

Article 24
Amend Zoning Bylaws and Zoning Map: Neighborhood Corridor (NC) and Limited
Commercial (LC) Zoning District
(Planning Board)

ARTICLE LANGUAGE

To see if the Town will vote to amend the Natick Zoning Bylaws by creating a new Neighborhood Corridor (NC) Zoning District and amending the existing Limited Commercial (LC) Zoning District, including amending Section 200 -Definitions; deleting Section 107 Purpose of Limited Commercial (LC) District; adding Neighborhood Corridor (LC) to § II-A.2; add a new § II-C Zoning District Purposes; adding a new § II-C.1 Limited Commercial (LC) Zoning District and § II-C.2 Neighborhood Corridor (NC); amending § III-A.2 Use Regulation Schedule; deleting § III-D Use Regulations for LC Districts; adding a new § III-D Neighborhood Corridor (NC) Zoning District; amending § IV-B Intensity Regulations for the Limited Commercial (LC) Zoning District; adding a new § IV-C Intensity Regulation for Neighborhood Corridor; amending § V-D.3 for off-street parking; amending § V-J.3 Inclusionary Housing; amending § VI-DD Special Permit and Site Plan Review; amending § VI-K Design Review Board; amending or acting in any other manner in relation thereto. Further, amend the Natick Zoning Maps by creating a new Neighborhood Corridor (NC) Zoning District; amending the Limited Commercial (LC) Zoning District, all as showing on the maps on file with the Town Clerk's Office; or otherwise act thereon.

PURPOSE OF THE ARTICLE

To amend the Natick Zoning Bylaws by creating a new Neighborhood Corridor (NC) Zoning District and amending the existing Limited Commercial (LC) Zoning District, including amending Section 200 -Definitions; deleting Section 107 Purpose of Limited Commercial (LC) District; adding Neighborhood Corridor (LC) to § II-A.2; add a new § II-C Zoning District Purposes; adding a new § II-C.1 Limited Commercial (LC) Zoning District and § II-C.2 Neighborhood Corridor (NC); amending § III-A.2 Use Regulation Schedule; deleting § III-D Use Regulations for LC Districts; adding a new § III-D Neighborhood Corridor (NC) Zoning District; amending § IV-B Intensity Regulations for the Limited Commercial (LC) Zoning District; adding a new § IV-C Intensity Regulation for Neighborhood Corridor; amending § V-D.3 for off-street parking; amending § V-J.3 Inclusionary Housing; amending § VI-DD Special Permit and Site Plan Review; amending § VI-K Design Review Board; amending or acting in any other manner in relation thereto. Further, amend the Natick Zoning Maps by creating a new Neighborhood Corridor (NC) Zoning District; amending the Limited Commercial (LC) Zoning District, all as showing on the maps on file with the Town Clerk's Office; or otherwise act thereon.

FINANCE COMMITTEE RECOMMENDATION

The Finance Committee took the following action:	RECOMMENDATION:	A & B: No Recommendation
		C: Favorable
	QUANTUM OF VOTE:	A & B: 6-5-0
		C: 11-0-0
	DATE VOTED:	10/7/2025

MOTIONS (Requires 2/3rds Votes)

Move that the Town vote to amend the Natick Zoning Bylaws and Zoning Map, as set forth below, with each item to be considered a separate motion as follows:

Motion - Article 24: Amend Zoning Bylaws and Map: Neighborhood Corridor (NC) Zoning District

Main Motion - Introduction to all Motions

Move that the Town vote to amend the Natick Zoning Bylaws and Zoning Map, as set forth below, with each item to be considered a separate motion as follows:

MOTION A

Move that the Town vote to amend Section I – General of the Natick Zoning Bylaws by deleting Section 107 – General in its entirety; and adding a new Section 107, followed by the word “Reserved” to read as follows:

Section 107 – Reserved

And further move that the Town vote to amend Section II - Use Districts of the Natick Zoning Bylaws, by adding a new § II.C Use Districts; and adding a new subsection “1. West Central Corridor (WCC) Zoning District” and “2. Limited Commercial (LC) Zoning District”, to read as follows:

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.

And further move that the Town vote to amend Section III-A.2 Use Regulation Schedule, by adding a new column for “WCC”; amend the new “WCC” by dividing it into five sub-columns, titled “S5” “S4” “S3” “S2” and “S1”; amend the new sub-columns “S5” “S4” “S3” and “S1” and populate with “Y” “SP” or “N”; amend the new sub-column “S2” by adding “⁸” for each Use Category and adding a new endnote “⁸ Reserved for future population of the Subdistrict 2, West Central Single Residential (S2)”; and amend the Use Categories for the LC column, to read as follows:

Section III – Use Regulation

Section III-A.2 Use Regulation Schedule

		LC	WCC				
			S5	S4	S3	S2	S1
A. RESIDENTIAL USES (primary) (Art. 24, Fall ATM, 10/17/2024)							
A1.	One-Family Dwelling	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	N	N	N	N	⁸	N
A3.	Two-Family Dwelling	N	N	N	Y	⁸	N
A4.	Town House Dwelling	N	N	N	Y	⁸	N
A5.	Multi-Family Dwelling	N	N	N	Y	⁸	N
A6.	Residential Mixed-use Development	Y	Y	Y	N	⁸	N
A7.	Open Space Residential Development (OSRD), See § III-F ¹	N	N	N	N	⁸	N
A8.	Historic Preservation, See § III-J	N	N	N	SP	⁸	N
A9.	Continuum of Care Retirement Community	N	N	SP	N	⁸	N
A10.	Assisted Living Residence, See § III.I.1 and 3.	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	N	N	N	Y	⁸	N
B3.	Private Residential Garage	SP	N	N	Y	⁸	N
B4.	Structured Parking Garage ⁷	SP	SP	SP	Y	⁸	N
B5.	Home Occupation Dog Kennel	N	N	N	N	⁸	N
B6.	Personal Dog Kennel	N	N	N	N	⁸	N
B7.	Home Child Care, Small (See MGL c. 15D)	Y	N	N	Y	⁸	N
B8.	Home Child Care, Large (See MGL c. 15D)	Y	N	N	Y	⁸	N
C. TRANSIENT ACCOMMODATION USES							
C1.	Boarding House	N	N	N	N	⁸	N
C2.	Bed and Breakfast Establishment	N	Y	SP	SP	⁸	N
C3.	Bed and Breakfast Home	N	N	N	SP	⁸	N
C4.	Hotel	N	SP	N	N	⁸	N
C5.	Motel	N	N	N	N	⁸	N
Note: For districts HM-II, HM-III, HPU see Section III							
D. RECREATIONAL, AMUSEMENT, ENTERTAINMENT USES (Art. 22, Fall ATM, 10/17/2024)							
D1.	Indoor Recreational Facility	Y	Y	Y	N	⁸	N
D2.	Outdoor Recreational Facility	N	SP	SP	N	⁸	N
D3.	Indoor Amusement Facility	Y	Y	Y	N	⁸	N

		LC	WCC				
			S5	S4	S3	S2	S1
D4.	Outdoor Amusement Facility	N	N	N	N	8	N
D5.	Golf Course	N	N	N	N	8	N
D6.	Outdoor Driving Range	N	N	N	N	8	N
D7.	Theater or Performing Arts Center	N	Y	Y	N	8	N
D8.	Event or Conference Center	N	Y	Y	N	8	N
D9.	Community Center	Y	Y	Y	N	8	N
D10.	Club, Clubhouse, or Lodge	N	Y	Y	N	8	N
D11.	Adult Day Care Facility	N	Y	Y	N	8	N
Note: For districts HM-II, HM-III, HPU see Section III							
E. AGRICULTURAL AND NATURAL RESOURCE USES							
E1.	Exempt agricultural uses and structures as set forth in MGL c. 40A, §3	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	N	N	N	N	8	SP
E3.	Horseback riding areas or stables	N	N	N	N	8	N
E4.	Farm stand or truck garden	Y	Y	Y	Y	8	SP
E5.	Greenhouse and nursery not otherwise exempt by State Statute	Y	Y	Y	Y	8	Y
E6.	Agri-tourism, See § V-B.2	SP	Y	Y	SP	8	Y
F. RETAIL OR CONSUMER SERVICE ESTABLISHMENT USES (Art. 22, Fall ATM, 10/17/2024)							
F1.	Mixed-use Development	Y	Y	Y	Y	8	N
F2.	Ancillary Outlet ³ (Art. 28, Spring Town Meeting 4/14/15)	N	Y	Y	SP	8	N
F3.	Retail stores	Y	Y	Y	Y	8	N
F4.	Retail, Drive-thru	N	N	SP	N	8	N
F5.	Artisan Production and Workshop	Y	Y	Y	SP	8	N
F6.	Wholesale store or showroom	N	SP	SP	N	8	N
F7.	Personal Service Establishment	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	8	N
F9.	Body Art Establishments (Art. 37, Spring A.T.M., 4/24/01; Art. 20, Spring ATM, 05/06/2025))	SP	Y	Y	N	8	N
F10.	Restaurant (excluding outdoor dining)	Y	Y	Y	Y	8	N
F11.	Restaurant, Accessory Outdoor Dining	SP	Y	Y	SP	8	N
F12.	Restaurant, Drive-thru	N	N	SP	N	8	N
F13.	Undertaking establishment or funeral home	N	N	N	N	8	N
F14.	Cemetery	N	N	N	N	8	N
F15.	Library, museum, or art gallery	Y	Y	Y	Y	8	N
F16.	Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19)	N	N	N	N	8	N
F17.	Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19)	N	N	N	N	8	N
G. TRANSPORTATION USES							
G1.	Motor Vehicle Sales	N	N	N	N	8	N
G2.	Limited Motor Vehicles Sales (Article 5, FTM, 10/15/13)	N	N	N	N	8	N
G3.	Filling/Gas Station	N	N	SP	N	8	N
G4.	Vehicle Repair Shop/Facility, Major	N	N	N	N	8	N
G5.	Vehicle Repair Shop, Minor	N	N	N	N	8	N
G6.	Motor Vehicle Body Repair Facility	N	N	N	N	8	N
G7.	Carwash and Detailing Center	N	N	N	N	8	N
G8.	Truck Terminal	N	N	N	N	8	N
G9.	Commercial Parking Lot	SP	N	N	N	8	N
G10.	Commercial Parking Garage	SP					
G11.	Private Restricted Landing Area (PRLAS)	N	N	N	N	8	N
H. COMMUNICATION AND UTILITY USES							

		LC	WCC				
			S5	S4	S3	S2	S1
H1.	Public Service Utility	N	N	N	N	⁸	N
H2.	Wireless Communications Facility (See § III-H)	N	SP	SP	N	⁸	N
H3.	Indoor Wireless Communications Facility (IWCF). (Art. 30, Fall ATM, 10/08/1998)	Y	Y	Y	Y	⁸	N
I. PROFESSIONAL AND MEDICAL OFFICE USES							
I1.	Professional Office (Art. 21, Spring ATM, 05/06/2025)	Y	Y	Y	SP	⁸	N
I2.	Business Incubator Space (Art. 21, Spring ATM, 05/06/2025)	Y	Y	Y	SP	⁸	N
I3.	Business Training Center (Art. 21, Spring ATM, 05/06/2025)	N	Y	Y	N	⁸	N
I4.	Professional Medical Office (Art. 21, Spring ATM, 05/06/2025)	Y	Y	Y	Y	⁸	N
I5.	Health Care Facility (Art. 21, Spring ATM, 05/06/2025)						
	a. under 3,500 sq. ft.	Y	Y	Y	SP	⁸	N
	b. over 3,500 sq. ft. (Art. 12, S.T.M. #1 Jan. 21, 1992)	SP	Y	Y	N	⁸	N
I6.	Animal or Veterinary Hospital (Art. 21, Spring ATM, 05/06/2025)	Y	Y	Y	SP	⁸	N
J. RESEARCH AND DEVELOPMENT, LABORATORY, AND TECHNOLOGY USES							
J1.	Research and Development (R&D) (Art. 21, Spring ATM, 05/06/2025)	N	Y	Y	N	⁸	N
J2.	Laboratory (Art. 21, Spring ATM, 05/06/2025)	N	Y	SP	N	⁸	N
J3.	Renewable or Alternative Energy Research and Development Facilities (Art. 58, Fall ATM 10/20/09)	N	Y	SP	N	⁸	N
K. LIGHT MANUFACTURING USES							
K1.	Printing or publishing establishment						
	a. under 5,000 sf ft	N	Y	Y	N	⁸	N
	b. over 5,000 sq. ft.	N	Y	Y	N	⁸	N
K2.	Wholesale Bakery/Food Production Facility and Commercial Kitchen		Y	Y	SP	⁸	N
K3.	Shared-use Community Kitchen ⁶	N	Y	Y	SP	⁸	N
K4.	Specialty Craft Fabrication	N	Y	Y	N	⁸	N
K5.	Artisan and Creative Enterprise/Workshop	N	Y	Y	SP	⁸	N
K6.	Creative Production	Y	Y	Y	SP	⁸	N
K7.	Makerspace	Y	Y	Y	SP	⁸	N
K8.	Light Manufacturing	N	SP	SP	N	⁸	N
K9.	Biotech manufacturing and pharmaceuticals	N	N	N	N	⁸	N
K10.	Manufacturing of Renewable or Alternative Energy	N	N	N	N	⁸	N
K11.	Craft Beverage Establishment	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	⁸	N
	b. 3,000 sq. ft. or more	N	N	N	N	⁸	N
L2.	Commercial Mover, with associated Storage Facilities	N	N	N	N	⁸	N
L3.	Storage Facility	N	N	N	N	⁸	N
L4.	Distribution Center	N	N	N	N	⁸	N
L5.	Wholesale Storage Facility	N	N	N	N	N	N
L6.	Municipal Waste Facility	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	⁸	N
M2.	Religious Institution ⁴	Y	Y	Y	Y	⁸	Y
M3.	School and School Campus ⁴	Y	Y	Y	Y	⁸	Y
M4.	Trade, professional, or other school not exempt by State Statute	Y	Y	Y	Y	⁸	N
M5.	Playground and Park	Y	Y	Y	Y	⁸	Y
M6.	Child Care Facility ⁴	Y	Y	Y	Y	⁸	N
N. OTHER USES							
N1.	Accessory Uses (normally incidental to permitted use) (Art. 21, Spring ATM, 05/06/2025)	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)
 - t RESERVED
 - x RESERVED

And further move that the Town vote to amend Section III – Use Regulations of the Natick Zoning Bylaws by deleting § III-D – Use Regulations for LC District in its entirety; and replace with a new § III-D West Central Corridor (WCC) Zoning District, to read as follows:

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 confirm 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 access, 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.

And further move that the Town vote to amend Section IV - Intensity Regulations of the Natick Zoning Bylaws, § IV-B Intensity Regulations By Zoning District by deleting the "LC+++" row in its entirety; and replace with a new row "LC" to read as follows:

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)*	
LC	10,000	100	--	20	15	20		35	20%

And to further move that the Town vote to amend Section IV – Intensity Regulations of the Natick Zoning Bylaws by adding a new § IV-C Intensity Regulations – West Central Corridor, to read as follows:

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).

And to further move that the Town vote to amend Section V – Special Regulations of the Natick Zoning Bylaws, by amending § V-D.3.b) by deleting the fifth sentence that reads “In CG and DMWCC 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.” and replacing with a new sentence that reads “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.”, to read as follows:

- 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. (Art. 45 S.T.M. April 7, 1987) (Art. 6, Fall T.M. 10/20/20) 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. 24, Spring ATM, 05/02/23)

And to further move that the Town vote to amend Section V – Special Regulations of the Natick Zoning Bylaws, by amending § V-D.3. Parking Facilities Required by Category of Parking Demand, by adding a new § V-D.3.z), to read as follows:

- 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.

And to further move that the Town vote to amend Section V – Special Regulations of the Natick Zoning Bylaws, by deleting § V-J.3.a.i.a) “Projects in the DM and CG Zoning District shall provide a minimum of ten (10) percent of the total Residential Dwelling Units as affordable.” in its entirety and replacing with a new § V-J.3.a.i.a) that reads “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.”; deleting § V-J.3.a.i.b) “All projects, except for the DM and CG Zoning Districts shall provide a minimum of fifteen (15) percent of the total newly created units as affordable.” in its entirety and replacing with a new § V-J.3.a.i.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.”, to read as follows:

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, Fall ATM, 10/17/2024)
 - b) All projects, except for the DM, CG, WCC, and LC Zoning Districts, shall provide a minimum of fifteen (15) percent of the total newly created units as affordable. (Art. 24, Fall ATM, 10/17/2024)
 - 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)

And to further move that the Town vote to amend Section V – Special Regulations of the Natick Zoning Bylaws, by deleting § V-J.3.a.iii.a) “Residential units created under § III-A.6.A, § III-A.6.B, § III-E, § III-EE, and § III-I shall provide affordable units as outlined above in § V-J.3.a.ii.a).” in its entirety and replacing with a new § V-J.3.a.iii.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).”; and further amend § V-J.3.a.iii.c) by deleting the letter “d” from the word “utilized”, to read as follows:

- 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, Fall ATM, 10/17/2024)
 - 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.

And to further move that the Town vote to amend Section VI – Administration of the Natick Zoning Bylaws, by amending § VI-K.3 by deleting the word “recommends” and replace with “recommendations” in the first sentence after the words “The DRB shall review and provide” and before the words “for development projects as outlined in these Zoning Bylaws.”; amending § VI-K.3.a by deleting the sentence “The DRB shall provide review and recommendations to the Planning Board for projects in the Downtown Mixed-use (DM) and Center Gateway (CG) Zoning Districts, in addition to projects utilizing § III-J Historic Preservation of these Zoning Bylaws.” and replace with a new sentence that reads “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.”; adding a new § VI-K.3.a.i, to read as follows:

3. Authority

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

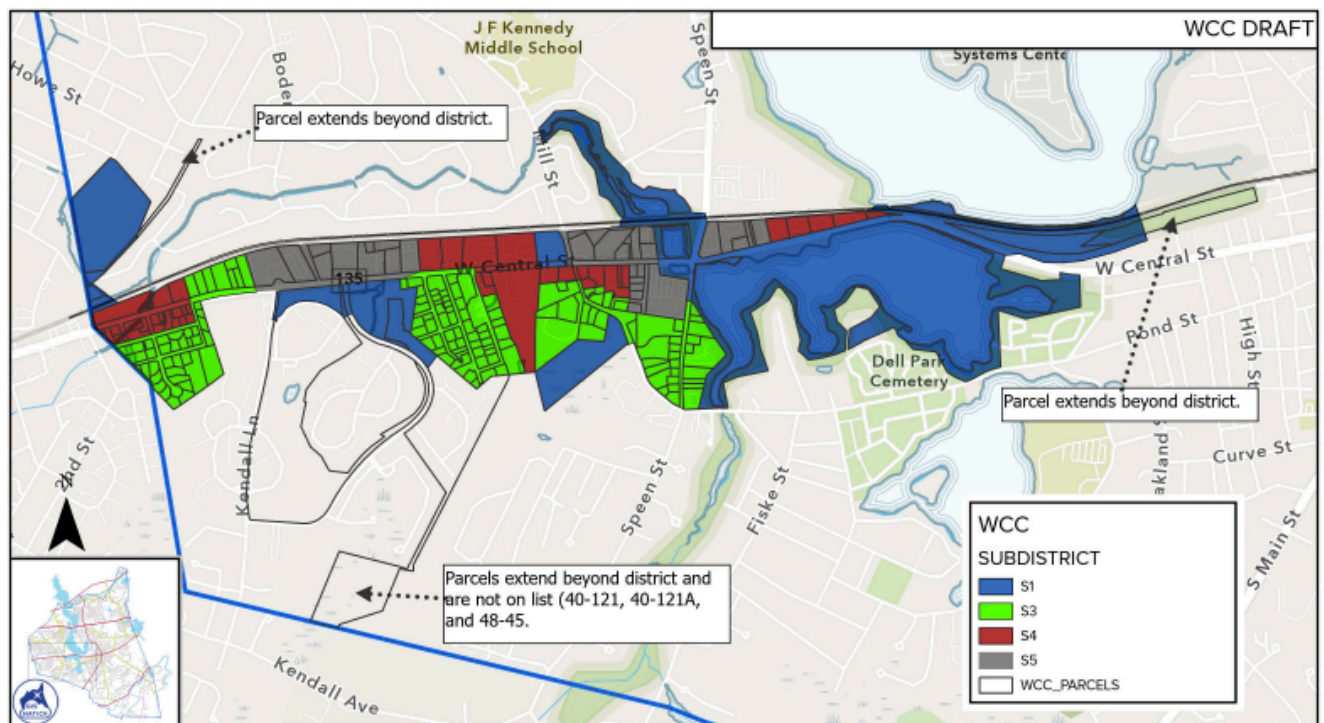
a. DRB Recommendations to the Planning Board

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.

- 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.

MOTION B

Move that the Town vote to amend the Natick Zoning Map by creating a new Zoning District known as West Central Corridor (WCC) Zoning District, further divided into Subdistricts known as “Subdistrict 5, West Central Hub (S5)” “Subdistrict 4, West Central Connector (S4)” “Subdistrict 3, West Central Residential (S3)” “Subdistrict 2, West Central Single Residential (S2)” and “Subdistrict 1, West Central Conservation and Open Space (S1)”, as shown on the Zoning Map attached to this Motion.



MOTION C

Move that the Town vote to amend the Natick Zoning Map by rezoning the rear portions of 3 Lowell Road (12-11); 1 Lenox Street (12-10); 3 Lenox Street (12-9); and 7 Lenox Street (12-8) from the Commercial-II (C-II) Zoning District to Residential Single A (RSA) Zoning District; rezoning a portion of the frontage of 3 Lowell Road (12-11) from the Commercial – II (C-II) Zoning District to the Residential Single A (RSA) Zoning District to the centerline of Lowell Road; and rezoning from the frontage of 254 North Main Street (12-12) on Lowell Road from the Commercial – II (C-II) Zoning District to Limited Commercial-II (C-II) Zoning District to the centerline of Lowell Road.

