



Natick Community & Economic Development

BUILDING • PLANNING • ZONING • CONSERVATION

Town of Natick, 13 E. Central Street Natick, MA 01760

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From: Amanda Loomis, AICP, Director of Community & Economic Development

RE: 2025 November Zoning Bylaws Addendum (2025 Fall Annual Town Meeting)

Date: November 17, 2025

Addendum to the Natick Zoning Bylaws (November 2025) and Zoning Map

Zoning Bylaws Edition	November 2025
Town Meeting included in this Addendum	2025 Fall Annual Town Meeting, Articles 20, 22-25, and 29
Date of Addendum	November 17, 2025

The Town of Natick is dedicated to implementing updates to the Natick Zoning Bylaws and the Zoning Map. During the Fall Annual Town Meeting in 2025, Town Meeting members approved Articles 20, 22, 23, 25, and 29, which amend the Natick Zoning Bylaws. Additionally, Article 24 was approved to modify both the Zoning Bylaws and the Zoning Map. While Articles 20, 22, 23, 24, 25, and 29 were approved during the 2025 Fall Annual Town Meeting, these amendments must still receive approval from the Attorney General before they can be officially incorporated into the Natick Zoning Bylaws and Zoning Map. This addendum for the November 2025 Zoning Bylaws has been created to serve as a guide for the approved zoning amendments.

2025 Fall Annual Town Meeting

- **Article 20: Amend Zoning Bylaws: § V-F Removal of Earth Products**
- **Article 22: Amend Zoning Bylaws: Section 200 – Definition: Limited Site Plan Review**
- **Article 23: Use Regulation Schedule**
- **Article 24: Amend Zoning Bylaws and Zoning Map: Neighborhood Corridor (NC) and Limited Commercial (LC) Zoning District**
- **Article 25: Amend Zoning Bylaws: Accessory Dwelling Unit (ADU)**
- **Article 29 – Amend Zoning Bylaws: § V-H Signage and Advertising Devices – Downtown Mixed Use (DM) and Center Gateway (CG) Zoning District**

If you have any questions, please do not hesitate to contact the Office of Community and Economic Development (CED).

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ARTICLE I - ZONING BYLAW IN GENERAL

Section 107 - **RESERVED** (Art 24, 2025 Fall ATM, 10/23/2025)

Section 200 - **DEFINITIONS**

In these bylaws the following terms shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed and, in addition, the definitions set out in the Building Code shall have their meanings as defined therein insofar as they may apply to these by laws and the following definitions are hereby added thereto:

Accessory Dwelling Unit (ADU): per MGL c. 40A §1A, an Accessory Dwelling Unit (ADU) is a self-contained Residential Dwelling Unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a Principal Residential Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Residential Dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in floor area than half (1/2) the floor area of the Principal Residential Dwelling or nine-hundred (900) square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on Short-term Rental of ADU, as defined in section 1 of chapter 64G, as further defined herein; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a Short-term Rental. (Art. 20, Fall ATM, 10/17/2024; Art 25, 2025 Fall ATM, 10/28/2025)

Carwash and Detail Center: An establishment providing the exterior washing of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes or are manually washed. Interior cleaning of vehicles and/or drying may be conducted manually by vehicle operator or on-site attendants. (Art 23, 2025 Fall ATM, 10/23/2025)

Community (Incubator) Kitchen: A commercially licensed space (licensed by the Natick Board of Health) primarily used for preparing, cooking, and producing food for off-premises consumption only, for use by chefs, bakers, caterers, food trucks, and other culinary professionals. In addition to providing shared kitchen space, such kitchens may provide additional services, like culinary education and incubator programs, demonstration space, and business development support.

Creative Production: An establishment where rehearsal, performance, broadcast, photography, podcast development, graphic design print production, audio and video production, or the teaching of such uses takes place. (Art. 23, 2025 Fall ATM, 10/23/2025)

Distribution Center: A building used primarily for the storage of goods and materials, for distribution, but not for sale on the premises. A building used primarily for the storage of goods, wares, or merchandise for distribution, but not for sale on the premises and shall not include Self Storage. (Art. 23, 2025 Fall ATM, 10/23/2025)

Dwelling, Principal Residential: For the purposes of § III-M Accessory Dwelling Units (ADU), the Principal Residential Dwelling will be the primary use, while the ADU will be the accessory use on the Lot. The ADU may be attached or detached to the Principle Residential Dwelling. (Art. 20, Fall ATM, 10/24/2024; Art 25, 2025 Fall ATM, 10/28/2025)

Family Suite – See Accessory Dwelling Unit (ADU). Prior to February 3, 2025, Family Suites were permitting in the Single Residential (RS) Zoning Districts (RSA, RSB, and RSC) by special permit from the Zoning Board of Appeals (ZBA). A Family Suite was defined as an accessory dwelling unit, in a Principal Residential Dwelling for occupancy by a resident who is related by blood, marriage, or adoption to the owner of the Principal Residential Dwelling. . (Art. 20, Fall ATM, 10/17/2024; Art 25, 2025 Fall ATM, 10/28/2025)

Filling/Gas Station: A facility used for the retail sale of motor vehicle fuel and electric vehicle charging stations, and does not include a Carwash, motor vehicle repair, or other vehicular services. (Art 23, 2025 Fall ATM, 10/23/2025)

Food Production Facility: A commercially licensed facility (licensed by the Natick Board of Health) for the production of food and beverages including but not limited to commercial kitchens, wholesale bakery, breweries, and distilleries. Such use may include an accessory Restaurant or Retail Store. If the total square footage of the use, excluding the square footage of accessory Restaurant or Retail Store, is greater than 20,000 square feet, such use shall be considered Light Manufacturing rather than Food and Beverage Production. (Art 23, 2025 Fall ATM, 10/23/2025)

Garage: A structure used or designed for the parking and storage of motor vehicles. A garage is an enclosed building, commonly attached to and considered part of a dwelling or other principal building, but may exist as a detached accessory structure. (Art 23, 2025 Fall ATM, 10/23/2025)

Garage, Private Residential: Covered space for the housing of four (4) or fewer motor vehicles for non-residential uses, including no more than one (1) commercial vehicle that does not exceed two and one-half (2 1/2) tons gross weight; with no provision for repairing or servicing such vehicles for profit, and not for rental or for commercial storage or use. (Art 23, 2025 Fall ATM, 10/23/2025)

Garage, Public Parking: A Structure to be used for the parking of motor vehicles. (Art 23, 2025 Fall ATM, 10/23/2025)

Garage, Structured Parking: A structure, used for the storage of non-commercial vehicles, having two or more tiers or levels, that is above or below ground in connection with a Residential Mixed Use Development or Multi-Family Dwelling. (Art 23, 2025 Fall ATM, 10/23/2025)

Gross Floor Area: The sum of the areas of all stories of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, including any floor area below grade when usable for residential, office, business, storage, industrial, or other purposes, but excluding any area used exclusively for heating, air conditioning or other mechanical equipment which services the building, and excluding floor area intended or designed for off-street parking. The Gross Floor Area of a Principal Residential Dwelling or an Accessory Dwelling Unit (ADU), shall be calculated per 760 CMR 71.00, as amended ~ (Art. 20, Spring ATM, 05/06/2025; Art 25, 2025 Fall ATM, 10/28/2025)

Individual Business Establishment Unit: A single physical unit that is leased or owned by a commercial business or organization that is used for commercial business operations. (Art 29, 2025 Fall ATM, 10/21/2025)

Makerspace: Collaborative workspace inside a building or portion thereof that is used for the on-site production of parts or finished products by an individual or shared use of

hand tools, mechanical tools, and electronic tools. Such space may allow for the design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such products. Makerspaces may host classes or networking events that are open either to the public or to current prospective members. Art 23, 2025 Fall ATM, 10/23/2025)

Manufacturing, Light/Trade Establishment: An establishment engaged in the manufacturing of uses that involve the mechanical transformation predominantly of previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, are not dangerous to the neighborhood, nor does the operation include processing of hazardous gases and chemicals, and do not emit or create excessive noxious noise, heat, smoke, vapors, fumes, dust, glare, odor, or vibration. Examples of Light Manufacturing include, but are not limited to: computer design and development; apparel production; sign making; assembly of pre-fabricated parts; container fabrication; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of cosmetics; manufacture of components, jewelry, clothing, trimming decorations; and any similar item. (Art 23, 2025 Fall ATM, 10/23/2025)

Manufacturing, Heavy: An establishment engaged in the manufacturing of uses that include but are not limited to the manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, precision items and other electrical items; manufacture of metaling; manufacture of soap; pulp and paper mills, and the manufacture of other wood products. This type of use does not include other manufacturing uses specifically listed in the Use Regulation Schedule, or the manufacture of acids, ammunition, fertilizer, insecticides, or batteries. (Art 23, 2025 Fall ATM, 10/23/2025)

Motor Vehicle Body Repair Facility: An establishment that engages in services that includes repairs, modifications, remodels, paints or alters in any way a motor vehicle body, or part thereof. (Art 23, 2025 Fall ATM, 10/23/2025)

Motor Vehicle Repair Facility, Major: An establishment that repairs, maintains, remodels, or alters in any way any engine or mechanical parts of a motor vehicle or similar light motor vehicles (maximum ten thousand (10,000) pounds gross vehicle weight and 172-inch wheelbase), provided that all but minor repairs shall be conducted wholly within a building sufficiently sound-insulated to confine disturbing noise to the premises. Such allowed uses activities may include those outlined as Minor Motor Vehicle Repair Facility. (Art 23, 2025 Fall ATM, 10/23/2025)

Motor Vehicle Repair Facility, Minor: A establishment engaged in services, which include minor adjustment or repair of motor vehicles with hand tools only, including:

- (a) Changing of oil, batteries, light bulbs, windshield wipers, air filters, and automobile accessories (seat covers, floor mats);
- (b) Greasing and lubrication;
- (c) Flushing and changing of fluids; and
- (d) Tire service and repair but not recapping or regrooving.

(Art 23, 2025 Fall ATM, 10/23/2025)

Motor Vehicle Sales: A retail establishment for the sale of Motor Vehicles with Class I and/or Class 2 license per MGL c. 140 ss. 58 and 59 having a salesroom and related dealership facilities for the sale of motor vehicles. (Art 23, 2025 Fall ATM, 10/23/2025)

Motor Vehicle Sales, Limited: A retail establishment for the sale of Motor Vehicles with Class I license per MGL c. 140 ss. 58 and 59 having no more than four vehicles on site for sale, test driving or display, with no repair services other than enclosed repair services for the brand of motor vehicle being sold, provided that the cumulative Gross Floor Area of the enclosed repair services does not exceed 20% of the building in which the retail establishment is located, and further provided that the Special Permit Granting Authority determines that the use does not substantially diminish the diversity of commercial uses in the district. (Art. 29, Fall ATM, 10/19/2021; Art 23, 2025 Fall ATM, 10/23/2025)

Multi-Family Housing: See Dwelling, Multi-Family (Art. 21, 2024 Spring ATM, 05/09/2024)

Multi-tenant Building: A Building that contains more than one (1) Individual Business Establishment Unit. (Art 29, 2025 Fall ATM, 10/21/2025)

Parking Lot, Commercial: An off-street ground level improved area including paved parking spaces, drives and aisles for maneuvering, and providing access and for entrance and exit, developed in a way to accommodate the parking of motor vehicles. (Art 23, 2025 Fall ATM, 10/23/2025)

Parking Space: An off-street space inside or outside a structure for exclusive use as a parking stall for one (1) motor vehicle. (Art 23, 2025 Fall ATM, 10/23/2025)

Parking Garage, Commercial: A parking garage for commercial use, which may be open to the public and includes a Detached Parking Structure, Integrated Parking Structure, or a Podium Parking Deck that includes parking spaces and adjacent access drives, aisles, and ramps that are located in a structure with one or more levels, used exclusively for the parking or storage of motor vehicles.

- **Detached Parking Structure** A stand-alone Parking Structure composed of more than one level. Detached Structured Parking may be totally below grade (underground) or either partially or totally above grade with those levels being either open or enclosed.
- **Integrated Parking Structure** A Parking Structure integrated within a building. Integrated Structured Parking may be below the finished floor area, and either below grade (underground) or partially or totally above grade with those levels being either open or enclosed.
- **Podium Parking Deck** An elevated Parking Structure composed of one level. A Parking Deck may be partially or totally above grade with those levels being open, enclosed or integrated into the grade of the site.

(Art 23, 2025 Fall ATM, 10/23/2025)

Principal Residential Dwelling: See Dwelling, Principal Residential (Art. 20, Fall ATM, 10/17/2024; Art 25, 2025 Fall ATM, 10/28/2025)

Private Restricted Landing Area (PRLAS): A landing area for aircraft that is not open to the general public and is restricted to use by the owner and those authorized by the owner. A PRLAS can be on land or water and include landing fields, heliports, and

helistops. PRLAs are distinct from public airports and are not intended for commercial operations. (Art 23, 2025 Fall ATM, 10/23/2025)

Public Service Utility: A public-service corporation, either private or municipal agencies through the erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems whether underground or overhead, but not including Wireless Communications Facilities. Facilities necessary for the provision of essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment in connection therewith. Included are transformer stations, substations, pumping stations (except as an accessory use), and telephone exchanges. (Art 23, 2025 Fall ATM, 10/23/2025)

Sign, Awning: A sign, also known as a canopy sign, located on the surface of an awning or attached above, below, or to the face of an entry canopy that identifies an Individual Business Establishment Unit or Multi-tenant Building. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign Box: A predetermined, dimensional area of the first-floor exterior of a Building, as approved by the Planning Board, in which a business sign must be located for an Individual Business Establishment Unit or Multi-tenant Building. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Blade: Similar to a Projecting Hanging Sign, but is a small, two-sided commercial sign that is attached to and projecting perpendicularly from the façade of a Building that identifies a commercial business located within an Individual Business Establishment Unit. Blade Signs may be stacked vertically. Information type is limited to the business name and logo. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Building Identification: A sign that provides the recognized name of a Building, complex, or center, but not the name of a commercial business, Individual Business Establishment Unit, product, or service. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Directory Wall: A sign that is located on an exterior wall, next to a publicly accessible entrance that is installed and maintained by a Multi-tenant Building owner to identify commercial businesses and their location within the Building. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Establishment Window: A sign for a commercial business or organization that is located within an Individual Business Establishment Unit and is hung inside within three (3) inches or applied to the window itself. Such signage includes the name and/or the logo of the business but shall not include the advertisement for specific products or services. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Exterior Notification Flag: A flag that notifies the public that a commercial business located within an Individual Business Establishment Unit is open or having a sale. Such flag shall be located on a pole that is no greater than four (4) feet in length, which includes the entire pole, bracket, and area where the flag is located. The pole shall be mounted to the exterior of a Building by bracket and not on the ground. Such signage shall only be displayed during hours of business operation and located as to not impede pedestrian mobility. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Monument: A low-profile freestanding sign that is distinguished from other freestanding signs by its support structure. A Monument Sign is supported primarily by an internal structural framework or integrated into a solid structural feature, such as a

masonry base or landscaping, rather than being held up by exposed poles. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Permanent: A sign that is affixed to a Building, which includes the name and/or logo of a business(es) occupying an Individual Business Establishment Unit or name of the Building. Such signage does not advertise a specific product or service and does not include a phone number or website address. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Projecting Hanging: A two-sided commercial sign that is attached to and projecting perpendicularly from the façade of a Building that identifies a commercial business located within an Individual Business Establishment Unit. Information type is limited to the business name and logo. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Public Service: A sign installed for the purpose of providing public information, wayfinding, or providing directions towards an indication of use not readily visible from the street (e.g., rest rooms, emergency services, etc.) and is managed by the Town of Natick. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Roof: A sign that is erected on the roof or mounted to the uppermost horizontal architectural band of a Building to identify the name of the Building or commercial business. A Roof Sign is intended to be viewed by pedestrians and motorists from a distance and serve as an icon for the building. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Sidewalk: Also known as a sandwich board or A-frame sign, is a portable, two-sided commercial sign that is placed on the sidewalk to identify a business or advertise daily specials or sales. Sidewalk Signs are intended to be viewed at close range by pedestrians on the same side of the street. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Temporary: A sign that is removed daily. (Art 29, 2025 Fall ATM, 10/21/2025)

Sign, Wall-Mounted: A sign attached flat or mounted parallel to the facade of a Building that identifies a commercial business or organizational operations open to the public. (Art 29, 2025 Fall ATM, 10/21/2025)

Site Plan Review, Limited: No zoning bylaw in Natick shall prohibit, or require a special permit for, the use of land or structures for educational, religious, and child care uses, protected under Massachusetts General Law Chapter 40A Section 3 (the 'Dover Amendment'); provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. — MGL c. 40A, § 3, third para. (Art. 23, 2024 Spring ATM, 05/09/2024; Art. 22, 2025 Fall ATM, 10/23/2025)

Storage Facility: A building or group of buildings consisting of individual, self-contained units with interior or exterior access leased to individuals, organizations, or businesses for self-service storage of non-hazardous personal property, goods, products, materials or objects. (Art 23, 2025 Fall ATM, 10/23/2025)

Truck Terminal: A building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semi-trailers, including tractor and/or trailer units and other trucks, are parked or stored. The terminal may include areas for the fueling and repair of trucks associated with the terminal and similar ancillary activities. (Art 23, 2025 Fall ATM, 10/23/2025)

Warehouse: An establishment designed for long-term storage, wholesale, marketing, and distribution of products, supplies, and equipment. (Article 23, 2025 Fall ATM, 10/23/2025)

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SECTION II - USE DISTRICTS

II.C Use District Descriptions

1. West Central Corridor (WCC) Zoning District

The West Central Corridor (WCC) Zoning District is an integrated set of subdistricts located along major transportation routes. Its varied topography and natural features create opportunities for diverse land uses while maintaining an appropriate balance among development intensity, ecological resources, and publicly accessible open space. The WCC District also encourages a mix of residential, retail, office, and civic uses that activate the corridor and complement surrounding neighborhoods.

2. Limited Commercial (LC) Zoning District

The Limited Commercial (LC) Zoning District is intended as a transition zone along major transportation routes between larger commercial or industrial areas and nearby residential neighborhoods. It allows a mix of neighborhood-serving commercial uses and also permits mixed-use development that includes housing integrated with those uses.

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SECTION III - USE REGULATIONS

Section III – A.2 Use Regulation Schedule

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC	WCC				
																S5	S4	S3	S2	S1
A. RESIDENTIAL USES (primary) (Art. 24, Fall ATM, 10/17/2024)																				
A1.	One-Family Dwelling	Y	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	8	N
A2.	Alteration and conversion of a One-Family Dwelling existing at the time of the adoption of this by-law, to accommodate Two-Family Dwelling if located on a lot having an area at least twenty-five percent greater than required for a One-Family Dwelling	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
A3.	Two-Family Dwelling	Y	Y	N	N	N	Y	N	N	N	N	SP	N	N	N	N	N	Y	8	N
A4.	Town House Dwelling	Y	Y	N ¹	SP	SP	Y	N	N	N	N	Y	N	N	N	N	N	Y	8	N
A5.	Multi-Family Dwelling	N	Y	N	Y	N	Y ^f	N	N	N	N	Y ^f	N	N	N	N	N	Y	8	N
A6.	Residential Mixed-use Development	N	N	N	N	SP	Y ^f	N	N	N	N	Y ^f	N	N	Y	Y	Y	N	8	N
A7.	Open Space Residential Development (OSRD), See § III-F ¹	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
A8.	Historic Preservation, See § III-J	SP	SP	SP	N	SP	SP	SP	N	N	N	SP	N	N	N	N	SP	8	N	
A9.	Continuum of Care Retirement Community	SP	N	N	N	SP	SP	N	N	N	SP	SP	N	N	N	N	SP	N	8	N
A10.	Assisted Living Residence, See § III.I.1 and 3.	SP	SP	N	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	N	N	SP	N	8	N
HM-II - See Highway Mixed Use-II District regulations at Section III-C HM-III - See Highway Mixed Use-III District regulations at Section III-G HPU - See Highway Planned Use regulations at Section III-G																				
B. RESIDENTIAL USES (accessory) (Art. 20, Fall ATM 10/24/2024)																				
B2.	Home Occupation	SP	Y	SP	SP	N	Y	SP	N	N	N	SP	N	N	N	N	N	Y	8	N
B3.	Private Residential Garage	Y	Y	Y	Y	N	Y	N	SP	SP	N	SP	N	N	SP	N	N	Y	8	N
B4.	Structured Residential Garage ⁷	N	N	N	SP	SP	Y	SP	SP	SP	N	SP	N	N	SP	SP	SP	Y	8	N
B5.	Home Occupation Dog Kennel	SP	N	SP	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N
B6.	Personal Dog Kennel	SP	N	SP	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N
B7.	Home Child Care, Small (See MGL c. 15D)	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	N	N	Y	N	N	Y	8	N
B8.	Home Child Care, Large (See MGL c. 15D)	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	N	N	Y	N	N	Y	8	N
C. TRANSIENT ACCOMMODATION USES																				
C1.	Boarding House	Y	N	N	N	N	SP	N	N	N	N	SP	N	N	N	N	N	N	8	N
C2.	Bed and Breakfast Establishment	SP	N	N	N	N	SP	N	N	N	N	SP	N	N	N	Y	SP	SP	8	N
C3.	Bed and Breakfast Home	SP	SP	SP	N	N	SP	N	N	N	N	SP	N	N	N	N	SP	8	N	
C4.	Hotel	N	Y	N	N	N	SP	Y	N	SP	N	SP	SP	Y	N	SP	N	N	8	N
C5.	Motel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
D. RECREATIONAL, AMUSEMENT, ENTERTAINMENT USES (Art. 22, Fall ATM, 10/17/2024)																				
D1.	Indoor Recreational Facility	SP	SP	N	N	N	Y	Y	Y	Y	N	Y	SP	SP	Y	Y	Y	N	8	N

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC	WCC				
																S5	S4	S3	S2	S1
D2.	Outdoor Recreational Facility	SP	SP	SP	N	N	SP	SP	Y	Y	SP	SP	SP	SP	N	SP	SP	N	8	N
D3.	Indoor Amusement Facility	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	SP	Y	Y	Y	N	8	N
D4.	Outdoor Amusement Facility	N	N	N	N	N	N	SP	SP	SP	N	SP	N	SP	N	N	N	N	8	N
D5.	Golf Course	SP	SP	SP	N	N	N	SP	SP	SP	N	N	SP	SP	N	N	N	N	8	N
D6.	Outdoor Driving Range	N	N	SP	N	N	N	SP	SP	SP	N	N	SP	SP	N	N	N	N	8	N
D7.	Theater or Performing Arts Center	N	N	N	N	N	SP	SP	SP	SP	N	SP	N	N	N	Y	Y	N	8	N
D8.	Event or Conference Center	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP ²	SP ²	N	Y	Y	N	8	N
D9.	Community Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	8	N
D10.	Club, Clubhouse, or Lodge	Y	N	SP	SP	N	Y	N	N	N	N	Y	N	N	N	Y	Y	N	8	N
D11.	Adult Day Care Facility	N	N	N	N	SP	SP	Y	SP	SP	Y	SP	SP	SP	N	Y	Y	N	8	N

E. AGRICULTURAL AND NATURAL RESOURCE USES

E1.	Exempt agricultural uses and structures as set forth in MGL c. 40A, §3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8	Y
E2.	Farm, including but not limited to the raising, keeping and sale of cattle, horses, sheep, goats, bees and for the growing and sale of all agricultural products including fruits, vegetables, flowers, hay and grain, all dairy produce, and eggs, not otherwise exempt by State Statute	SP	N	SP	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	SP
E3.	Horseback riding areas or stables	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
E4.	Farm stand or truck garden	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	Y	Y	Y	Y	8	SP
E5.	Greenhouse and nursery not otherwise exempt by State Statute	Y	N	Y	N	N	N	SP	N	N	N	N	N	N	Y	Y	Y	Y	8	Y
E6.	Agri-tourism, See § V-B.2	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	SP	8	Y

Note: For districts HM-II, HM-III, HPU see Section III

F. RETAIL OR CONSUMER SERVICE ESTABLISHMENT USES (Art. 22, Fall ATM, 10/17/2024)

F1.	Mixed-use Development	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	8	N
F2.	Ancillary Outlet ³ (Art. 28, Spring Town Meeting 4/14/15)	N	N	N	N	N	N	N	SP	N	N	SP	N	N	N	Y	Y	SP	8	N
F3.	Retail stores	N	N	N	SP	Y	Y	Y	N	N	N	Y	N	N	Y	Y	Y	Y	8	N
F4.	Retail, Drive-thru	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	SP	N	8	N
F5.	Artisan Production and Workshop	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N	N	Y	Y	Y	SP	8	N
F6.	Wholesale store or showroom	N	N	N	N	N	N	Y	Y	Y	N	N	SP ²	SP ²	N	SP	SP	N	8	N
F7.	Personal Service Establishment	N	N	N	SP	N	Y	Y	SP	SP	N	Y	SP ²	SP ²	Y	Y	Y	N	8	N
F8.	Adult Uses Establishments, See Section 323.4 (Art. 48, Spring A.T.M., 4/17/97)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
F9.	Body Art Establishments (Art. 37, Spring A.T.M., 4/24/01; Art. 20, S ATM, 05/06/2025))	N	N	N	N	N	Y	Y	SP	SP	N	Y	SP ²	SP ²	SP	Y	Y	N	8	N
F10.	Restaurant (excluding outdoor dining)	N	N	N	N	N	Y	Y	N	N	N	Y	SP ²	SP ²	Y	Y	Y	Y	8	N
F11.	Restaurant, Accessory Outdoor Dining	N	N	N	N	N	SP	Y	N	N	N	Y	Y ²	Y ²	SP	Y	Y	SP	8	N

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC	WCC				
																S5	S4	S3	S2	S1
F12.	Restaurant, Drive-thru	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N
F13.	Undertaking establishment or funeral home	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	8	N
F14.	Cemetery	SP	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	8	N
F15.	Library, museum, or art gallery	Y	N	Y	N	Y	Y	Y	N	N	N	Y	SP	SP	Y	Y	Y	Y	8	N
F16.	Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19)	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N
F17.	Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19)	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N

Note: For districts HM-II, HM-III, HPU see Section III

G. TRANSPORTATION USES

G1.	Motor Vehicle Sales	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N	N	N	N	8	N
G2.	Limited Motor Vehicles, Sales (Article 5, FTM, 10/15/13)	N	N	N	N	N		SP	SP	SP	N	N	N	N	N	N	N	N	8	N
G3.	Filling/Gas Station	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N	N	SP	N	8	N
G4.	Motor Vehicle Repair Facility, Major	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N	N	N	N	8	N
G5.	Motor Vehicle Repair Facility, Minor	N	N	N	N	N	N	SP	SP	SP	N	N	N	N	N	N	N	N	8	N
G6.	Motor Vehicle Body Repair Facility	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	8	N
G7.	Truck Terminal	N	N	N	N	N	N	N	N	SP	N	N	SP ²	SP ²	N	N	N	N	8	N
G8.	Carwash and Detailing Center	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	N	N	8	N
G9.	Commercial Parking Lot	N	N	N	N	N	SP	SP	SP	SP	N	N	N	N	SP	N	N	N	8	N
G10.	Commercial Parking Garage	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				8	
G11.	Private Restricted Landing Area (PRLAS)	N	N	N	N	N	N	N	N	N	Y	N	SP ²	SP ²	N	N	N	N	8	N

H. COMMUNICATION AND UTILITY USES

H1.	Public Service Utility	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	SP	Y ²	Y ²	N	N	N	N	8	N
H2.	Wireless Communications Facility (See § III-H) (Art. 30, Fall ATM, 10/08/1998)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	SP	N	8	N
H3.	Indoor Wireless Communications Facility (IWCF). (Art. 30, Fall ATM, 10/08/1998)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8	N

I. PROFESSIONAL AND MEDICAL OFFICE USES

I1.	Professional Office (Art. 24 Fall A.T.M. 1996; Art. 21, Spring ATM, 05/06/2025)	N	N	N	SP	Y	Y	Y	Y	SP	N	Y	Y	Y	Y	Y	Y	SP	8	N
I2.	Business Incubator Space	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y ²	Y ²	Y	Y	Y	SP	8	N
I3.	Business Training Center	N	N	N	N	SP	Y	SP	Y	Y	Y	Y	Y ²	Y ²	N	Y	Y	N	8	N
I4.	Professional Medical Office	SP	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y ²	Y ²	Y	Y	Y	Y	8	N
I5.	Health Care facility, including a hospital, diagnostic and health care professional offices.																			
	a. under 3,500 sq. ft.	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y ²	Y ²	Y	Y	Y	SP	8	N
	b. over 3,500 sq. ft. (Art. 12, STM #1, 01/21/1992; Art. 21, Spring ATM, 05/06/2025)	N	N	N	N	SP	SP	SP	SP	SP	SP	Y	Y ²	Y ²	SP	Y	Y	N	8	N
I6.	Animal or Veterinary Hospital	N	N	N	N	SP	SP	Y	SP	SP	Y	Y	SP ²	SP ²	Y	Y	Y	SP	8	N

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC	WCC				
																S5	S4	S3	S2	S1
J. RESEARCH AND DEVELOPMENT, LABORATORY, AND TECHNOLOGY USES																				
J1.	Research and Development (Art. 8 S.T.M. 2 1975; Art. 21, Spring ATM, 05/06/2025)	N	N	N	N	SP	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	⁸	N
J2.	Laboratory	N	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	SP	N	⁸	N
J3.	Renewable or Alternative Energy Research and Development Facilities (Art. 58, Fall ATM 10/20/09)	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	N	Y	SP	N	⁸	N
K. LIGHT MANUFACTURING USES																				
K1.	Printing or publishing establishment																			
	a. under 5,000 sf ft	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	N	⁸	N
	b. over 5,000 sq. ft.	N	N	N	N	SP	SP	SP	Y	Y	N	SP	Y	Y	N	Y	Y	N	⁸	N
K2.	Wholesale Bakery/Food Production Facility and Commercial Kitchen	N	N	N	N	SP	Y	Y	Y	Y	N	SP	Y ²	Y ²		Y	Y	SP	⁸	N
K3.	Shared-use Community Kitchen ⁶	SP	N	SP	N	SP	Y	Y	Y	Y	N	N	N	N	N	Y	Y	SP	⁸	N
K4.	Specialty Craft Fabrication	N	N	N	N	N	SP	Y	SP	SP	N	SP	SP	N	N	Y	Y	N	⁸	N
K5.	Artisan and Creative Enterprise/Workshop	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	SP	⁸	N
K6.	Creative Production	N	N	N	N	SP	Y	SP	SP	SP	N	SP	SP	SP	Y	Y	Y	SP	⁸	N
K7.	Makerspace	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	SP	⁸	N
K8.	Light Manufacturing	N	N	N	N	N	N	N	Y	Y	N	SP	Y	Y	N	SP	SP	N	⁸	N
K9.	Biotech manufacturing and pharmaceuticals	N	N	N	N	SP	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	⁸	N
K10.	Manufacturing of Renewable or Alternative Energy	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	N	N	N	N	⁸	N
K11.	Craft Beverage Establishment	N	N	N	N	N	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	N	⁸	N
L. INDUSTRIAL USES⁵																				
L1.	Warehouses (excluding retail warehouses)																			
	a. 3,000 sq. ft. or less	N	N	N	N	SP	SP	SP	Y	Y	N	N	SP	SP	N	N	N	N	⁸	N
	b. 3,000 sq. ft. or more	N	N	N	N	N	N	SP	Y	Y	N	N	SP ²	SP ²	N	N	N	N	⁸	N
L2.	Commercial Mover, with associated Storage Facilities	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	⁸	N
L3.	Storage Facility	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	⁸	N
L4.	Distribution Center	N	N	N	N	N	N	N	SP	SP	N	N	SP ²	SP ²	N	N	N	N	⁸	N
L5.	Wholesale Storage Facility	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	N	N
L6.	Municipal Waste Facility	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N	⁸	N
M. INSTITUTIONAL AND EXEMPT USES																				
M1.	Municipal building or use, except for a waste disposal facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	⁸	N
M2.	Religious Institution ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	⁸	Y
M3.	School and School Campus ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	⁸	Y
M4.	Trade, professional, or other school not exempt by State Statute	N	N	N	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	⁸	N
M5.	Playground and Park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	⁸	Y

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC	WCC					
																S5	S4	S3	S2	S1	
M6.	Child Care Facility ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	⁸	N
N. OTHER USES																					
N1.	Accessory Uses (normally incidental to a permitted use)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	⁸	SP
Note: For districts HM-II, HM-III, HPU see Section III																					

- 1 Town House Dwelling shall per permitted through the use of the Open Space Residential Development (OSRD) and Historic Preservation Bylaws
- 2 Such use shall be permitted as an accessory use to a primary use and shall not constitute more than fifty (50) percent of the total floor area of all structures on the Lot (Art. 22, Fall ATM, 10/17/2024)
- 3 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; Art. 22, Fall ATM, 10/17/2024)
- 4 Such uses are subject to § VI-DD.2 Site Plan Review of the Zoning Bylaw (Art. 23, 2024 Spring ATM, 05/09/2024)
- 5 All noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises.
- 6 A Community Kitchen owned and managed by a non-profit or Religious Institution may be leased to a commercial organization for no more than 50 percent of the Commercial Kitchen operation. No on-site consumption of food or drink products may be permitted.
- 7 Structured Parking Garage shall be permitted for Multi-Family Dwelling and Residential Mixed-use Development only
- 8 Reserved for future population of the Subdistrict 2, West Central Single Residential (S2)
 - 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
 - f Multi-Family Dwellings and Residential Mixed-use Developments shall comply with § III.E.2 (for projects in DM Zoning District) and § III.EE (for projects in CG Zoning District) of the Natick Zoning Bylaws (Art. 24, Fall ATM, 10/17/2024)

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III-D West Central Corridor (WCC) Zoning District

1. West Central Corridor (WCC) and Subdistrict

The West Central Corridor (WCC) Zoning District is a single district made up of five (5) subdistricts. Each subdistrict reflects its location along the corridor, its relationship to surrounding neighborhoods, and the desired scale of development. Boundaries are intended to blend gradually rather than create sharp edges, and each subdistrict has tailored standards for building height, intensity of use, and design to promote coordinated, compatible development across the corridor.

a. Subdistrict 5, West Central Hub (S5)

The West Central Hub Subdistrict (S5) functions as the corridor's primary mixed-use center. It offers the highest permitted building height and density in the WCC District and is located for convenient access to transit and other transportation options. Development in S5 shall create a walkable, pedestrian-oriented environment with active street-level frontages that accommodate a mix of uses, including retail, dining, offices, entertainment and recreation, civic and educational facilities, and housing.

b. Subdistrict 4, West Central Connector (S4)

The West Central Connector Subdistrict (S4) serves as the corridor's link between the Hub (S5), other subdistricts, and nearby neighborhoods. It accommodates mid-scale mixed-use development and is intended to be accessible by both vehicles and non-motorized travel. Development in S4 shall maintain active, pedestrian-friendly street frontages and may include a mix of commercial, service, and residential uses.

c. Subdistrict 3, West Central Residential (S3)

The West Central Residential Subdistrict (S3) focuses on predominantly residential development at a small- to mid-scale. It provides a transition in height and building form between the mixed-use corridor (S4 and S5) and adjacent low-density neighborhoods, while maintaining pedestrian connections to nearby subdistricts and open spaces.

d. Subdistrict 2, West Central Single Residential (S2)

Reserved

e. Subdistrict 1, West Central Conservation and Open Space (S1)

The West Central Conservation and Open Space Subdistrict (S1) preserves natural resources and open land while allowing limited landscape improvements for active recreation, passive enjoyment, and habitat restoration. Development is restricted to trails and supporting amenities. Most S1 land is held or protected by the Commonwealth of Massachusetts, the Natick Conservation Commission, or a non-profit land trust.

2. Use Regulations

a. A Lot in the WCC Zoning District may include two (2) or more uses as identified in § III-A.2 Use Regulation Schedule of these Zoning Bylaws.

b. All projects with a residential component shall comply with § V-J Inclusionary Housing of these Zoning Bylaws.

c. All projects S5 and S4 are required to include an activated ground floor by incorporating uses that encourage and support pedestrian activity, the Subdistrict, and abutting neighborhoods.

- i. Minimum Non-Residential Requirement for Residential Mixed-Use Developments

- a) Buildings with a residential component in S5 shall dedicate at least fifty percent (50%) of the ground-floor frontage facing a public way, or fifty percent (50%) of the building’s longest façade—whichever is greater—to non-residential uses. The designated non-residential space shall have a minimum depth of twenty-five (25) feet. Up to twenty percent (20%) of that non-residential area may be used for residential-support amenities such as a lobby, leasing or management office, co-working space, community room, or fitness center.
 - b) Buildings with a residential component in S4 shall dedicate at least forty percent (40%) of the ground-floor frontage facing a public way, or forty percent (40%) of the building’s longest façade—whichever is greater—to non-residential uses. The designated non-residential space shall have a minimum depth of twenty-five (25) feet. Up to twenty percent (20%) of that non-residential area may be used for residential support amenities such as a lobby, leasing or management office, co-working space, community room, or fitness center
 - ii. The Planning Board shall determine the required non-residential square footage at the opening public hearing for Site Plan Review and shall reconfirm that figure at the close of the hearing if building plans are amended during the review. The required non-residential area may be provided in a single building or distributed among multiple buildings on the same lot.
- 3. Intensity, Scale, and Design Regulations
 - a. A Lot within the WCC Zoning District may have more than one (1) Building or Structure per Lot.
 - b. The WCC Zoning District shall comply with § IV-B.3 Intensity Regulations of these Zoning Bylaws.
 - c. To facilitate smooth transitions between subdistricts, properties in S4 or S3 may apply the Intensity Regulations in § IV-B.3 to up to twenty percent (20%) of the portion of the lot that directly abuts another parcel in S5, S4, or S3. This flexibility is intended to allow a gradual change in building scale and bulk. Building-height limits may not be increased under this provision except by special permit from the Planning Board.
 - d. Design Standard Requirements

Projects within the WCC Zoning District shall be designed to ensure coordinated building placement, streetscape and landscape treatments, and compatible massing at subdistrict edges, while meeting the standards in § III-D.3 of these Zoning Bylaws.
 - e. Pedestrian Scale and Design Intent

Projects within the WCC Zoning District shall be designed to create a safe, attractive, and comfortable pedestrian environment along the public street frontage and within on-site walkways and open spaces.

 - i. Sidewalks and street frontages shall be sized, located, and improved to accommodate the anticipated level of pedestrian activity.
 - ii. Buildings and structures shall be placed to maintain a consistent street frontage and reinforce a walkable public realm.

- iii. Projects shall provide pedestrian-supportive amenities—such as benches, lighting, landscaping, bicycle racks, and way-finding elements—that benefit both site users and adjoining neighborhoods.
- f. Major Transportation Corridor Design Intent

Projects within the WCC District that front on West Central Street, Speen Street, or Mill Street shall be designed in coordination with the Department of Public Works (DPW) on matters such as driveway and curb-cut locations, sidewalk and streetscape design, drainage, and utility connections, and shall be consistent with applicable transportation plans to reduce vehicle trips and improve access to transit, pedestrian, and bicycle facilities.

 - i. Street frontages shall be designed to encourage pedestrian activity and provide safe access to bicycle facilities, seating areas, pocket parks or open spaces, and similar streetscape features that support a walkable environment.
 - ii. Projects shall incorporate alleyways or pedestrian pathways, where feasible, to connect with adjoining properties and reduce local vehicle trips. If a physical connection cannot be established at the time of construction, the project shall reserve and clearly identify a future connection point to enable such linkage when adjoining properties redevelop.
 - iii. Projects shall coordinate the location and design of bus stops, shelters, or other transit-supportive amenities with the appropriate transit agency and DPW to facilitate convenient use of the public-transportation network.
 - iv. Non-residential and Residential Mixed-Use Development projects with frontage on West Central Street, Mill Street, and Speen Street shall support non-vehicular modes of transportation through the design and construction of a multi-use pathway or sidewalk along the frontage of said project(s).
- g. Off-street Parking and Garages Intent

In the WCC Zoning District, off-street parking shall be treated as a secondary, supporting element of the development rather than a dominant site feature.

 - i. Off-street parking garages and surface parking areas shall be located to the side or rear of buildings so that primary street frontages remain pedestrian-oriented.
 - ii. Where a garage is located to the side of a building, its street-facing wall shall be set back so that it extends no more than ten (10) feet forward of the building's front façade.
 - iii. All off-street parking lots shall be built with conduit and reserved space for transformers and switchgear to accommodate future installation of electric-vehicle (EV) charging stations in at least fifty percent (50 %) of the total parking spaces.
- h. Architectural Design Intent

Projects within the WCC District—including Residential Mixed-use Development, non-residential, and Multi-Family Dwelling buildings—shall be designed to:

 - i. Break down the apparent mass of large or mid-scale buildings through fenestration patterns, façade articulation, and other architectural techniques.
 - ii. Incorporate varied window styles, materials, and façade details that contribute to a pedestrian-scaled street frontage.

- iii. Where a building includes podium parking that faces a public street and has no ground-floor commercial use, the street-facing façade shall be treated with architectural elements—such as glazing, active lobby space, or display windows—to maintain an activated street frontage.
 - i. Landscape and Open Space

Projects within the WCC District shall incorporate landscape and open-space elements that enhance the site design and provide transitions to neighboring properties.

 - i. Provide a combination of landscape features—such as plantings, berms, walls, or fencing—to buffer the project while creating a gradual transition to adjacent properties.
 - ii. Plant a minimum of one (1) shade tree for every twenty-five (25) to thirty (30) linear feet of the building footprint.
 - iii. Plant a minimum of one (1) street tree for every twenty-five (25) to thirty-five (35) linear feet of street frontage (excluding curb-cut widths) within the required front-yard setback.
 - iv. Where off-street parking spaces required by the Zoning Bylaws are not initially needed at the time of construction, the unused areas shall be reserved and may be improved as pervious pocket parks or open-space areas until such parking is required.
 - v. Where a lot directly abuts the MBTA Commuter Rail corridor, the project shall install and maintain a planted or landscaped buffer—using a combination of vegetation, hardscape, and soft-scape materials—along the rear property line. The vegetated buffer shall be a minimum of ten (10) feet in width, located within the rear-setback requirement of § VI-C. Buffers shall be designed to reduce the apparent bulk and scale of buildings as viewed from the rail corridor.
 - j. Residential Outdoor Space, when applicable

Projects with residential dwelling units in Subdistricts S5, S4, or S3 shall provide each unit with access to usable outdoor space, such as decks, porches, patios, lawns, roof decks, or pocket parks.

 - i. A minimum of one hundred-fifty (150) square feet of outdoor space shall be provided per dwelling unit and may be either shared (e.g., common decks, lawns, patios) or private (e.g., balconies, patios). Of this required outdoor space, a minimum of fifty (50) square feet per unit shall consist of pervious surface.
 - ii. The usable outdoor open space component may be provided on-site or satisfied by securing and permanently preserving equivalent pervious open space that is not already protected within one-half (0.5) mile of the project site or within WCC Zoning District, with the approval of the Planning Board.
4. Review and Site Design Procedures
- a. Planning Board

The Planning Board shall review each project’s overall layout, including proposed land uses; transitions between WCC subdistricts and adjoining residential districts; site circulation; building scale, bulk, and dimensional compliance; off-street parking and non-vehicular access; and overall consistency with these Zoning Bylaws.
 - b. Design Review Board

The Planning Board shall defer review of architectural and streetscape design elements—particularly those affecting the pedestrian experience as viewed from the public way—to the Design Review Board (DRB). The DRB shall participate in the review and recommendation process for the following types of projects:

- i. All projects located in S5 and S4, which require Site Plan Review per § VI-DD of these Zoning Bylaws.
- ii. All projects that utilize the transition zone specified in § III-D.4.c.
- iii. All non-residential projects located in S3, which require Site Plan Review per § VI-DD of these Zoning Bylaws.

The DRB will base its recommendations on the guidelines outlined in § VI-K, Design Review Board of these Zoning Bylaws.

5. Compliance

Projects within the WCC Zoning District shall comply with § III-D of these Zoning Bylaws. Whenever a conflict exists between two (2) sections, § III-D of these Zoning Bylaws shall prevail.

(Art 24, 2025 Fall Annual Town Meeting, 10/23/2025)

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Section III-M. Accessory Dwelling Unit

1. Purpose and Intent

An Accessory Dwelling Unit (ADU) is an alternative type of housing that allows Natick to expand and diversify its housing supply options without requiring additional land development. The design and implementation of an ADU is expected to fit on a Lot, with the Principal Residential Dwelling.

2. Massachusetts General Law (MGL)

- a. ADUs are permitted As of Right per Massachusetts General Laws (MGL), Chapter (c) 40A, § 3.
- b. The Town has established §III-M of these Zoning Bylaws to provide guidance and to reasonably regulate the construction of ADUs within single-family zoning districts.
- c. No ADU unit may be utilized as Short-term Rental.
- d. The gross floor area of the Principal Residential Dwelling or the ADU outlined in § III-M of these Zoning Bylaws shall be calculated per 760 CMR 71.00, as amended. (Art. 20, Spring ATM, 05/06/2025)

3. Applicability and Requirements

- a. In order to qualify for an As of Right ADU, the Principal Residential Dwelling and the Lot shall:
 - i. conform to the maximum Building Coverage of the respective Zoning District, per § IV-B Intensity Use Regulations of these Zoning Bylaws; and
 - ii. be the only residential Dwelling Unit on the Lot prior to construction of the ADU.

- b. Neither the Principal Residential Dwelling nor the ADU shall be used as a Short-term Rental.
 - c. Where there are two (2) or more ADUs on a Lot. One (1) of the ADUs shall be deed restricted as affordable per and subject to § V-J Inclusionary Housing of these Zoning Bylaws.
 - d. The ADU and the Principal Residential Dwelling shall remain on the same Lot and shall not be divided onto two (2) separate lots.
 - e. No ADU unit may be separately sold as a condominium, or otherwise.
4. Permitting Regulations and Permit Review Authority
- a. Building Permit Review – Building Permit Application

The Building Commissioner shall be the permit granting authority for the creation of the following types of ADUs. Such review shall be conducted concurrently as part of a Building Permit application.

 - i. A single ADU that is located entirely within the Principal Residential Dwelling or within an existing attached garage, with no exterior increases in square footage;
 - ii. A single ADU located in an existing detached garage that is greater than ten (10) feet from the Principal Residential Dwelling. Detached garages less than ten (10) feet from the Principal Residential Dwelling shall meet all Building Code requirements;
 - iii. A single ADU to be located within a Principal Residential Dwelling at the time of construction of the Principal Residential Dwelling; or
 - iv. The conversion of a Family Suite to an ADU, unless such conversion requires relief from the Zoning Board of Appeals (ZBA), and then either section c. or d. shall apply, depending on the facts and circumstances. Consultation with Town staff is encouraged before any conversion application is filed.
 - b. ADU Site Review (As of Right)

The Building Commissioner shall be the permit granting authority for the creation of the following types of ADUs. ADU Site Review shall be As of Right and limited to the bulk, height, scale, and placement of a single ADU on the Lot.

 - i. A single detached ADU on a Lot located within the Allowable Building Envelope and greater than ten (10) feet from the Principal Residential Dwelling;
 - ii. The construction of a single ADU on a Lot that is deficient only in Lot Area and Frontage; or
 - iii. The construction of an addition for a single ADU that does not require relief from the ZBA.
 - c. ADU – Pre-existing Non-conforming Lots (As of Right)

The ZBA shall be the permit granting authority for ADU Site Review, which is an As of Right (majority-vote) review. The review of the following ADUs shall be limited to the bulk, height, scale, and placement of a single ADU on the Lot.

 - i. The expansion of an existing Principal Residential Dwelling or existing building (that is greater than ten (10) feet in distance from the Principal Residential Dwelling) that is deficient in Intensity Regulations per §IV-B of these Zoning Bylaws; or
 - ii. The placement or addition of an ADU requires a Section 6 Finding beyond relief associated with Lot Area and Lot Frontage.

d. ADU Special Permit

The ZBA shall be the Special Permit Granting Authority (SPGA) for the following Special Permits, which shall require a super-majority vote:

- i. The creation of two (2) or more ADU per Principal Residential Dwelling or Lot, which will require a super-majority vote.
- ii. A Building proposed to exceed the allowable Lot Coverage or other dimensional requirements per § IV-B Intensity Regulations by Zoning District, with the exception of Lot Area and Lot Frontage. The Special Permit shall be required for the Building, not the ADU as a use.

5. Design Requirements and Findings

The permit granting authority or SPGA shall review an ADU application for compliance with the following Findings.

- a. The ADU shall be located in the Allowable Building Envelope of a Lot.
- b. The Lot shall remain conforming to Building Coverage per §IV-B of these Zoning Bylaws for the respective Zoning District after the construction of an ADU.
- c. An ADU detached from the Principal Residential Dwelling shall be a minimum of ten (10) feet from another Structure on the Lot, per the State Building Code.
- d. A detached ADU shall not be located between a roadway and the designated frontage of the Principal Residential Dwelling.
- e. An ADU shall provide one (1) off-street parking space on the Lot when located a half (1/2) mile or more from a commuter rail station.
- f. When an ADU has a separate exterior entrance from the Principal Residential Dwelling or is a separate Building, the ADU shall be accessible from a path or walkway.
- g. The ADU is located on the Lot so it does not impede vehicular access and circulation of the Lot, roadways, and sidewalks.

6. Review Procedures

The ZBA shall evaluate each application based on the following respective Review Criteria.

a. ADU Site Review Procedures

For uses outlined in § III-M.4.c of this Bylaw, the following public review procedures shall be followed.

- i. The ADU Site Review shall be posted on a public meeting agenda.
- ii. Notice of the public meeting shall be sent to abutters within three hundred (300) feet of the boundaries of the Lot.
- iii. A decision shall be rendered within thirty-five (35) days of the first public meeting.

b. ADU Special Permit Procedures

For uses outlined in § III-M.4.d of this Bylaw, the review of such application shall comply with § VI-DD.1.e of these Zoning Bylaws.

(Art. 20, Fall ATM, 10/17/2024; Art 25, 2025 Fall ATM, 10/28/2025)

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IV – Intensity Regulations

IV-B INTENSITY REGULATIONS BY ZONING DISTRICT

District Designation	Lot Minimum			Minimum Setback			Building Maximums		Minimum Open Space per Lot
	Area (sqft)	Cont. Frontage (ft)	Depth (ft)	Front (ft)	Side (ft)	Rear (ft)	Percentage of Building coverage (including Accessory Structures)	Height (story/ft), whichever is lower (c)*	
PCD	750,000 (p)	360	600	None (q,t)	None (q,t)	None (q,t)	25 (r,s)	2.5/40	50%
RM*****	20,000 (d)	120 (k)	125 (k)	30 (k)	12 (l)	25 (m)	25	1.5 x width of street	40% (n)
RSA	15,000	110	125	30	12 (z)	25	25	2.5/35	None
RSB	40,000	140	150	40	20 (z)	40	20	2.5/35	None
RSC	20,000	120	125	30	12 (z)	25	20	2.5/35	None
RG***	12,000	100	100	30	12 (h,z)	25 (g)	30	3/40	None
AP+++	30,000	120	140	30	20 (x)	25 (x)	25	2.5/35	35%
DM	10,000	80	120	15 (ff)	0 (ff)	20	60	-/50 (ff)	10% (ff)
CG (Residential Mixed-use Development; mixed-use development; single-use non-residential) ^ ^	10,000	80 (cc)	80	12	12	15		-/38	10%
CG (single-use residential) ^ ^	7,000	70 (cc)	80	20	12	15		-/32	20%
CII****	40,000	200 (e)	200	40, 85(a,f)*	40 (j)	40	30	-/30	10%
HPU	See Section III-G.2.3								
IN-I	20,000	120 (e,i)	150	40 (a,f)	20	20	35	-/30	10%
IN-II** & HM-I (Small Corporate Campus Parcel) ^ ^ ^	80,000	200 (e)	200	85 (b)	(b) (cc)	(b) (cc)	50 (ee)	-/80	None
HM-I (Large Corporate Campus Parcel) ^ ^ ^	200,000	200	200	30 (cc) (dd)	60 (cc) (dd)	60 (cc) (dd)	75 (ee)	-/80	15% (ee)
HM-II●●●●	See Section III-C.4 & 5								
HΔΔ	800,000	600	600	75	50	100	30	-/85	50% (v)
LC	10,000	100	--	20	15	20	--	35	20%
HM-III●	See Section III-G.1.2								

^ (Art. 29, 1997 Fall ATM)

^ ^ Art. 24, Spring ATM 05/02/2023

^ ^ ^ Art. 28, Spring ATM 05/02/2023

(Art. 21, Fall ATM, 10/24/2024; Art 23, 2025 Fall ATM, 10/23/2025)

IV – B Intensity Regulations by Zoning Districts Footnote References

*	Art.	48 ATM	1962
**	Art.	47 ATM	1962 & Art. 46 ATM 1962
***	Art.	49 ATM	1962
****	Art.	51 ATM	1962 & Art. 51 ATM 1964
*****	Art.	45 ATM	1965
Δ	Art.	83 ATM	1973
ΔΔ	Art.	9 STM #1	1973
+++	Art.	8 STM #2	1975
●●●	Art.	1 STM	Mar. 20, 1979
●●●●	Art.	3 STM	Mar. 20, 1979
+	Art.	10 STM	Oct. 23, 1979
●	Art.	1 ATM	Oct. 6, 1981

See footnote (x) Section IV - Page 8 for additional AP District Requirements

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IV-C INTENSITY REGULATIONS BY ZONING DISTRICT

Subdistrict	S5	S4	S3	S2	S1
Lot Area	20,000	15,000	10,000	RESERVED	5,000
Lot Frontage	100	100	80	RESERVED	50
Open Space (Minimum)	10%	20%	30%	RESERVED	90%
Building Height					
Building Height	30' minimum	30' minimum	25' minimum	RESERVED	N/A
	50' maximum	40' maximum	35' maximum	RESERVED	35' maximum
Building Location					
Front Setback (minimum)	20' ^a	20' ^a	20'	RESERVED	15'
Side Setback (minimum)	15'	15'	10'	RESERVED	N/A
Rear Setback (minimum)	15' ^a	15' ^a	15'	RESERVED	N/A

^a For Lots in the S5 and S4 that abut the railroad tracks, the Rear Setback shall be increased by an additional ten (10) feet for every ten (10) feet in height above thirty-five (35) feet (rounded up to the next whole number).

(Art 24, 2025 Fall ATM, 10/23/2025)

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SECTION V - SPECIAL REQUIREMENTS

V-D OFF-STREET PARKING AND LOADING REQUIREMENTS

(Art. 1 S.T.M. #3 6/22/1976)

3. Parking Facilities Required by Category of Parking Demand

- b) **For Multiple-Family Dwellings** - One (1) space for one (1) bedroom or studio units, one and one-half (1 1/2) spaces for two (2) bedroom units, and two (2) spaces for units having three (3) or more bedrooms. All required spaces are to be provided within a distance not to exceed three hundred (300) feet from the building in which the specific family unit served is located. In a PCD District, parking lots shall not exceed 125 spaces in any one lot, and lots shall be at all points at least twenty-five (25) feet apart.* For an AP Cluster Development, the parking requirements shall be one (1) space for a studio unit, and two (2) spaces for one or more bedrooms. In the CG, DM, and WCC Zoning Districts there shall be one (1) space for a studio apartment, one (1) bedroom unit, or two (2) bedroom unit; and two (2) spaces for units having three (3) or more bedrooms. **Note:** Any housing which is specifically designed and constructed to meet the needs of the elderly may reduce the parking requirements for all such units by one-half. (Art. 45 S.T.M. April 7, 1987; Art. 6, Fall T.M. 10/20/20; Art. 24, Spring ATM, 05/02/23; Art 24, 2025 Fall ATM, 10/23/2025)
- z) **For Residential Mixed-use Developments and Mixed-use Developments:** The required number of off-street parking spaces for projects in Subdistricts S5, S4, or S3 of the WCC District shall be determined through the submittal of a parking study to the Planning Board for review and approval. The study shall be based on industry-standard parking demand factors for the proposed uses, hours of operation, patterns of shared parking, and proximity to public-transit service. This review is intended to ensure that each project provides adequate off-street parking while avoiding unnecessary oversupply. (Art 24, 2025 Fall ATM, 10/23/2025)

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V - F REMOVAL OF EARTH PRODUCTS

In any district except an authorized sand or gravel pit the removal from the property of soil, loam, sod, peat, sand or gravel is prohibited, except that the removal of said material may be permitted subject to the issuance of a building permit by the Building Commissioner and only to the extent of excavating for a building foundation, structure, roadway, driveway, walk, or parking area and only if at least an eight-inch layer of packed loam or the total loam and topsoil excavated in the project, whichever is less, is left covering all regraded area of the lot.

Removal of topsoil other than specifically permitted in this by-law is classified as stripping and is prohibited. (Art. 51 A.T.M. 1974; Art. 20, 2025 Fall ATM, 10/23/2025)

V-H. SIGNS AND ADVERTISING DEVICES

D. REGULATIONS AND RESTRICTIONS APPLICABLE TO USE DISTRICTS

2. Downtown Mixed Use District (DM) and Center Gateway District (CG) Zoning Districts
 Signage in the Downtown Mixed Use (DM) and the Center Gateway (CG) Zoning Districts shall comply with the following signage regulations.

(a) Type of Signs

- i. The DM and CG Zoning Districts allow for a variety of Permanent and Temporary Signage, as outlined below.

	Sign Type	Individual Business Establishment Units		Multi-tenant Building	Non-Building Signage
		First Floor Business Establishment		Building Signage	Public Signage
		Frontage	Side/Rear		
P	Wall-Mounted Sign	Y	Y	N	N
P	Projecting Hanging Sign	Y	N	N	N
P	Blade Sign	Y	Y	Y	N
P	Establishment Window Sign	Y	Y	Y	N
T	Temporary Window Sign	Y	N	N	N/A
P	Awning Sign	Y	Y	SP	Y
P	Building Identification Sign	N/A	N/A	N/A	Y
P	Monument Sign	N	N	N	Y
P	Directory Wall Sign	N	N	N	Y
P	Roof Sign	N	N	N	N
T	Sidewalk Sign	Y	Y	N	Y
T	Exterior Notification Flag Sign	Y	N	N	N
P/T	Public Service Sign	N	N	N	Y

P = Permanent Signage

T = Temporary Signage

Y = Allowed As of Right in an approved Sign Box (Planning Board) or License (Select Board) as outlined in §V-H.2(d) of this Bylaw

SP = Special Permit (Planning Board)

N = Prohibited

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(b) Sign Dimensional Regulations

- i. The dimensional area designed as a Sign Box shall be established and designed in accordance with the following standards.

Calculation For Sign Area	Sign Type	Individual Business Establishment Unit Maximum	Multi-tenant Building Maximum	Public Signage Maximum
SB	Primary Wall-Mounted Sign – Primary Frontage	30 sf (2 ft max. letter height)	N/A	N/A
SB	Secondary Wall-Mounted Sign – Secondary Frontage (Side/Rear of Business)	15 sf (1 ft max. letter height)	N/A	N/A
SB	Projecting Hanging Sign - Primary Frontage	12 sf	N/A	N/A
SB	Projecting Hanging Sign – Secondary Frontage (Side/Rear of Business)	N/A	N/A	N/A
SB	Blade Sign - Primary Frontage/Side/Rear of Business	2 sf	N/A	N/A
SB	Building Identification Sign	N/A	30 sf	
SB	Awning Sign	Located on Valance	50% coverage	50% coverage
		Located on Awning Slope	25% coverage	25% coverage
SB	Monument Sign*	N/A	20 sf	SR
SB	Exterior Directory Sign	N/A	8 sf	SR
SB	Establishment Window Sign	12 sf	50 % of total window area	N/A
TS	Temporary Window Sign	--		N/A
TS	Sidewalk Sign**	27" width x 46" height	27" width x 46" height	N/A
TS	Exterior Notification Flag Sign	12" width x 42" length	N/A	N/A
SB	Public Service Sign	N/A	N/A	SR

SB = Sign Box (size of Sign Box)

TS = Temporary Sign (dimensions include the usable advertising area, not including pole/stand/legs)

N/A = Not Applicable (sign type is not permitted)

SR = Special Review: Approval of size required by Police Department, Fire Department, Department of Public Works, Building Commissioner, and where applicable the Historic District Commission (if applicable) prior to the issuance of a Building Permit

* = A Monument Sign may be installed for a single occupant building and a Multi-Tenant Building.

** = The total area for Sidewalk Sign includes the usable sign face, legs, frame, and hardware.

ii. Permanent Signage Installation Guidance To aid in the positioning of Permanent Signage, the following guidance shall be followed.

Sign Type	Projection from Facade (Maximum)	Distance from Ground to Bottom of Sign (Minimum)	Distance from Ground to Top of Sign (Maximum)	Spacing from top of Sign to top of building or bottom of second floor windows (Minimum)	Spacing from edge of sign to edge of Individual Business Establishment Unit (Minimum)
Wall-Mounted Sign	6 inches	10 feet	N/A	3 feet	2 feet
Projecting Hanging Sign	4 feet	8 feet	12 feet	5 feet	2 feet
Blade Sign ¹	2 feet	8 feet	20 feet	N/A	N/A
Monument Sign	N/A	N/A	4 feet	N/A	N/A
Building Identification Sign	As permitted by the Planning Board				

¹ Blade Signs may be vertically stacked upon each other. When vertically stacked the bottom of the Blade Sign closest to the ground shall be no less than eight (8) feet from the ground, and the top Blade Sign furthers from the ground shall be no more than twenty (20) feet from the ground.

(c) Signage Requirements

- i. Permanent Signage shall not feature interchangeable letters, internal illumination, or include movable parts (exception for Barber Poles and clocks).
- ii. Permanent Signs are encouraged to display the Individual Business Establishment Unit street number unless provided on front door or over the main entrance. Or in cases where a sign advertises a non-first floor Individual Business Establishment Unit, the floor level where the unit is located should be provided.
- iii. Permanent Signage shall be constructed of a material made to withstand weather elements.
- iv. First Floor Individual Business Establishment Units Sign Requirements

- a) For Individual Business Establishment Units with multiple exterior walls and entrances, the Building Commissioner shall designate one exterior wall as the Primary Frontage, and the remaining exterior walls will be identified as the Secondary Frontage (i.e., side/rear walls).
 - 1) Primary Frontage - An Individual Business Establishment Unit may be permitted to have one (1) Primary Wall-Mounted Sign and one (1) Blade Sign; or one (1) Projecting Hanging Sign on the Primary Frontage of the Individual Business Establishment Unit.
 - 2) Secondary Frontage – An Individual Business Establishment Unit with identified secondary frontage may be permitted to have one (1) Secondary Wall-Mounted Wall Sign and one (1) Blade Sign.
 - 3) Multiple Secondary Frontages – An Individual Business Establishment Unit is permitted to have a maximum of one (1) Secondary Wall-Mounted Wall Sign and one (1) Blade Sign total
- b) Individual Business Establishment Units shall only be permitted one (1) Sidewalk Sign or one (1) Exterior Notification Flag Sign.
- v. Non-first Floor Individual Business Establishment Unit Sign Requirements
 - a) A non-first-floor Individual Business Establishment Unit may have a maximum of two (2) blade signs and location, as outlined below.
 - 1) A maximum of one (1) Blade Sign front or side of a Building, located either on the corner of the Building or positioned in a location that does not impede with a first floor Business Establishment; and
 - 2) A maximum of one (1) Blade Sign on the side of the building is used to access the business establishment.
 - b) Blade Signs for non-first-floor business establishments shall be stacked vertically.
- vi. Wall-Mounted Sign
 - a) Wall-Mounted Signs are only permitted for first-floor Individual Business Establishment Units.
 - b) Wall-Mounted Signs are prohibited from covering windows or architecture details.
 - c) No portion of a Wall-Mounted Sign is permitted to extend above the lower eave line of a building with a pitched roof; extend above the roof line or parapet wall of a flat roofed building; extend above the cornice or expression line of the base of a building.
 - d) Information type is limited to business name and logo.
- vii. Awning Sign
 - a) Awning Sign may be located on the sloping portion of an awning are only permitted for storefronts where the typical area for a wall sign is missing.
 - b) Awning Signs are not allowed on the side of awning with closed ends.
 - c) Information type is limited to business name, logo, and address.
- viii. Sidewalk Sign
 - a) One (1) Sidewalk Sign is permitted per first floor Individual Business Establishment Unit; or for use by non-first floor Individual Business Establishment Units, the owner of the Multi-Business Building is permitted to have one (1) Sidewalk Sign per publicly accessible entrance or one (1) per side of the Multi-tenant Building, whichever is less.
 - b) Sidewalk signs may be placed outdoors on-site or on a public sidewalk during business hours and must be removed when the business is closed.

- c) Sidewalk signs displayed on a public sidewalk shall be placed in compliance with American Disabilities Act (ADA).
 - d) A sidewalk sign is not permitted to be illuminated or contain any electronic components.
- ix. Monument Sign
- a) Only one (1) Monument Sign shall be permitted for a Building, complex, or center.
 - b) The structure of a Monument Sign shall consist of brick or masonry construction, complete with adequate footing.
 - c) The maximum height of a Monument Sign shall not exceed four (4) feet to the top of the sign above the ground
 - d) A Monument Sign shall be located a minimum of ten (10) feet from all property lines, and where deemed necessary by the Building Commissioner or the Planning Board, the setback shall be increased so that the sign and associated landscaping does not obstruct views from or onto other properties or site distance of a driver of oncoming, intersecting, or merging traffic.
 - e) All Monument Signs shall be landscaped with well-maintained plantings ten (10) feet around the entire base of the sign.
 - f) Monument Signs are prohibited in the Downtown Mixed Use (DM) Zoning District.
- (d) Sign Maintenance
- a) All commercial signs, including existing nonconforming signs, together with any supports, braces, anchors, and other supporting hardware, must be maintained in good condition.
 - b) Damage to or deterioration of a commercial sign must be repaired within thirty (30) days of receipt of notice from the Building Commissioner/Sign Officer.
 - c) When an existing commercial sign is removed, replaced, or repaired, all supports, braces, anchors, and other supporting hardware that is no longer necessary must be removed and any surfaces baring evidence of prior attachment must be repaired.
- (e) Permitting Procedures
- i. Permanent Signage
 - a) Sign Box Permitting
 - 1) The Sign Box is a permitted location that holds a Permanent Sign that is approved by the Planning Board by a simple majority vote.
 - 2) Modifications that increase the size, modify the shape, or modify the location of an approved Sign Box, but proposed new Sign Box complies with § V.H.2 of this Bylaw shall require a new review and approval by the Planning Board.
 - 3) A Sign Box that requires dimensional relief or deviation of its location from § V-H.2 of this Bylaw shall require a Special Permit from the Planning Board. The Design Review Board (DRB) shall provide a letter of comment to the Planning Board for such Special Permit.
 - b) Established Sign Box Dimensions and Locations
 - 1) Permanent Signs that are placed within an approved Sign Box require a Building Permit.
 - 2) Changes to the content of a Permanent Sign that complies with an approved Sign Box shall require a new Building Permit before installation.

- ii. Temporary Signage
 - a) The Select Board shall license Temporary Signage annually.
 - b) A license shall include but is not limited to the location where a Temporary Sign can be located, requirements for use of a Temporary Sign, in addition to maintenance of condition of the Temporary Sign.
 - iii. Public Signage
 - a) The Select Board shall be the approval granting authority for all Public Service Signs and Directory Signs that are installed within the public right of way or on Town property for the purposes of wayfinding.
 - b) Prior to review by the Select Board, the dimensions and location of Public Service Signs and Directory Signs shall be reviewed by the Police Department, Fire Department, Department of Public Works, and the Building Commissioner to ensure that the signage does not compromise public safety and circulation.
 - c) Design associated with public wayfinding shall be developed through an open, public process.
- (Art 29, 2025 Fall ATM, 10/21/2025)

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SECTION V-J INCLUSIONARY HOUSING

3. MANDATORY PROVISION OF AFFORDABLE UNITS

- a. An applicable Residential Project shall contribute to the local stock of affordable units in accordance with the following requirements:
 - i. All projects with a residential component shall provide the following:
 - a) Projects in the DM,CG, WCC, and LC Zoning Districts shall provide a minimum of ten (10) percent of the total Residential Dwelling Units as affordable. (Art 24, 2025 Fall ATM, 10/23/2025)
 - b) Projects in the DM, CG, WCC, and LC Zoning Districts shall provide a minimum of ten (10) percent of the total Residential Dwelling Units as affordable. (Art 24, 2025 Fall ATM, 10/23/2025)
 - c) All ADU projects that create two (2) or more ADUs on the same lot shall provide that one (1) ADU created beyond the first (As of Right) ADU on the lot shall be affordable by a deed restriction, recorded in the Middlesex South Registry of Deeds. (Art. 20, Fall ATM, 10/17/2024)
 - ii. Methods to satisfy the affordability component required for a Residential Project, subject to approval by the Planning Board:
 - a) constructed or rehabilitated on the locus of the Residential Project;
 - b) provide a fee-in-lieu for the construction of dwelling unit(s);
 - c) some combination of the above.
 - iii. Fulfilment of Inclusionary Housing Component Residential Projects, shall comply with Section V-J as follows:

- a) Residential units created under § III.A.2.A6 in the LC Zoning District, § III-A.6.A, § III-A.6.B, § III-D, § III-E, § III-EE, and § III-I shall provide affordable units as outlined above in § V-J.3.a.ii.a). (Art 24, 2025 Fall ATM, 10/23/2025)
 - b) Projects created under §III.F and §III.J may opt to use the methods outlined above in § V-J.3.a.ii.a), b), or c). (Art. 24, Fall ATM, 10/17/2024)
 - c) Projects created under § III-M shall utilize the created ADUs on the Lot. (Art. 20, Fall ATM, 10/17/2024)
- iv. Required affordable units shall be rounded up to the nearest whole number.

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SECTION VI - ADMINISTRATION

VI-K DESIGN REVIEW BOARD (DRB)

3. Authority

The DRB shall review and provide recommendations for development projects as outlined in these Zoning Bylaws.

a. DRB Recommendations to the Planning Board

The DRB shall provide review and recommendations to the Planning Board for projects in the Downtown Mixed-use (DM), Center Gateway (CG), and West Center Corridor (WCC) Zoning Districts, in addition to projects utilizing § III-J Historic Preservation of these Zoning Bylaws. (Art 24, 2025 Fall ATM, 10/23/2025)

i. The review and recommendation of projects in the WCC Zoning District shall be limited to Subdistrict 5 - West Central Hub (S5); West Central Connector Subdistrict (S4); and applicable projects in West Central Residential Subdistrict (S3), as outlined in §III.D of the Zoning Bylaws. (Art 24, 2025 Fall ATM, 10/23/2025)

b. DRB Recommendations to the Zoning Board of Appeal

The DRB shall provide review and recommendations to the Zoning Board of Appeals (ZBA) for Chapter 40B, Comprehensive Permits.

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SECTION VI - ADMINISTRATION

VI-K DESIGN REVIEW BOARD (DRB)

3. Authority

The DRB shall review and provide recommendations for development projects as outlined in these Zoning Bylaws.

a. DRB Recommendations to the Planning Board

The DRB shall provide review and recommendations to the Planning Board for projects in the Downtown Mixed-use (DM), Center Gateway (CG), and West Center Corridor (WCC) Zoning Districts, in addition to projects utilizing § III-J Historic Preservation of these Zoning Bylaws. (Art 24, 2025 Fall ATM, 10/23/2025)

i. The review and recommendation of projects in the WCC Zoning District shall be limited to Subdistrict 5 - West Central Hub (S5); West Central Connector Subdistrict (S4); and applicable projects in West Central Residential Subdistrict (S3), as outlined in §III.D of the Zoning Bylaws. (Art 24, 2025 Fall ATM, 10/23/2025)

b. DRB Recommendations to the Zoning Board of Appeal

The DRB shall provide review and recommendations to the Zoning Board of Appeals (ZBA) for Chapter 40B, Comprehensive Permits.

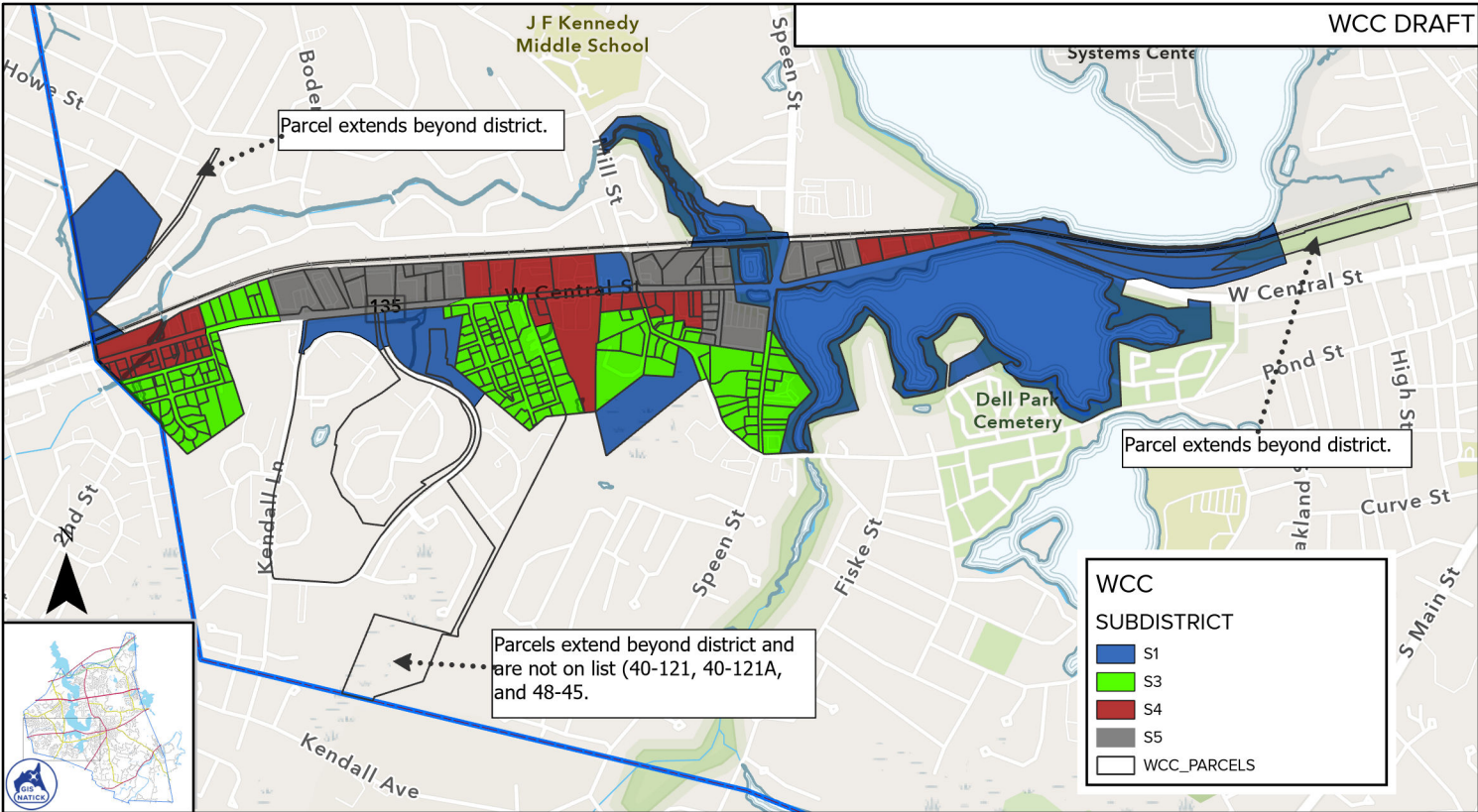
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Zoning Map Amendments Article 24



WCC

SUBDISTRICT

- S1
- S3
- S4
- S5
- WCC_PARCELS

Rezoning a portion of North Main Street

Rezone parcels from Limited Commercial (LC) Zoning District to Residential Single A (RSA) Zoning District, plus to the centerlines of roadway.

Rezone a portion of Lowell Road from Commercial-II (C-II) Zoning District to Limited Commercial (LC) Zoning District

Zoning

- Commercial II
- Limited Commercial
- Residential-Single A

