

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	SP	N	N	N	N	N	N	Y	8	N
A4.	Town House Dwelling	Y	Y	N ¹	SP	SP	Y	N	N	N	Y	N	N	N	N	N	N	Y	8	N
A5.	Multi-Family Dwelling	N	Y	N	Y	N	Y ^f	N	N	N	Y ^f	N	N	N	N	N	N	Y	8	N
A6.	Residential Mixed-use Development	N	N	N	N	SP	Y ^f	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	N	N	N	SP	N	N	N	N	N	SP	8	N	
A9.	Continuum of Care Retirement Community	SP	N	N	N	SP	SP	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	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	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	SP	N	N	N	N	N	N	N	N	N	N	N	8	N
B6.	Personal Dog Kennel	SP	N	SP	N	N	SP	N	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	SP	N	N	N	N	N	N	N	8	N
C2.	Bed and Breakfast Establishment	SP	N	N	N	N	SP	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	SP	N	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	SP	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	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	N	8	N
E4.	Farm stand or truck garden	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	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	N	Y	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	N	SP	8	N
F5.	Artisan Production and Workshop	N	N	N	N	Y	Y	Y	Y	N	Y	N	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	HMII ^a	HMII ^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	SP	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	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	SP	N	N	N	N	N	N	N	N	N	N	8	N
G7.	Truck Terminal	N	N	N	N	N	N	N	SP	N	N	SP ²	SP ²	N	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	SP	N	N	N	N	8	N
G10.	Commercial Parking Garage	N	N	N	N	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	SP	N	8	N
H2.	Wireless Communications Facility (See § III-H) (Art. 30, Fall ATM, 10/08/1998)	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	SP	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	SP	N	Y	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	Y	N	Y	Y	N	8	N
J2.	Laboratory	N	N	N	N	SP	Y	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	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	N	Y	N	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	N	Y	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	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	8	N		
M2.	Religious Institution ^w	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	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	8	N		
M5.	Playground and Park	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	HM a	HM 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	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	SP
Note: For districts HM-II, HM-III, HPU see Section III																				

- 1 Town House Dwelling shall be 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.