

# Article 16

AMEND ZONING BYLAW:  
SECTION 326.1 HEIGHT

2025 Spring Annual Town Meeting  
Sponsor: Planning Board  
Public Hearing: January 15, 2025



# Section 326.1 Height



## Goals of Article 16

- Amend separation of text with associated table
- Provide correct titles
- Simplify language for clarification purposes

## Breakdown of Article 16

1. Cut and paste table from end of Section 326.1 (appears after Section 326.14) back to the end of Section 326.12 - Separated in 2005, when Sections 326.13 and 326.14 were added
2. Section 326.11 insert title for “HOD” - “Highway Overlay District (HOD occurs 6 times in the Zoning Bylaws: Section 109 (4 occurrences), Section 326.11 (1 occurrence), and Section 326.4 (1 occurrence))
3. Section 326.12 update text for clarification purposes
4. Section 326.13 update the correct title of the Overlay District (Substitute “Development” for “Overlay District”)
5. Section 326.14 update title for consistency purposes (Mall Center (MC) Overlay District and (Substitute “Development” for “Overlay District”)



## Section 326.1 Past Amendments

- Article 1 at the Fall Special Town Meeting (#1), October 18, 2005
- Article 1 at a Town Meeting (#4), October 5, 1993



# Article 18

## AMEND ZONING BYLAW: ACCESSORY DWELLING UNIT (ADU)

2025 Spring Annual Town Meeting  
Sponsor: Town Administrator  
Public Hearing: March 26, 2025



# Accessory Dwelling Unit



## Goal of Article 18

Align ADU regulation in Natick with required ADU Regulations adopted by the State (760 CMR 71.00)



## Breakdown of Article 18

1. Amend definition "Gross Floor Area" and delete definition " Gross Floor Area, Accessory Dwelling Unit"
2. Add a new Sub-section d. to Section III-M.2



## Accessory Dwelling Unit (ADU) Past Amendments

Article 20, at the Fall Annual Town Meeting – October 24, 2024

# Article 19

## AMEND ZONING BYLAWS & ZONING MAP: INDOOR RECREATIONAL OVERLAY DISTRICT

2025 Spring Annual Town Meeting  
Sponsor: Planning Board  
Public Hearing: January 15, 2025



# Indoor Recreational Overlay District



## Goals of Article 19

- Update Zoning Bylaws and Map to reflect work associated with the Use Regulation Schedule
- Reduce redundancy and conflict when possible



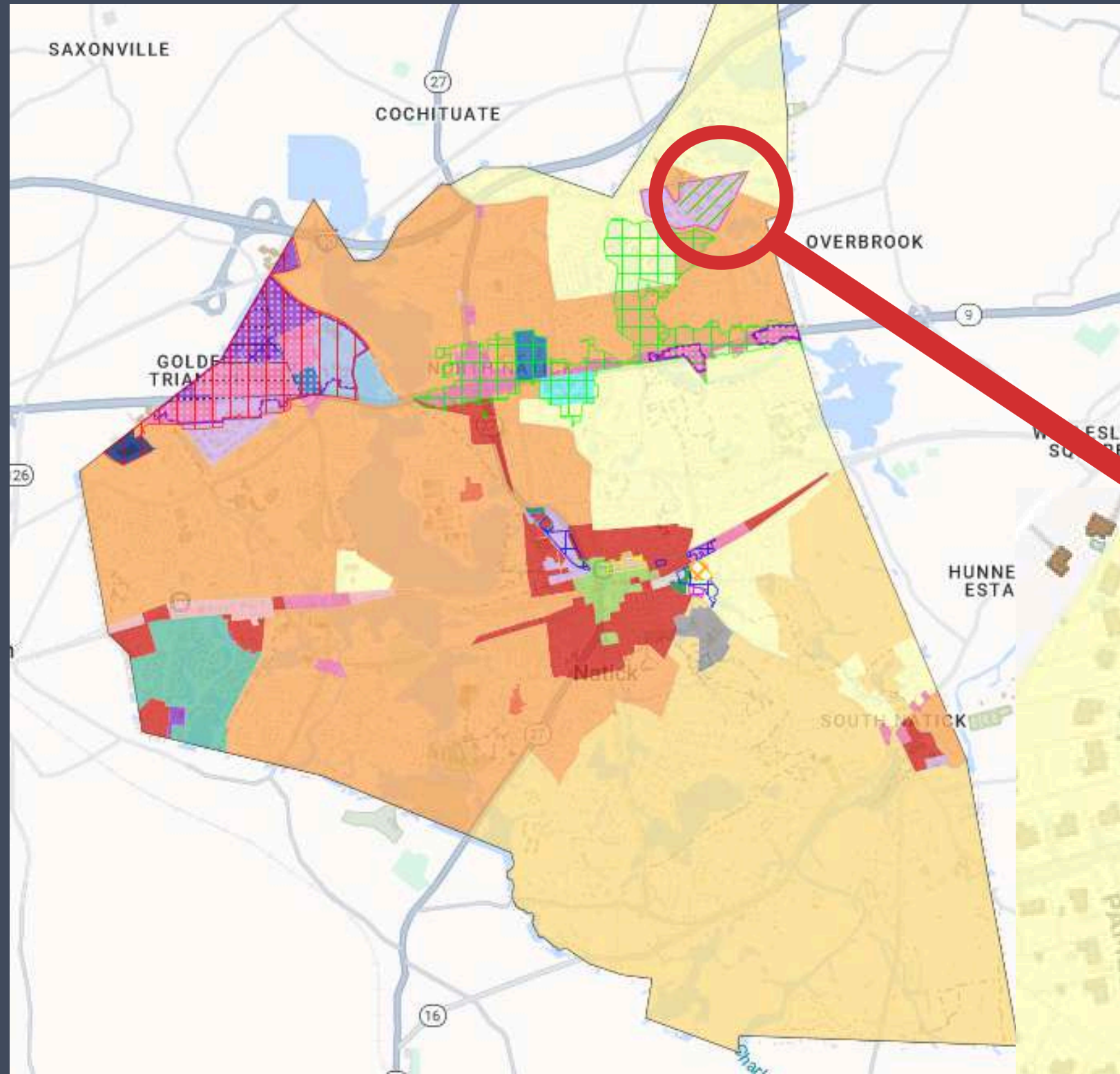
## Breakdown of Article 19

1. Delete Section III-L Indoor Recreational Overlay District from the Zoning Bylaws and replace with "Section III-L RESERVED"
2. Delete Indoor Recreational Overlay District from the Zoning Map



## Indoor Recreational Overlay District Past Amendments

Article 28 of the Fall Town Meeting – October 16, 2018



# Zoning Map Amendment

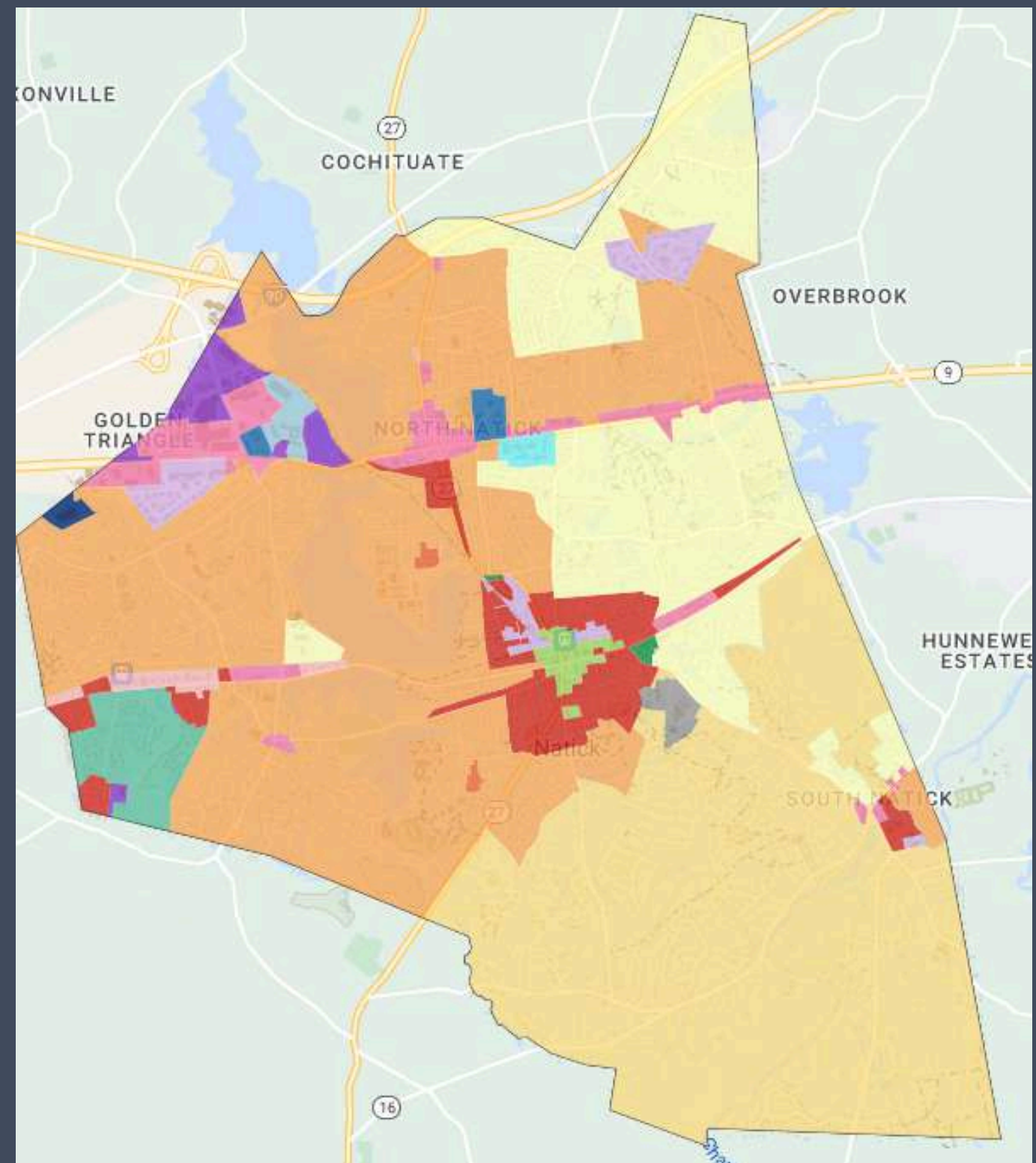


# For Reference - existing Zoning Bylaws

## Section 200 – Definitions

**Indoor Recreational Facility:** A facility designed and equipped for the conduct and instruction of sports and recreation such as ice skating, roller skating, racquet ball, tennis, swimming, golfing, body building, fitness training, swimming pools, field sports (soccer, lacrosse, field hockey, football) and court sports (basketball, tennis, volleyball), boxing, aerobics, yoga, dancing, martial arts, bowling, ball games, miniature golf, or similar customary and usual sports and recreational activities, where all activities are entirely within a structure. Such facility may include the sales of food and drink, which may be located inside or outside of the structure. (Art. 22, Fall ATM, 10/17/2024)

## Section III-A.2, D. Recreational, Amusement, Entertainment Uses



		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI <sup>a</sup>	HMI <sup>b</sup>	LC	
<b>D. RECREATIONAL, AMUSEMENT, ENTERTAINMENT USES (Art. 22, Fall ATM, 10/17/2024)</b>																
D1.	Indoor Recreational Facility	SP	SP	N	N	N	Y	Y	Y	Y	N	Y	SP	SP	Y	
D2.	Outdoor Recreational Facility	SP	SP	SP	N	N	SP	SP	Y	Y	SP	SP	SP	SP	SP	
D3.	Indoor Amusement Facility	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	SP	Y	

# Article 20

## AMEND ZONING BYLAWS: BODY ART ESTABLISHMENTS

2025 Spring Annual Town Meeting

Sponsor: Planning Board

Public Hearing: January 15, January 29, February 12, 2025



# Body Art Establishments



## Goal of Article 20

- Align the definition for “Body Art” with the Board of Health “Body Art” definition
- Align Body Art Establishments with Personal Service Establishments



## Breakdown of Article 20

1. Delete existing “Body Art” definition in Section 200 – Definitions and replace with the Board of Health “Body Art” definition
2. Update the Use Regulation Schedule Section III-A.2, by amending Use Header F. Retail or Consumer Service Establishment Use, Use Category F9. Body Art Establishments
3. Remove Section III-A.2 Use Regulation Schedule endnote “4” regarding “Body Art Establishments”



## Body Art Establishments Amendments

- Article 22, Fall Annual Town Meeting – October 17, 2024
- Article 37, Spring Annual Town Meeting – April 24, 2001

# Zoning Districts

-  Residential General (RG)
-  Residential Multiple (RM)
-  Residential Single-A (RSA)
-  Residential Single-B (RSB)
-  Residential Single-C (RSC)
-  Highway Mixed Use-I (HM-I)
-  Highway Mixed Use-II (HM-II)
-  Highway Mixed Use-III (HM-III)
-  Highway Planned Use (HPU)
-  Administrative and Professional (AP)
-  Planned Cluster Development (PCD)
-  Downtown Mixed Use (DM)
-  Hospital (H)
-  Industrial-I (InI)
-  Industrial-II (InII)
-  Commercial-II (CII)
-  Limited Commercial (LC)
-  Center Gateway (CG)

# Overlay Districts

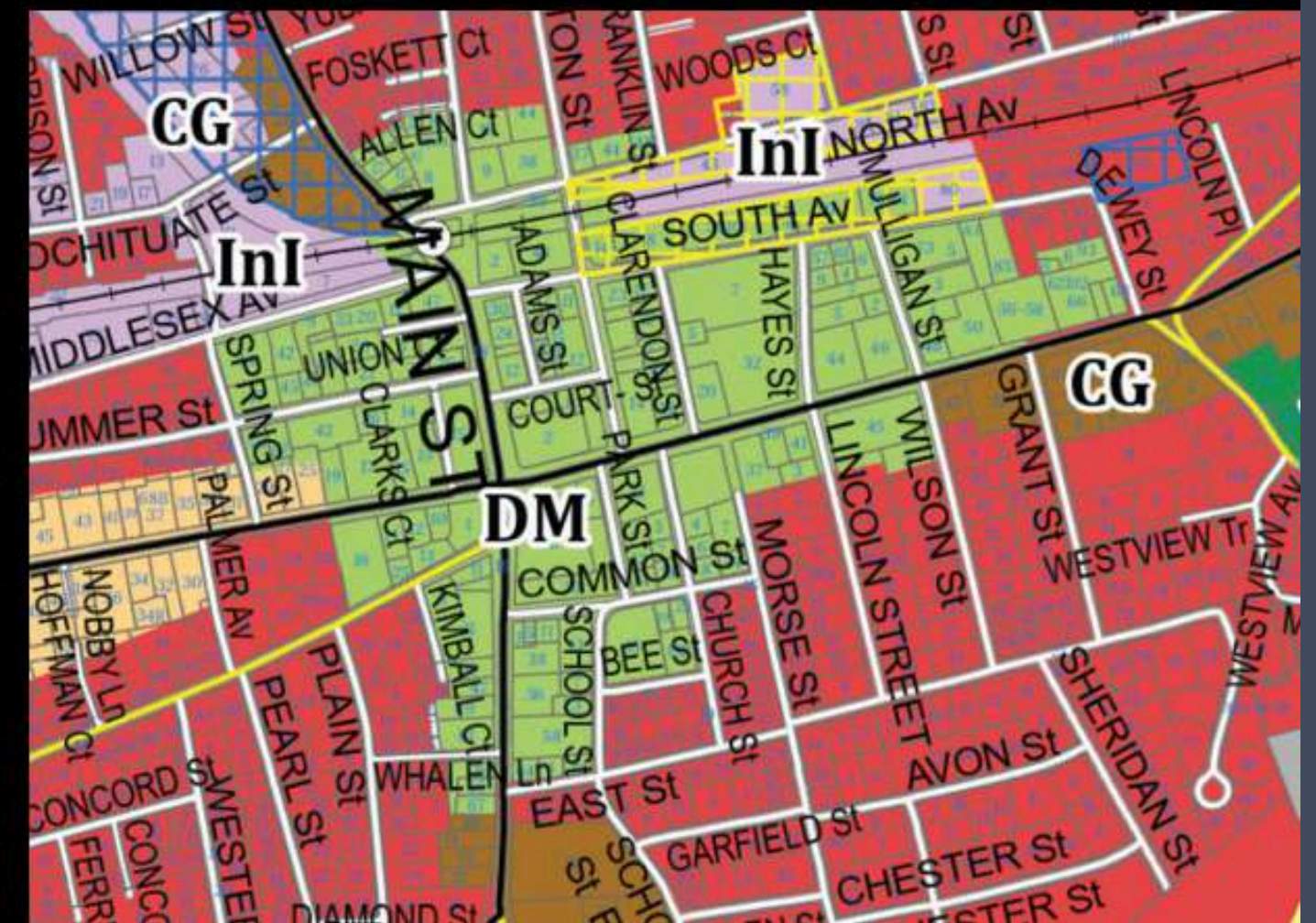
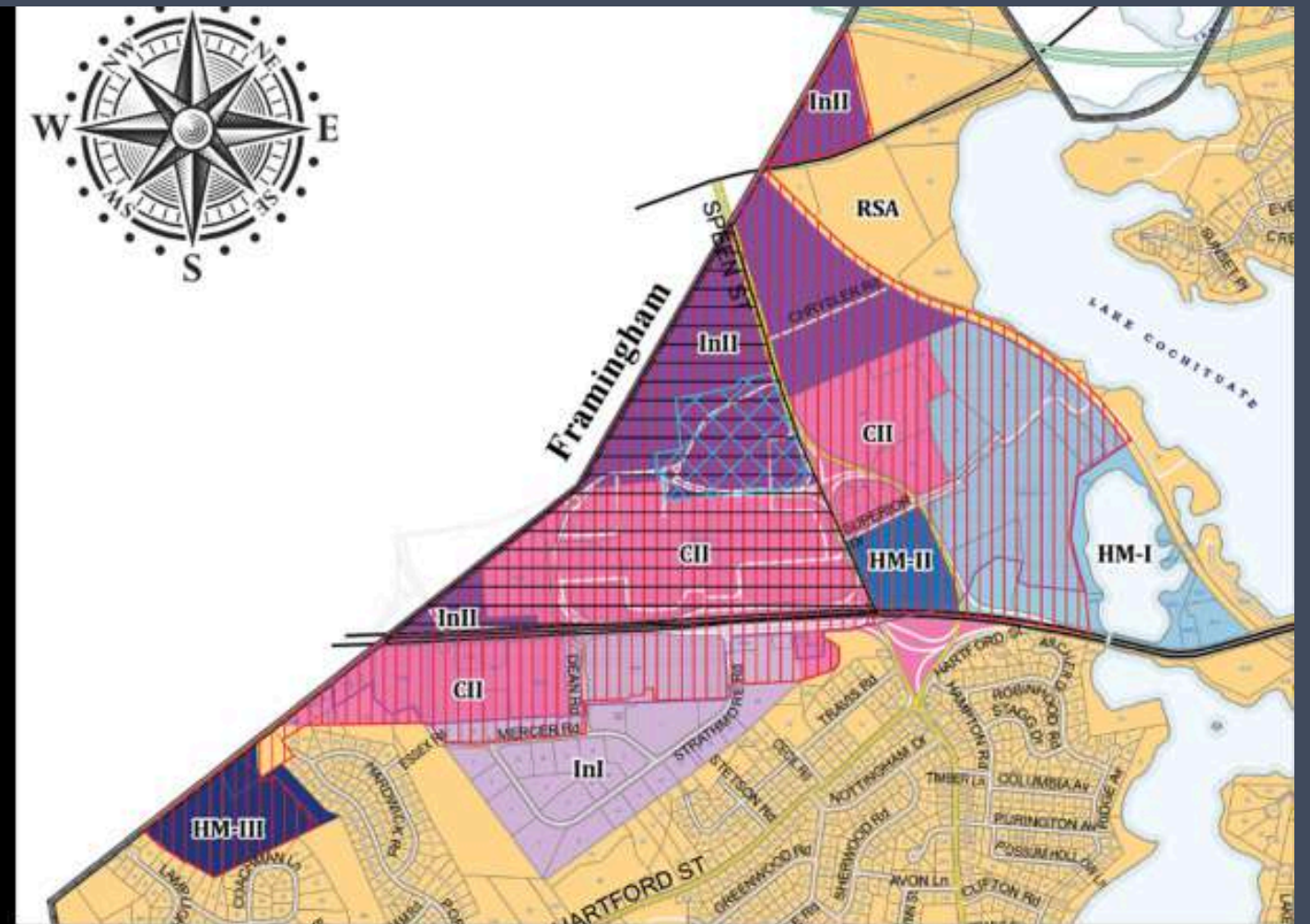
-  Highway Corridor Overlay District (HC)
-  Housing Overlay Option Plan-I (HOOP-I)
-  Housing Overlay Option Plan-II (HOOP-II)
-  Independent Senior Living Overlay Option Plan (ISLOOP)
-  Mall Center Overlay District (MC)
-  Regional Center Overlay District (RC)
-  Regional Center Mixed Use Overlay District (RCP)
-  Smart Growth Overlay (SGO)
-  Assisted Living Overlay Option Plan (ALOOP)
-  Marijuana Industrial Overlay District (MI)
-  Marijuana Retail Overlay District (MR)
-  Indoor Recreational Overlay District (IROD)



**UPDATED MAP PRODUCED BY  
TOWN OF NATICK GIS  
RICHARD AMES, GISP  
IN COOPERATION WITH  
TOWN OF NATICK PLANNING BOARD**

**DATE: DECEMBER 10, 2024**

For more information, visit [www.natickma.gov](http://www.natickma.gov)  
The Town of Natick does not make any warranty, representation,  
or guarantee as to the content, sequence, accuracy, timeliness,  
or completeness of the town wide base map data.  
Street address are shown for reference only and are not definitive.



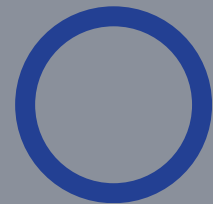
## Existing Conditions



Existing areas where Body Art Establishments can locate

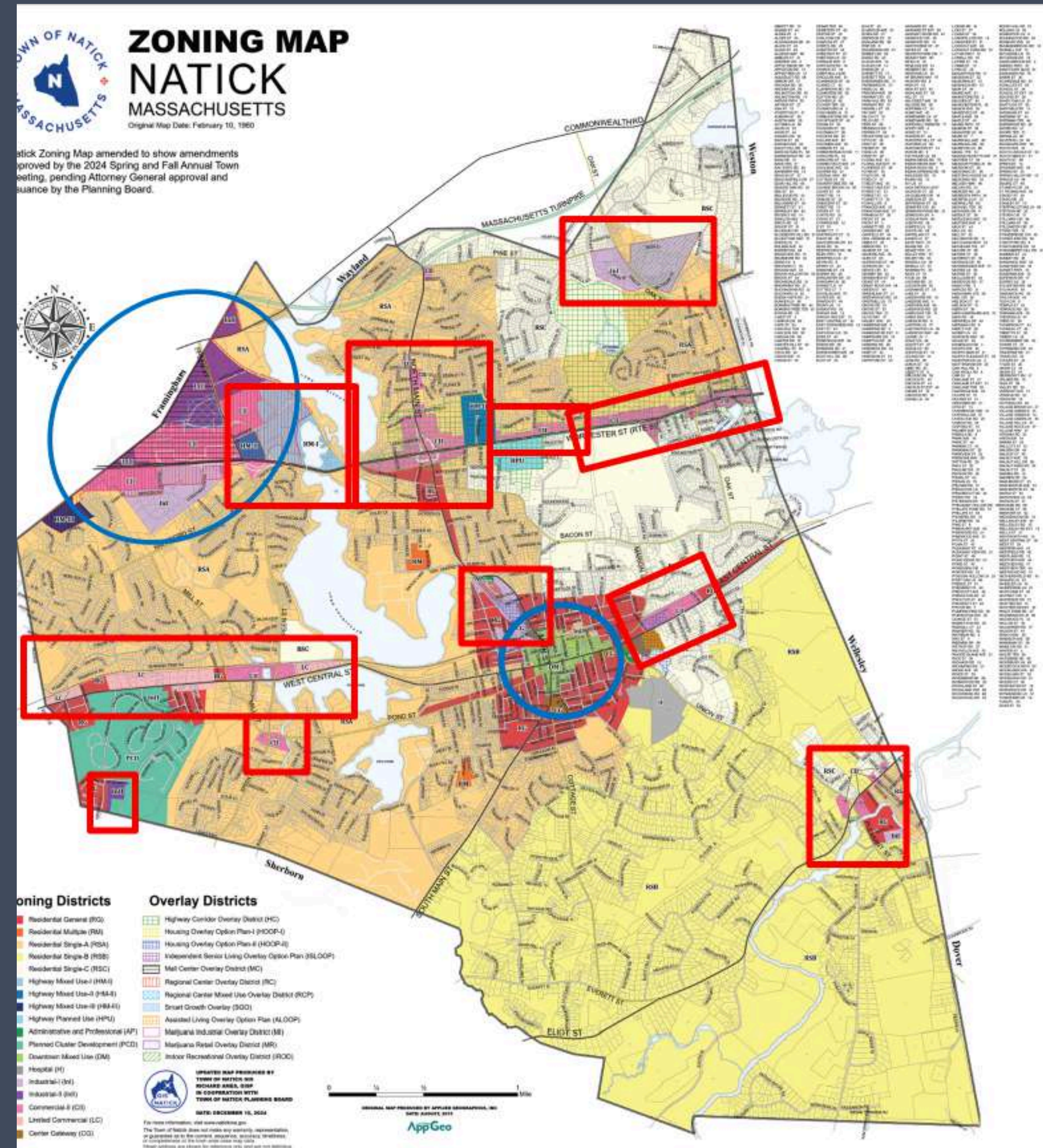
- Regional Center (RC) Overlay District
- Downtown Mixed Use (DM) Zoning District

## Proposed Amendments Article 20



Proposed areas where Body Art Establishments can locate

- Regional Center (RC) Overlay District
- Downtown Mixed Use (DM) Zoning District
- Commercial-II (C-II) Zoning District
- Industrial-I (In-I) Zoning District
- Industrial-I (In-II) Zoning District
- Center Gateway (CG) Zoning District
- Limited Commercial (LC) Zoning District
- Highway Mixed-Use - I (HMI<sup>a</sup>) and (HMI<sup>b</sup>) Zoning Districts



# Article 21

## AMEND ZONING BYLAWS: USE REGULATION SCHEDULE

2025 Spring Annual Town Meeting

Sponsor: Planning Board

Public Hearing: January 15, February 12, February 26, March 12, 2025



# Use Regulation Schedule



## Goal of Article 21

Continue ongoing work associated with the comprehensive review and update of the Use Regulation Schedule



## Breakdown of Article 21

1. Update Use Regulation Schedule, Section III-A.2
2. Update Section 200 – Definitions



## Use Categories Proposed Amendments

- 1.I. Professional and Medical Office Use
- 2.J. Research and Development, Laboratory, and Technology Uses
- 3.M. Other Uses



## Body Art Establishments Past Amendments

- Article 22, Fall Annual Town Meeting – October 17, 2024
- Article 37, Spring Annual Town Meeting – April 24, 2001

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI a	HMI b	LC
<b>I. PROFESSIONAL AND MEDICAL OFFICE USES</b>															
<u>11.</u>	<del>Business or Professional Office or agency, bank or other financial institution (Art. 24 Fall A.T.M. 1996)</del>	N	N	N	SP	<u>Y</u> <del>SP</del>	Y	Y	Y	SP	N	Y	<u>Y</u> <del>SP</del>	Y	Y
<u>12.</u>	<u>Business Incubator Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y<sup>2</sup></u>	<u>Y<sup>2</sup></u>	<u>Y</u>
<u>13.1</u> <del>1a.</del>	Business Training Center	<u>N<sup>y</sup></u>	<u>N<sup>y</sup></u>	<u>N<sup>y</sup></u>	<u>N<sup>y</sup></u>	<u>SP</u> <del>N<sup>y</sup></del>	Y	<u>SP</u> <del>N<sup>y</sup></del>	<u>SP</u> <del>N<sup>y</sup></del>	<u>SP</u> <del>N<sup>y</sup></del>	<u>SP</u> <del>N<sup>y</sup></del>	<u>SP</u> <del>N<sup>y</sup></del>	<u>Y<sup>2</sup></u> <del>N<sup>y</sup></del>	<u>Y<sup>2</sup></u> <del>N<sup>y</sup></del>	Y
<del>12.</del>	<del>Administrative offices, clerical offices, statistical offices (Art. 8 S.T.M. 2 1975)</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>SP</del>	<del>Y</del>	<del>N</del>	<del>SP*</del>	<del>SP*</del>	<del>N</del>	<del>Y</del>	<del>SP</del>	<del>Y</del>	<del>Y</del>
<u>14.</u>	<u>Professional Medical Office</u>	<u>SP</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y<sup>2</sup></u>	<u>Y<sup>2</sup></u>	<u>Y</u>
<u>15.</u> <del>13.</del>	Health Care Facility, including a hospital, diagnostic and health care professional offices.														
	<u>a.i)</u> under <u>3,2500</u> sq. ft.	N	N	N	N	Y	Y	Y	<u>Y</u> <del>N</del>	<u>Y</u> <del>N</del>	Y	Y	<u>Y<sup>2</sup></u> <del>N</del>	<u>Y<sup>2</sup></u> <del>N</del>	<u>Y</u> <del>N</del>
	<u>b.ii)</u> over <u>2500-3,500</u> sq. ft. (Art. 12, S.T.M. #1 Jan. 21, 1992)	N	N	N	N	SP	SP	SP	<u>SP</u> <del>N</del>	<u>SPN</u>	SP	Y	<u>Y<sup>2</sup></u> <del>N</del>	<u>Y<sup>2</sup></u> <del>N</del>	<u>SP</u> <del>N</del>
<u>16.</u> <del>14.</del>	Animal or <u>V</u> veterinary <u>H</u> ospital providing it is located <u>200 ft.</u> from nearest residential dwelling.	<u>N</u> <del>SP</del>	N	N	N	<u>SP</u> <del>N</del>	<u>SP</u> <del>N</del>	Y	<u>SP</u> <del>N</del>	<u>SP</u> <del>N</del>	<u>Y</u> <del>N</del>	Y	<u>SP<sup>2</sup></u> <del>N</del>	<u>SP<sup>2</sup></u> <del>N</del>	<u>SP</u> <del>N</del>
* Any special permit granted for this use shall be subject to the provisions of Section VI DD															

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI <sub>a</sub>	HMI <sub>b</sub>	LC
<b>J. RESEARCH AND DEVELOPMENT, LABORATORY, AND TECHNOLOGY USES</b>															
J1.	<u>Research and Development (R&amp;D)</u> Establishments for research and development. (Art. 8 S.T.M. 2 1975)	N	N	N	N	SP	<u>Y</u> <del>—</del> <sup>t</sup>	<u>Y</u> <del>N</del>	<u>Y</u> <del>SP*</del>	<u>Y</u> <del>SP*</del>	N	Y	<u>Y</u> <del>SP</del>	Y	Y
J2.	<u>Laboratory</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
J1a.	<del>Establishments for scientific research or scientific development or related production</del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>Y</del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>	<del>N<sup>y</sup></del>
J32.	Renewable or <del>a</del> <u>A</u> lternative <del>e</del> <u>E</u> nergy <del>R</del> <u>R</u> esearch and <del>D</del> <u>D</u> evelopment <del>F</del> <u>F</u> acilities (Art. 58, Fall ATM 10/20/09)	N	N	N	N	N	N	N	Y	Y	N	N	Y	<u>Y</u> <del>N</del>	N

		RG	RM	RS	PCD	AP	DM	CII	INI	INII	H	CG	HMI <sub>a</sub>	HMI <sub>b</sub>	LC
<b>M. OTHER USES</b>															
<del>M1.</del>	<del>Signs as hereinafter permitted</del>	Y	Y	Y	SP	SP	(*)	Y	Y	Y	N	Y	Y	Y	Y
M1.	Other <del>a</del> Accessory <del>u</del> Uses (normally incidental to <del>a</del> permitted use)	SP	SP	SP	SP	SP	<u>SP</u> — <sup>w</sup>	SP	SP	SP	<u>SP</u> N	SP	SP	<u>SP</u> N	<u>SP</u> — *
<del>M2</del> <del>a.</del>	<del>Accessory Use</del>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	SP	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	SP
<del>M3.</del>	<del>Fallout shelter</del>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	Y	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>
<del>M4.</del>	<del>Mixed-use development</del>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>	SP	N <sup>y</sup>	N <sup>y</sup>	N <sup>y</sup>

~~{Art. 45, Spring A.T.M. 04/27/10 — Deleted Drive in Theatres “D”}~~

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