | | | | | | | | | | | |
| G. MOTOR VEHICLE RELATED SALES AND SERVICE USES | | | | | | | | | | | | | | | | |
| G1. | Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots. | N | N | N | N | N | N | SP | Y | N | N | N | N | N | N | Y |
| G2. | Limited salesroom for motor vehicles (Article 5, FTM, 10/15/13) | N | N | N | N | N | N | SP | SP | N | N | N | N | N | N | Y |
| G3. | Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots. | N | N | N | N | N | N | N | SP | SP | N | N | N | N | N | N |
| G4. | Repair garage for motor vehicles. | N | N | N | N | N | N | N | SP | SP | N | N | N | N | N | N |
| G5. | A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles.* | N | N | N | N | N | N | N | SP | SP | N | N | N | N | N | N |
| G6. | Motor freight or other transportation terminals; yards for the servicing of trucks and trailers. | N | N | N | N | N | N | N | N | N | SP | N | N | SP | N | N |
| G7. | Carwash ** | N | N | N | N | N | N | N | SP | N | N | N | N | N | N | N |
| G8. | Commercial parking lot or parking garage, filling or service station.* | N | N | N | N | N | N | SP | SP | SP | N | N | N | N | N | N |
| G8a. | The storage and parking of motor vehicles, with no provision for operations incidental to the servicing of such vehicles | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | Y |
| G9. | Auto body, soldering, or welding shop. | N | N | N | N | N | N | N | SP | SP | N | N | N | N | N | N |
| <p>* For the Aquifer Protection District See Section III.A.5-5b).2. (Art. 22, Fall ATM, 10/5/93)</p> <p>** Mechanical vehicular washing system using water and chemical additives.</p> | | | | | | | | | | | | | | | | |
| H. TRANSPORTATION, COMMUNICATION, UTILITY USES | | | | | | | | | | | | | | | | |
| H1. | Private landing area to be used solely for the landing, taking off, and storage of privately owned airplanes and/or helicopter. | SP | N | SP | N | N | N | N | N | N | N | N | N | N | SP | N |
| H2. | Off -street parking as hereinafter permitted. | Y | Y | Y | Y | N | SP | N | Y | Y | Y | N | Y | Y | N | N |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|----------------|
| H3. | Public service and public utility structure including telephone exchange. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | Y ^s | Y | Y | Y | N | SP | Y | N | N |
| H4. | Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower.◊ | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | N | SP |
| H5. | Wireless Communications Facility, including only a free standing monopole.◊ (Art. 25, Spring ATM 4/9/19) | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | N | N |
| H6. | Indoor Wireless Communications Facility (IWCF).◊ | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y |
| H7. | Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter. (Art. 5, S.T.M. #2, 10/10/00)** | N | N | N | N | N | N | SP | SP | SP | SP | N | N | SP | N | N |
| ◊ (Amended Art. 30, Fall ATM, 10/8/98) | | | | | | | | | | | | | | | | |
| **Special Permit by SPGA in the HM-I, HM-II, HM-III, HPU, RC and HC Districts | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| I. PROFESSIONAL AND MEDICAL OFFICE USES | | | | | | | | | | | | | | | | |
| I1. | Business or professional office or agency, bank or other financial institution (Art. 24 Fall A.T.M. 1996) | N | N | N | SP | N | SP | Y | Y | Y | SP | N | Y | SP | Y | Y |
| I1a. | Business Training Center | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | Y |
| I2. | Administrative offices, clerical offices, statistical offices (Art. 8 S.T.M. 2 1975) | N | N | N | N | N | SP | Y | N | SP* | SP* | N | Y | SP | Y | Y |
| I3. | Health Care facility, including a hospital, diagnostic and health care professional offices. | | | | | | | | | | | | | | | |
| | i) under 2500 sq. ft. | N | N | N | N | N | Y | Y | Y | N | N | Y | Y | N | N | N |
| | ii) over 2500 sq. ft. (Art. 12, S.T.M. #1 Jan. 21, 1992) | N | N | N | N | N | SP | SP | SP | N | N | SP | Y | N | N | N |
| I4. | Animal or veterinary hospital providing it is located 200 ft. from nearest residential dwelling. | SP | N | N | N | N | N | N | Y | N | N | N | Y | N | N | N |
| * Any special permit granted for this use shall be subject to the provisions of Section VI DD | | | | | | | | | | | | | | | | |
| J. RESEARCH AND DEVELOPMENT, LABORATORY, AND TECHNOLOGY USES | | | | | | | | | | | | | | | | |
| J1. | Establishments for research and development. (Art. 8 S.T.M. 2 1975) | N | N | N | N | N | SP | --- | N | SP* | SP* | N | Y | SP | Y | Y |
| J1a. | Establishments for scientific research or scientific development or related production | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| J2. | Renewable or alternative energy research and development facilities (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | N | N | Y | Y | N | N | Y | N | N |
| K. MANUFACTURING AND INDUSTRIAL USES | | | | | | | | | | | | | | | | |
| K1. | Printing or publishing establishment provided that not more than five thousand feet are used for work and storage | N | N | N | N | N | SP | Y | Y | N | N | N | Y | N | Y | Y |
| | a. over 5,000 sq. ft. | N | N | N | N | N | SP | Y | SP | Y | Y | N | N | Y | Y | Y |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|------|---|----------------|----------------|----------------|----------------|----------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|----------------|
| K2. | Specialty craft fabrication, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (Art. 31, Fall TM 10/15/19) | N | N | N | N | N | N | --- ^u | Y | SP | SP | N | SP | SP | N | Y |
| K2a. | Specialty Craft Fabrication, where all noises, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises to the extent feasible and such a use is located not less than fifty (50) feet from the residential district | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| K3. | Creative Production, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (Art. 30, Fall TM 10/15/19) | N | N | N | N | N | SP | Y | SP | SP | SP | N | SP | SP | N | Y |
| K4. | Light manufacturing uses (including renewable or alternative energy light manufacturing uses) when the processes involved entail only fabrication, assembly, finishing work, packaging, or commercial food production, conducted in such a manner that noise, smoke, dust, odor, vibration or similar objectionable features are confined to the premises. (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | N | N | Y | Y | N | SP | Y | N | N |
| K5. | General industrial uses including manufacturing, renewable or alternative energy manufacturing, processing, or other industrial operations that will not be offensive to adjoining districts in respect to obnoxious noise, smoke, dust, odor, waste disposal, vibration or similar objectionable features. (Art. 58, Fall ATM 10/20/09) | N | N | N | N | N | N | N | N | N | Y | N | N | Y | N | N |
| K6. | Warehouses (excluding retail warehouses), for storage of any personal property with no sales taking place on the premises; and open storage yards of lumber, stone, brick, gravel, cement, and contractor's equipment, or other bulky merchandise, which may be sold on the premises. (Art. 73 A.T.M. 1963, Art. 49 A.T.M. 1976 & Art. 24 Fall A.T.M. 1996) | N | N | N | N | N | N | --- ^v | N | N | SP* | N | N | SP | N | N |
| K6a. | Warehouse of less than 1,000 square feet gross floor area | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| K6b. | Warehouse of more than 1,000 square feet gross floor area | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| K7. | Junk yards (Enclosed by a 10' high fence or other closed screen acceptable to Building Inspector. | N | N | N | N | N | N | N | N | N | SP | N | N | SP | N | N |
| K8. | Town-owned dump. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | N | Y | Y | Y | N | SP | Y | N | N |
| K9. | Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town. | SP | N | SP | N | N | N | N | N | SP | SP | N | N | SP | N | N |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|--|----------------|----------------|----------------|----------------|----------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|
| L. INSTITUTIONAL AND EXEMPT USES | | | | | | | | | | | | | | | | |
| L1. | Municipal facility and building for public uses and purposes. (Art. 52 A.T.M. 1974) | SP | SP | SP | SP | N | SP | Y | Y | Y | Y | N | SP | Y | N | Y |
| L1a. | A governmental facility and building for public uses and purposes, including libraries, museums, and public schools but excluding solid waste disposal facilities | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| L1b. | Building owned by the Federal Government, the Commonwealth of Massachusetts or the Town of Natick or its departments; and libraries and museums, but excluding solid waste disposal facilities | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y |
| L2. | Church, rectory, convent, parish house, and other religious institutions. ‡ | Y | Y | Y | Y | N | SP | Y ^w | Y | Y | Y | N | Y | Y ^w | N | Y ^w |
| ‡ Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III – A.7.(Art. 3, STM#1, 5/9/17) Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| L3. | Schools: public, religious, sectarian, or private. ‡ | Y | Y | Y | Y | N | SP | Y ^w | Y | Y | Y | N | Y | Y ^w | N | Y ^w |
| L3a. | Schools conducted by a non-profit educational corporation on land which it owns | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y |
| L4. | Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit.* ‡ | SP | N | SP | SP | N | SP | Y ^w | SP | SP | N | SP | Y | SP | N | Y ^w |
| * "However, no special permit shall be required for the day care of children in a private residence by a daycare provider, who is licensed and operates under the rules and regulations of the Commonwealth of Massachusetts, Department of Children, and who on a regular basis, receives for temporary custody and care, during part or all of the day, children under sixteen years of age, provided however, in either case that the total number of children under sixteen in a family day care home shall not exceed six, including participating children living in the residence." * "Licensed Nursery Schools and/or Daycare Centers, if located in an existing building, in a (CII), INI, or (H) district, shall not be subject to section VI-DD, "Site Plan Review"; and licensed Nursery Schools and Daycare Centers, shall not be subject to the requirements of section III-A.5, Aquifer Protection District, provided they shall be located in an existing building and further provided no impervious materials shall be added to the site." (Art. 14, 1987 Fall A.T.M.) ‡ Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III – A.7." (Art. 3, STM#1, 5/9/17) Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3 | | | | | | | | | | | | | | | | |
| M. OTHER USES | | | | | | | | | | | | | | | | |
| M1. | Signs as hereinafter permitted | Y | Y | Y | SP | SP | SP | (*) | Y | Y | Y | N | Y | Y | Y | Y |
| M2. | Other accessory uses normally incidental to a permitted use | SP | SP | SP | SP | SP | SP | --- ^x | SP | SP | SP | N | SP | SP | N | --- ^x |
| M2a. | Accessory Use | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP |
| M3. | Fallout shelter | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | Y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | |
| M4. | Mixed-use development | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | N ^y | SP | N ^y | N ^y | N ^y |

| | | RG | RM | RS | PCD | SH | AP | DM | CII | INI | INII | H | CG | HMI ^a | HMI ^b | LC |
|---|--|----|----|----|-----|----|----|----|-----|-----|------|---|----|------------------|------------------|----|
| (Art. 45, Spring A.T.M. 04/27/10 – Deleted Drive in Theatres “D”) | | | | | | | | | | | | | | | | |
| Note: For districts FP, HM-II, HM-III, HPU see Section III Page | | | | | | | | | | | | | | | | |

NOTE: Endnotes associated with the accepted changes table above are located at the end of this document.

MOTION B – Move to amend Section III-B.3, Section III.D.1.a-s and III-D.2.a-i, Sections III-E.2.a.1-28 and III-E.2.b.2-13, and Section EE-2 to reflect Use Categories being relocated to Section III-A.2 Use Regulation Schedule; and further amend citations affected by such amendments

1. Section III-B Highway Mixed Use – (HM-I) District

Delete

- Section III-B.3 Use Regulations for the HM-I, Section III-B.3.a through III-B.3.d in its entirety

Amend

- The citation for the section ‘Intensity Regulations and Development Requirements’ to be a new ‘3. Intensity Regulations and Development Requirements’

So that amended language in Section III-B will read

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.

2. Section III-D Use Regulations for LC Districts

Delete

- The language from Section III-D header description that reads 'Only those uses provided for below are permitted or allowed in an LC District. All other uses are prohibited, except as they may be provided for hereafter.'

- From Section III-D.1 the words 'PERMITTED USES:' from the sub-section header and the associated language that reads 'The following uses are permitted as of right in an LC District.'
- All Use Categories from Sections III-D.1.a-s in its entirety
- From Section III-D.2 the words 'USES ALLOWED ON SPECIAL PERMIT ONLY.' from the sub-section header and the associated language that reads 'The following uses may be allowed by the Special Permit Granting Authority in accordance with Section VI - E - 2.'
- All Use Categories from Sections III-D.2.a-i in its entirety

Amend

- The citation for the section 'DIMENSIONAL AND DENSITY REQUIREMENTS.' to be a new sub-section '1. DIMENSIONAL AND DENSITY REQUIREMENTS.'

So that amended language in Section III-D will read

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 %
 - d. MAXIMUM HEIGHT OF BUILDING AND/OR STRUCTURES: 35 feet; however, if the State Building Code is more restrictive than such Code height limitations shall govern.
 - e. MINIMUM OPEN SPACE REQUIREMENT PER LOT: 10%.
(Art. 6 S. T. M. March 20, 1979)

3. Section III-E Downtown Mixed Use District DM

Delete

- From Section III-E.2 the words 'USE REGULATIONS FOR' and the letter 'S' from 'DISTRICTS' all from the section header and associated language that reads 'Only those uses provided for below are permitted or allowed in a DM District. All other uses are prohibited, except as may be provided for hereafter.'
- From Section III-E.a the words 'PERMITTED USES:' from the sub-section header and the associated language that reads 'The following uses are permitted as a matter of right in a Downtown Mixed Use District, such uses may be combined in the same structure and/or on the same lot.'
- All Use Categories from Sections III-E.2.a.1-28 in its entirety

- From Section III-E.b the words ‘USES ALLOWED ON SPECIAL PERMIT ONLY:’ from the sub-section header and the associated language that reads ‘The following uses may be allowed by the Special Permit Granting Authority in accordance with the provisions of Chapter 40A of the General Laws and in accordance with Section VI-DD of this By-law.’
- Citations from Section III-E.2.b.1, III-E.2.b.1.i, and III-E.2.b.1.iii
- All Use Categories from Section III-E.2.b.2-13 in its entirety

Insert

- The words ‘MULTI-FAMILY DWELLINGS IN THE’ before ‘DM DISTRICT:’
- Add a new citation ‘a.’ for the language that reads ‘the Special Permit Granting Authority specifically determines that adequate provision has been made for off-street parking;’
- Add a new citation ‘b’ for the language that reads ‘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)’
- Add a new citation ‘c’ for the language that reads ‘Habitable Rooms of multi-family dwellings may be located on the first floor of any structure in the DM district except on:...As Shown on Map III-E, 2 (b)’
 - Note: Map III-E, 2(22)(b) will not be deleted, but is not included in this motion for the purposes of saving space

So that the amended language in Section III-E will read

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)

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 HANDBOOK The 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)

4. Section III-EE Center Gateway (CG) Zoning District

Delete Section III-EE.2.b ‘Residential Mixed-use Development and mixed-use developments shall require a special permit.’ In its entirety and re-letter Sections III-EE.2.c-f so that Section III-E will read as follows

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.

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- ^a Highway Mixed-use – I (HM-I) District, Small Corporate Campus Parcel permitting requirements
 - ^b Highway Mixed-use – I (HM-I) District, Large Corporate Campus Parcel permitting requirements
 - ^c LC Zoning District allows for one family attached or detached dwelling
 - ^d See Use Category Line 3a - Two-family or semi-detached dwelling, including alterations and conversions of single-family dwellings if existing as of the time of adoption of this By-Law
 - ^e See Use Category Line 3b - Two-family or semi-detached dwelling, including alternations and conversions of single-family dwellings
 - ^f Multi-family Dwellings shall comply with Section III.E.2 of the Zoning Bylaw
 - ^g See Use Category Line 4a - Multi-family building types for not less than three (3) dwelling units but not more than six (6) dwelling units building, such as: apartment houses and/or town houses, with no more than six (6) dwelling units per acre; subject to and consistent with the provisions of Section V-J of this by-law
 - ^h LC Zoning District allows for the renting of one or two rooms and/or furnishing of board by a resident family to a total of not more than four (4) non-transient persons
 - ⁱ See Use Category Line 10A – Customary Home Occupation
 - ^j See Use Category Line 13A – Private garage or outdoor vehicle storage in connection with a dwelling
 - ^k See Use Category Line 16A – Boarding House, Tourist Home or Lodging House
 - ^l See Use Category Line 21c - 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
 - ^m See Use Category Line 18a - Private or commercial, including golf (by natural light only), outdoor swimming, riding, outdoor tennis and boating facilities, provided that no structures are located closer than one hundred (100') feet from any lot line
 - ⁿ Wholesale or retail stores or office or showroom with inside storage of goods
 - ^o See Use Category Line 33a - Eating establishments without live or mechanical entertainment. Outdoor dining is allowed provided that: i. A minimum six (6) feet clear path is maintained free of obstruction in any pedestrian pathway or sidewalk, ii. The outdoor dining area is at least 50 feet from a residential district, iii. Where an outdoor dining area will abut a street or parking area, the Police Department and Department of Public Works have provided written approval of protective measures to prevent vehicular intrusion into the outdoor dining area, iv. The proposed outdoor dining area complies with all other Town and State rules and regulations.
 - ^p See Use Category Line 33e - 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
 - ^q See Use Category Line 35A, Eating establishments providing live or mechanical entertainment
 - ^r Such Use Category shall apply to both Hotels and Motels

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- ^s In the DM Zoning District radio and TV stations offices are included in this Use Category, while towers are excluded.
 - ^t See Use Category Line 63a – Establishment for scientific research or scientific development or related production
 - ^u See Use Category Line 66A - Specialty Craft Fabrication, where all noises, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises to the extent feasible and such a use is located not less than fifty (50) feet from the residential district
 - ^v See Use Categories Line 70a – Warehouse of less than 1,000 square feet gross floor area, and Line 70b – Warehouse of more than 1,000 square feet gross floor area
 - ^w Such uses are subject to Section III-A.7 of the Zoning Bylaw
 - ^x See Use Category Line 79 – Other accessory use normally incidental to a permitted use
 - ^y Use not yet authorized by Town Meeting