

**FOR LEASE - \$5,500/m. or
REDUCED \$100,000!
NOW - \$795,000**

**40 Eliot Street
S. Natick, MA 01760**



Currently leased as a school. Lease ends 6/30/2025 with 30 day notice to vacate starting 2/1/2025. NOW VACANT—EARLIER OCCUPANCY POSSIBLE.

Set among many historic structures in picturesque South Natick, this former Church, is now used as a school. The underlying zoning is Residential General—some of the permitted uses are: Religious uses, schools, non profit, country club, residential, 2 family - for more zoning uses—see pages 8-17. Or for lease. **Asking - \$5,500/m NNN**

Exclusive Listing Broker

Marlene Aron

Metrowest Commercial Real Estate

Principal

ma@metrowestcre.com

508-740-0000

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Buyers/Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the SELLER/LESSOR.

Lot View



Description of the Property

Total Acres: 0.31

Building Type: Church

Parking: Yes—unlined approx. 8 –10 spaces

Zoning: RG, Historic District, not on Register

Building SF: 7,436 SF (incl. finished bsmt)

Built: 1930 renovated

Heat: Gas

Environmental: report: None

Assessment (2024): \$1,546,300*

Tax Rate: \$12.26/thousand

* ownership is tax exempt— assessment has not been abated for over assessment

Sprinklered: No

Lead Paint: Unknown

Attic: Has Heating system for 1st floor

HC Accessible: Lower level—with h.c. bathrooms

Main level: Ramp - may not be ADA compliant, no h.c. bathrooms on main level. Classroom.

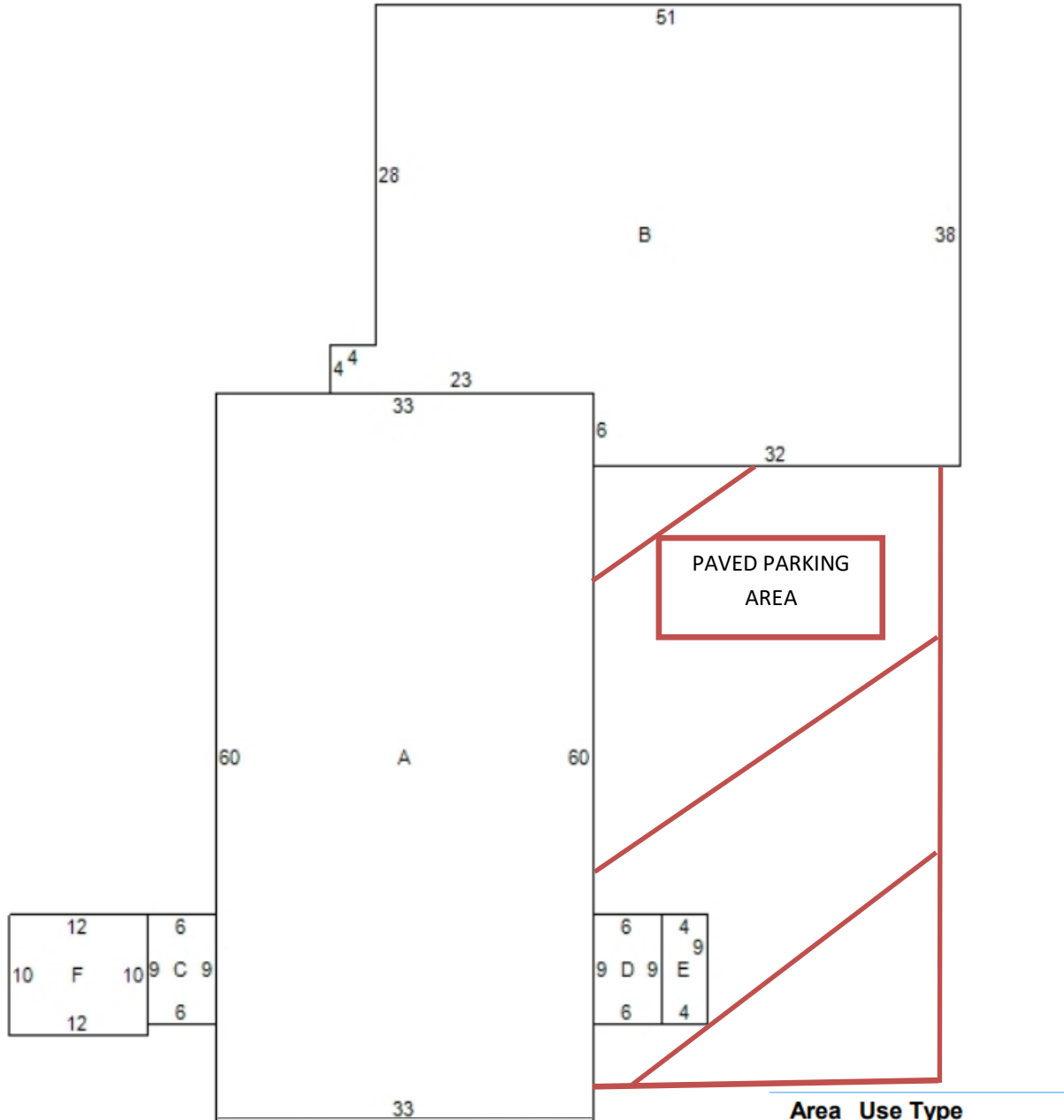
Ground level—2 h.c. bathrooms, large open area, is air conditioned , h.c. ramp and has a kitchen and 2 heating systems—one for ground level and one for back building.

Above From Town of Natick Property Record Card and Property Owner.

Pictures



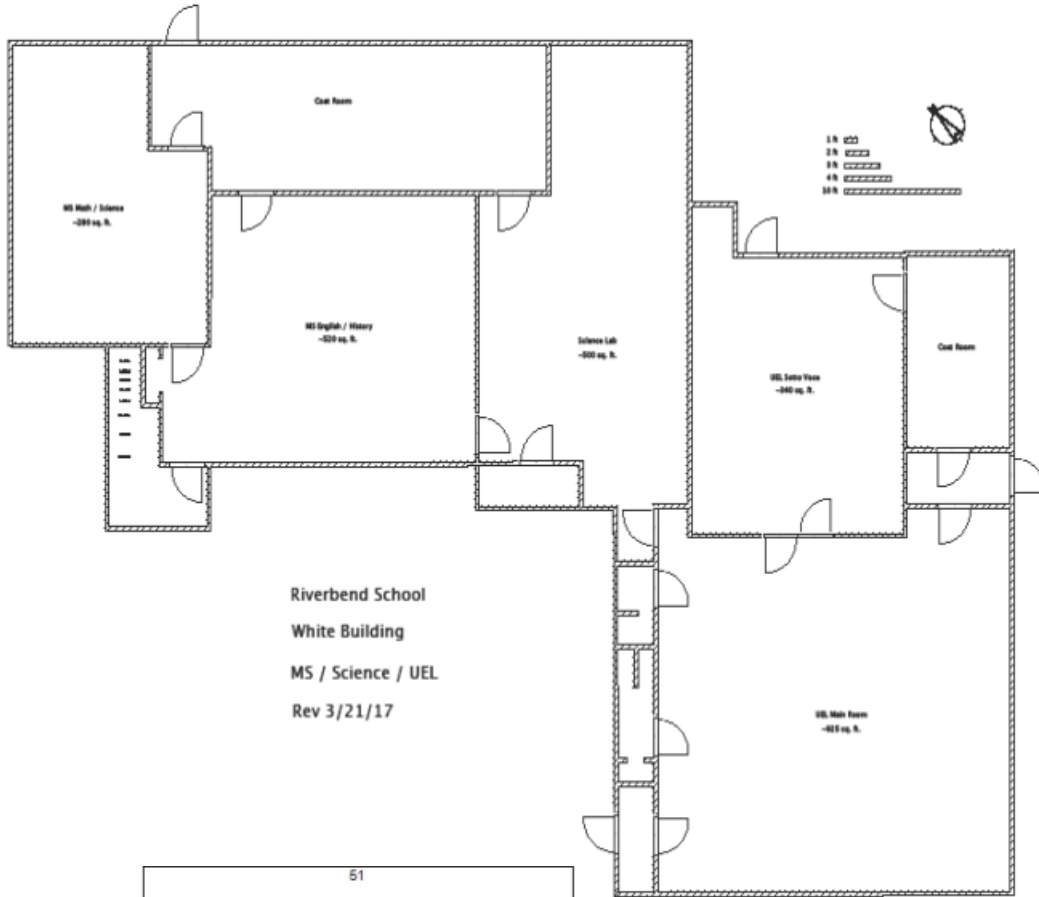
Floor Plan



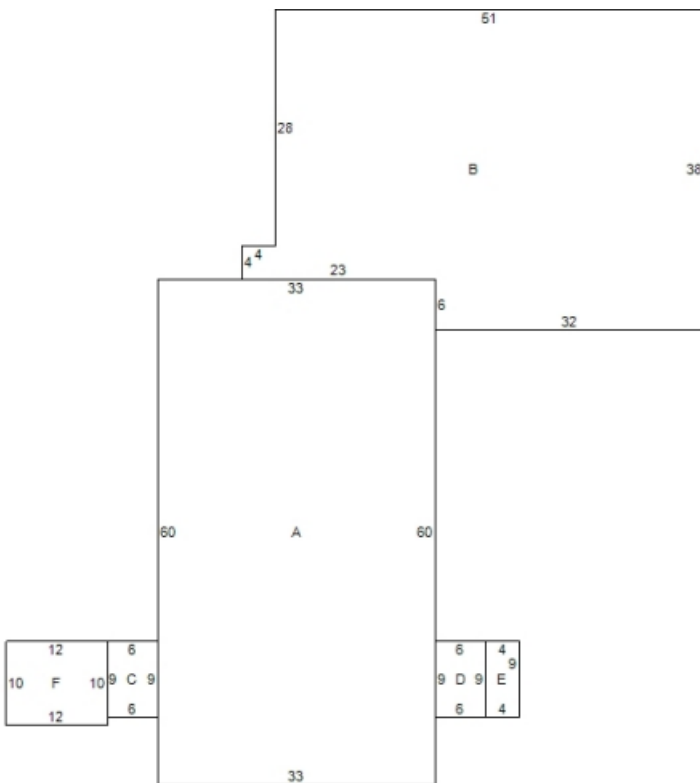
Area	Use Type
3,616	Religious Inst
1,980	Daycare/School
1,840	Daycare/School

Interior/Exterior Information												
Line	Level From	Level To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling
1	B1	B1	100	3,616	314	Religious Inst	8	None	Wood Frame/Joist/E	Normal	Hw/Steam	Central
2	01	01	100	1,980	174	Daycare/School	20	Frame	Wood Frame/Joist/E	Normal	Hw/Steam	Central
3	01	01	100	1,840	174	Daycare/School	10	Frame	Wood Frame/Joist/E	Normal	Hw/Steam	Central

Building Plan



Riverbend School
White Building
MS / Science / UEL
Rev 3/21/17






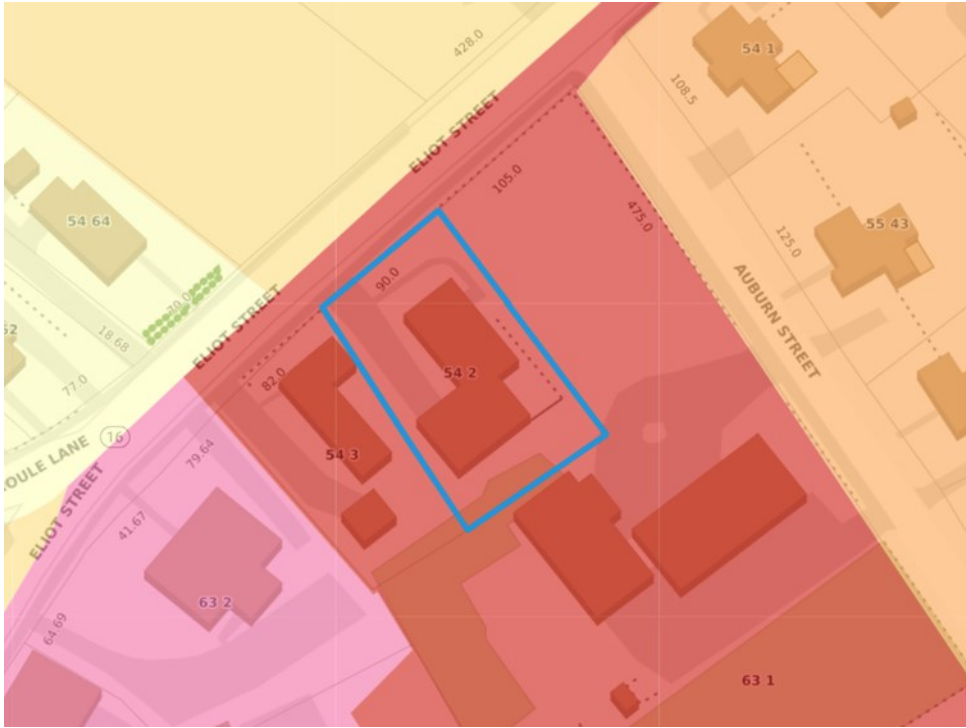
ID	Code	Description	Area
A	VS1	1S	1980
B	VS1	1S	1840
C	VP1	1S PORCH	54
D	VP1	1S PORCH	54
E	VW1	1S WD DK	36
F	VW1	1S WD DK	120
G	063	RELIGIOUS INST	3616*
H	055	DAYCARE/SCHOOL	1980*
I	055	DAYCARE/SCHOOL	1840*
J	RP2	PORCH, ENCLOSED	54*
K	WD1	WOOD DECK	120*

Demographics & Traffic Counts

	1 MILE	3 MILE	5 MILE
2023 Total Population	7,044	45,727	116,082
2028 Population	7,081	46,196	117,466
Pop Growth 2023-2028	+ 0.53%	+ 1.03%	+ 1.19%
Average Age	42	40	40
2023 Total Households	2,903	16,901	44,277
HH Growth 2023-2028	+ 0.52%	+ 1.09%	+ 1.17%
Median Household Inc	\$117,922	\$102,245	\$112,442
Avg Household Size	2.40	2.60	2.50
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$380,414	\$473,823	\$552,354
Median Year Built	1983	1969	1971

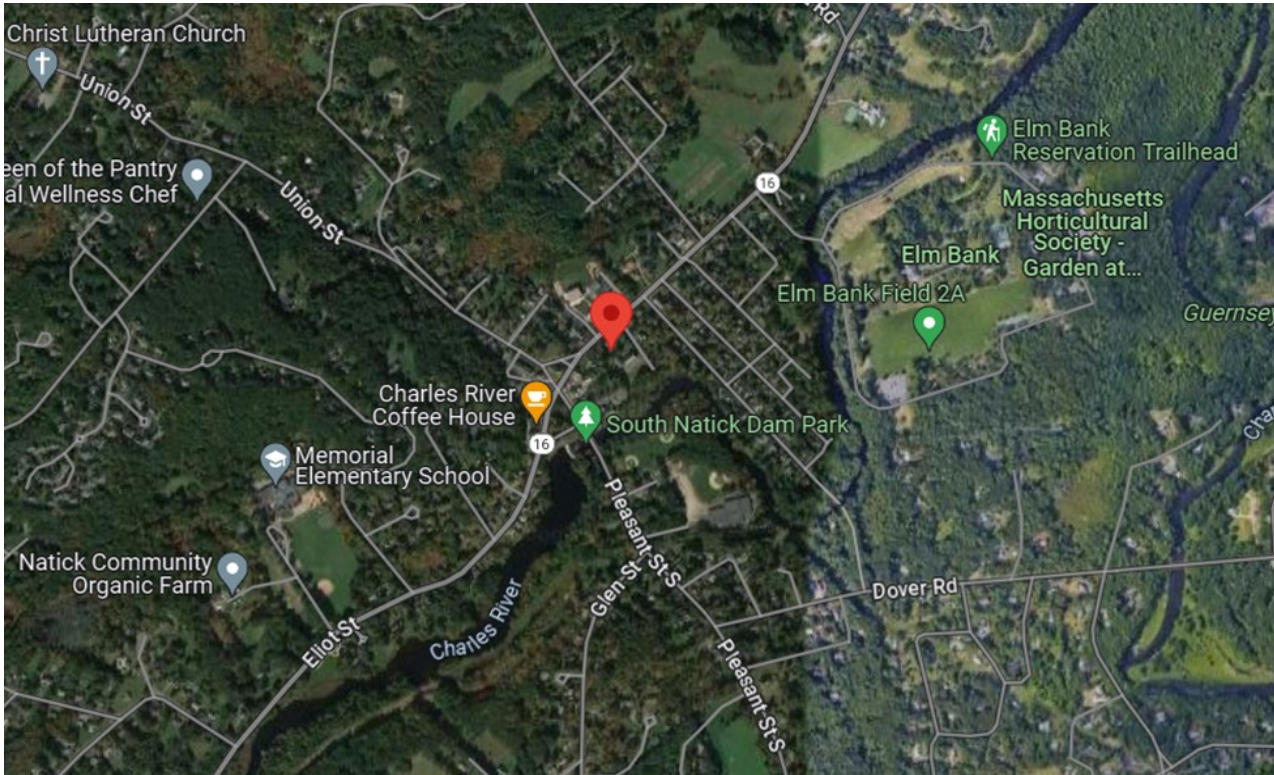
PUBLIC TRANSPORTATION

	DRIVE	WALK	DISTANCE
 COMMUTER RAIL			
Natick Commuter Rail (Framingham/Worcester Line)	6 min		2.7 mi
Wellesley Square Commuter Rail (Framingham/Worcester Line)	7 min		3.8 mi
 AIRPORT			
Logan International Airport	35 min		21.3 mi
 FREIGHT PORTS			
Port of Boston	34 min		19.6 mi



- Planned Community District
- Downtown Mixed-Use
- Hospital
- Industrial-I
- Industrial-II
- Highway Mixed-I
- Highway Mixed-II
- Highway Mixed-III
- Highway Planned Use
- Residential General
- Residential Multiple
- Residential-Single A
- Residential-Single B
- Residential-Single C

- Zoning Overlays 2022
- USGS Topographic Quadrangle Maps
- 5' Contour
- MHC Historic Inventory
- Near Map Aerial Photo, March 2022
- Near Map Aerial Photo, March 2021
- Near Map Aerial Photo, March 2020



Zoning



		RG	RM	RS	PCD	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	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	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	N	Y	SP	SP	SP	N	N	SP	SP	Y ^c
A3.	Two-family or semi-detached dwelling	Y	Y	N ^{**}	N	N	---	N	N	N	N	SP	N	N	---
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	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	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+	N	SP ^f	N	N	N	N	Y	N	N	---
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	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	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	N	N	N	N	N	N	N	N	N	---
A6.	Sanitarium, or nursing, or rest home. (Art. 12, S.T.M. #1 Jan. 21, 1992)	SP	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	N	SP	SP	SP	SP	SP	N
⁺ 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 ⁺ FP - See Flood Plain regulations at the end of this Section. 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 (Page III-43). HPU - See Highway Planned Use regulations at Section III-G (Page III-46). *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. 2. Proof of continuous multi-family use must be documented with the Inspector of Buildings, who shall issue a certificate of such documentation. 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.															



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H
B. RESIDENTIAL USES (accessory)											
B1.	Family Suite	N	N	SP	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	N	N	N	N	N	N
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	---	SP	N	N	N
B3a.	Customary home occupation	N ^y	N ^y	N ^y	N ^y	N ^y	Y	N ^y	N ^y	N ^y	N ^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	---	SP	N	N	N
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	---	Y	N	N	N
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	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	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	SP	N	N	N
B8.	Personal Dog Kennel (Art. 27, Spring TM 4/9/19)	SP	N	SP	N	N	N	SP	N	N	N
C. TRANSIENT ACCOMMODATION USES											
C1.	Tourist Home	Y	N	N	N	N	---	N	N	N	N
C1a.	Boarding House, Tourist House or Lodging House	N ^y	N ^y	N ^y	N ^y	N ^y	SP	N ^y	N ^y	N ^y	N ^y
C2.	Hotel and Motel	N	Y	N	N	N	SP	Y	N	SP*	N



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC
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	---	---
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	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	---	---
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	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	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	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	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	SP	N ^y
D5.	Commercial outdoor amusement or recreation use, but not including outdoor movie theatre.	N	N	N	N	N	N	SP	N	N	N	SP	N	---	---
D6.	Outdoor movie theatre (deleted – Art. 45 ATM 04/27/10)														
<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-II, HM-III, HPU see Section III Page 3</p>															



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H
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	SP*	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
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	Y	N	N	N
E4.	Greenhouse, nursery and truck garden.	Y	N	Y	N	N	N	SP	N	N	N
<p>* If such land is used for the primary purpose of agriculture, horticulture, floriculture or viticulture, including those facilities for the sale of produce, 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 acres in area, no special permit for such use shall be required.</p> <p>Note: For districts FP, HM-II, HM-III, HPU see Section III Page 3</p>											
F. RETAIL OR CONSUMER SERVICE ESTABLISHMENT USES											
F1.	Retail stores.	N	N	N	SP	N	Y	Y	N	N	N
F2.	Wholesale or retail office or showroom with inside storage of goods for sale on premises only.	N	N	N	N	N	Y	Y	N	N	N
F2a.	Wholesale or retail stores or office or showroom with inside storage of goods	N ^y	N ^y	N ^y	N ^y	N ^y	N ^y	N ^y	N ^y	N ^y	N ^y
F3.	Craft, consumer, professional or commercial service establishments dealing directly with the general public.	N	N	N	SP	N	Y	Y	N	N	N
F4.	Adult Uses ¹ (Art. 48, Spring A.T.M., 4/17/97)	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	SP	N	N	N	N
F6.	Restaurant, tea rooms, lunchrooms or other places serving permitted beverages inside a building.	N	N	N	N	N	---	Y	N	N	N
F6a.	Eating establishments without live or mechanical entertainment.	N ^y	N ^y	N ^y	N ^y	N ^y	Y ^o	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	Y	N ^y	N ^y	N ^y	N ^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



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H
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
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
F7.	Cafeteria or restaurant for sole use of personnel employed on the premises of permitted use.	N	N	N	N	N	Y	Y	Y	Y	N
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	---	SP	N	N	N
F8a.	Eating establishments providing live or mechanical entertainment	N ^y	N ^y	N ^y	N ^y	N ^y	SP	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	SP ^r	Y	N	N	N
F10.	Ancillary Outlet** (Art. 28, Spring Town Meeting 4/14/15)	N	N	N	N	N	N	N	SP	N	N
F11.	Undertaking establishment or funeral home.	N	N	N	N	N	Y	Y	N	N	N
F12.	Cemetery	SP	N	A	N	N	N	N	N	N	N
F13.	Library or museum	Y	N	Y	N	SP	Y	N	N	N	N
F14.	Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19)	N	N	N	N	N	N	SP	N	N	N



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC
F15.	Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19)	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 and the Downtown Mixed Use (DM) 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 or the DM 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>															
G1.	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots.	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	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	SP	SP	N	N	N	N	N	N
G4.	Repair garage for motor vehicles.	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	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	SP	N	N	SP	N	N
G7.	Carwash**	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	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	Y	Y
G9.	Auto body, soldering, or welding shop.	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	SP	N
H2.	Off-street parking as hereinafter permitted.	Y	Y	Y	Y	SP	N	Y	Y	Y	N	Y	Y	N	N
H3.	Public service and public utility structure including telephone exchange. (Art. 52 A.T.M. 1974)	SP	SP	SP	SP	SP	Y ^z	Y	Y	Y	N	SP	Y	N	N



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI ^a	HMI ^b	LC
H4.	Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower.0	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
H5.	Wireless Communications Facility, including only a free standing monopole.0 (Art. 25, Spring ATM 4/9/19	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N
H6.	Indoor Wireless Communications Facility (IWCF).0	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	SP	SP	SP	SP	N	N	SP	N	N
0 (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	SP	Y	Y	Y	SP	N	Y	SP	Y	Y
I1a.	Business Training Center	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	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	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	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	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	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	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	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	SP	Y	Y	N	N	N	Y	N	Y	Y
	a. over 5,000 sq. ft.	N	N	N	N	SP	Y	SP	Y	Y	N	N	Y	Y	Y
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	---	Y	SP	SP	N	SP	SP	N	Y



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H
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	SP	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	SP	Y	SP	SP	SP	N
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	Y	Y	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	Y	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	N	SP*	N
K6a.	Warehouse of less than 1,000 square feet gross floor area	N ^y	N ^y	N ^y	N ^y	N ^y	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	SP	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	SP	N
K8.	Town-owned dump. (Art. 52 A.T.M. 1974)	SP	SP	SP	SP	SP	N	Y	Y	Y	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	SP	SP	N
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	SP	Y	Y	Y	Y	N
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	Y	N ^y	N ^y	N ^y	N ^y



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H
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
L2.	Church, rectory, convent, parish house, and other religious institutions. ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
L3.	Schools: public, religious, sectarian, or private. ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	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. ^w	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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	(*)	Y	Y	Y	N
M2.	Other accessory uses normally incidental to a permitted use	SP	SP	SP	SP	SP	--- ^w	SP	SP	SP	N
M2a.	Accessory Use	N ^y	N ^y	N ^y	N ^y	N ^y	SP	N ^y	N ^y	N ^y	N ^y
M3.	Fallout shelter	N ^y	N ^y	N ^y	N ^y	N ^y	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

- ^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

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy.