

Framingham Planning Board

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MOTION

Article 28: Amend the Framingham Zoning By-law to establish a Corporate Mixed-use By-Law

I move that Town Meeting vote to amend the Framingham Zoning By-Law with deleted, changed, or amended items in “red-line” format (new text is underlined and deleted text is stricken through) by: (1) amending Section II A. Use Regulations, Classes of Districts to add Section II.A.9.a Corporate Mixed-use District I (CMU I) and II.A.9.b. Corporate Mixed-use District II (CMU II); (2) amending the Section II.B Table of Uses to add a Corporate Mixed-use District I (CMU I) and a Corporate Mixed-use District II (CMU II); (3) adding a new Section II.J Use Regulations (Corporate Mixed-use I & II Districts); and (4) amending Section IV.E Dimensional Regulations to add the new Corporate Mixed-use District I (CMU I) and a Corporate Mixed-use District II (CMU II, as shown in the attached document.

Sponsor: Planning Board

Article 28: Corporate Mixed-use District By-Law

Corporate Mixed-use By-Law

Fall Special Town Meeting 2016

Revised October 20, 2016

New Section 9.a. & 9.b. to be inserted into Section II A. Use Regulations, Classes of Districts

9.a. Corporate Mixed-use District I: (CMU I)

The purpose of the Corporate Mixed-use I (CMU I) District is to promote a mixture of uses that result in a vibrant master-planned community. The CMU I District shall be designed as a cohesive campus with high-density development and/or redevelopment that integrates pedestrian-friendly features, while decreasing the use of the personal automobile for trips within the CMU I and CMU II Districts and to the Technology Park (TP) District. The CMU I District is intended to maintain and enhance the Town’s economic vitality by serving as an innovation center for employment opportunities and business development while providing supporting amenities such as educational, commercial, residential, and recreational uses.

9.b. Corporate Mixed-use II: (CMU II)

The purpose of the Corporate Mixed-use II (CMU II) District is to create a cohesive multi-purpose corridor that supports and connects the Corporate Mixed-use I (CMU I) and Technology Park (TP) Zoning Districts. The CMU II shall be located along arterial roadways as a way to increase

connectivity and economic development opportunities within the Town. The CMU II District is intended to establish and provide connections between employment centers, transportation centers, schools and colleges, commercial, office, retail, and mixed-use residential developments. The CMU II District provides flexible options for development and/or redevelopment to meet ever-changing market demands. The CMU District By-Law incorporates specific design guidelines that promote a pedestrian-friendly environment and encourage the use of alternative modes of transportation within the CMU II. The CMU II shall provide a transition zone between the Town's employment and commercial centers.

Permitted Uses – Section II.B., See Table of Uses –Table of Uses is located at the end of this document

Section II.J: Use Regulations (Corporate Mixed-use I & II Districts)

1. Purpose and Intent

The Corporate Mixed-use I (CMU I) & Corporate Mixed-use II (CMU II) Districts are designed for commercial, office, retail, educational, residential, and community space uses. The CMU I District is intended to promote a master-planned community that functions as an employment center while establishing a mixed-use environment where users can live, work, and play. The CMU II District is intended to create connectivity for alternative modes of transportation and access to employment centers while including commercial, office, retail, residential mixed-use, education and entertainment facilities, and mixed-use projects. The CMU I and CMU II District regulations herein establish development guidelines for each respective zoning district.

2. Parking and Access

- a. The Planning Board may by special permit grant a reduction in the required number of off-street parking spaces for commercial, non-residential mixed-use, educational, and/or office applications in accordance with Section IV.B., Off-Street Parking, herein. Where a reduction in off-street parking spaces is requested, projects shall provide alternative modes of transportation and shared parking options to minimize parking demands within the CMU I and the CMU II Districts, as applicable.
- b. On-street parking is strongly discouraged within the CMU I and the CMU II Districts.
- c. For projects that include the development or redevelopment of residential housing, the minimum number of off-street parking spaces for the residential portion of the project shall not be less than 1.75 spaces per residential unit. The first whole off-street parking space for each residential unit shall be located on the project site, while the fractional off-street parking space may be located within the respective CMU District. Such fractional off-street parking space shall be within a quarter mile radius of the project boundaries through a shared parking agreement with another property owner, which agreement shall comply with Section IV.B.1.g. of the Framingham Zoning By-Law.
- d. Below-grade parking, structured parking, and/or parking on the side and/or rear of a building are strongly encouraged for all CMU District projects.
- e. The reduction and/or consolidation of curb cuts, the use of access driveways, alleyways, and/or the consolidation of curb cuts with abutting properties is encouraged to the maximum extent possible. The use of common driveways, alleyways, and the consolidation of curb cuts shall be permitted within the CMU Districts and the use of such ways shall not require a special permit pursuant to Section IV.E.4.a, of the Zoning By-Law.

3. Dimensional Regulations

- a. Building height shall be regulated based on the number of floors within the respective CMU District. The height of each floor within the CMU Districts shall be subject to review by the Planning Board to ensure that each floor does not exceed 15 feet in height.
- b. Rooftop equipment and/or accessories shall be incorporated into the building design and screening shall be provided there on. Moreover, such rooftop accessories and equipment shall not exceed 20 feet above the ceiling of the last permitted floor level.

4. Transportation

- a. Roadways and access drives shall be designed in accordance with Town standards and shall be reviewed and approved by the Department of Public Works (DPW), the Fire Department, and the Police Department.
- b. Development within the CMU I and CMU II Districts shall prevent and/or mitigate any projected adverse impacts on the Level of Service (LOS) in accordance with Section VI.F. Site Plan Review. Projects that are projected to have an adverse impact on the existing LOS shall be required to mitigate such impacts to an LOS of D or better prior to receipt of an occupancy permit either temporary or final.
- c. If the Planning Board determines that a project cannot mitigate its impacts to the existing LOS, the Applicant shall be required to do one of the following:
 - i. Make a monetary contribution to future improvements and/or traffic improvement plans for the impacted intersections that receive at least five percent of the expected traffic generated by the project within the CMU, either based upon the total anticipated peak hour traffic generated by the proposed project, or based upon the total anticipated average daily traffic counts generated by the proposed project. The amount of mitigation provided to the Town shall be equivalent to one percent of the total project value for each grade below a LOS of D. There shall be a maximum of three percent of the of the Total Building Costs; or
 - ii. Work with the Town to develop and implement a traffic plan to mitigate negative impacts of the failing intersection and make a monetary contribution that is equal to one percent for each grade below the LOS of D. These funds shall be utilized for planning, design, and/or construction of the impacted intersection.
- d. In addition to Section II.J.4.c, all projects within the CMU District shall provide a cash payment equivalent to one percent of the total building and site improvement costs for the purpose of long range transportation implementation and maintenance. Such payments shall be deposited into the Transportation Improvement Fund for the sole purpose of funding transportation projects and/or other such improvements to the impacted area, as determined by the Planning Board and as directed by the Master Land Use Plan and Technology Park – CMU Traffic Master Plan, dated October 2016, and shall not be limited to recommendations contained within other respective Town studies regarding creation of an inter-connected transportation hub. Projects within the CMU Districts shall incorporate Complete Streets infrastructure according to the Town of Framingham’s Complete Streets Policy effective January 7, 2015. Development within the CMU Districts shall provide accessibility to users of all ages, abilities, and modes of transportation. Connections to trails and open space are strongly encouraged for all projects within the CMU Districts.
- e. Sidewalks and other pathways shall be strongly encouraged throughout the CMU Districts and, where possible, shall provide a connection to abutting properties and zoning districts. A sidewalk shall be required along the frontage of a property in all CMU District development or redevelopment projects.

f. Crosswalks shall be provided throughout the CMU Districts. Where necessary, projects located within a quarter mile of an intersection that is in need of updating shall upgrade and/or install wheelchair ramps that comply with the Town of Framingham's Public Works Construction Standards, pedestrian traffic signal push buttons and bicycle detector technology at such intersection.

5. Landscaping

- a. Projects within the CMU Districts shall create a landscape amenity area that is a minimum width of 50 percent of the distance between the public right-of-way and the building. This area shall be landscaped with street trees, pedestrian amenities, outdoor seating, and similar improvements for the purposes of creating usable open space. Sidewalks and pathways may be incorporated into the landscape amenity area.
- b. CMU District projects are encouraged to be creatively designed with plazas, courtyards, and/or terraces to enhance connectivity and the pedestrian environment in addition to the landscape amenity area.
- c. The use of public art within landscaped areas is strongly encouraged.
- d. Pedestrian-scale lighting is encouraged within the CMU Districts to enhance the pedestrian experience and provide additional safety.
- e. All projects shall incorporate by reference the Planning Board Rules and Regulations, Article 19: Landscape Design Guidelines.

6. CMU Development Impact Report

The CMU Districts are intended to establish a thriving employment center that supports its users. Prior to filing an application for a project within the CMU I and/or CMU II District with the Town, the Applicant shall prepare and submit a proposed CMU Development Impact Report to the Planning Board. The proposed CMU Development Impact Report functions as a development plan for the respective CMU District and ensures cooperation between the Town and the landowners/businesses located within the CMU I and/or CMU II District. The CMU Development Impact Report shall provide documentation as to how any proposed development and/or redevelopment proposal will impact the Town and how the applicant proposes to mitigate those anticipated impacts on the respective CMU District and the Town. The Town shall review such CMU Development Impact Report and respond to the Applicant within 15 business days so that the Applicant may submit a complete CMU Development Impact Report with the project application. Any missing and/or additional information requested by the Town shall be provided by the Applicant as part of the final CMU Development Impact Report.

All applicants who propose projects within the CMU I and/or CMU II District shall be required to develop and/or amend the final CMU Development Impact Report for the property so as to keep it up-to-date, as agreed upon in the project decision.

- a. **CMU Development Impact Report for CMU I District Projects:** The CMU I District shall be designed as master-planned community. Therefore, an Applicant proposing development and/or redevelopment projects in the CMU I District shall submit a final CMU Development Impact Report that shall:
 - i. Demonstrate how the project will fit into the existing and projected development and/or redevelopment of the CMU I District;

- ii. Provide an outline detailing with whom the applicant will work to complete the project. This should include the following: businesses and landowners within the CMI I District; local and state agencies; etc.;
- iii. Demonstrate how the project will foster and promote the CMU I as a mixed-use district with the pre-dominate uses being research & development, technology, distribution, and office related uses. Other supporting uses may include commercial, retail, recreational, educational/community space, and residential uses;
- iv. Demonstrate a long-range plan with goals to alleviate traffic within the Exit 12 area (Technology Park, CMU I, and CMU II Zoning District); and
- v. Develop a plan to mitigate any projected adverse impacts to the Town's infrastructure.

b. **CMU Development Impact Report for CMU II District Projects:** The CMU II District shall be designed as a transition zone between the CMU I District, the Technology Park, and abutting commercial centers while providing the area with transportation, commercial, office, educational, residential, and recreational opportunities. Therefore, an Applicant proposing development and/or redevelopment projects in the CMU II District shall submit a final CMU Development Impact Report that shall:

- i. Demonstrate how the project will fit into the existing and projected development and/or redevelopment of the CMU I District;
- ii. Provide an outline detailing with whom the applicant will work to complete the project. This should include: businesses and landowners within the CMI I District; local and state agencies; etc.;
- iii. Demonstrate a long-range plan with goals to alleviate traffic within the define Exit 12 area; and
- iv. Contribute to a mixture of uses such as research & development, office, entertainment, commercial, and mixed-use residential to support the CMU I and the Technology Park Zoning Districts while serving as a destination along the Route 9 corridor.

c. CMU Development Impact Reports for projects within the CMU I and the CMUII shall provide the following documentation for review and consideration:

- i. Environmental Impact Statement (EIS): A statement that outlines the impacts that the project will have on the environment, the ecology of the land, landscape, and topography of the respective CMU District. The EIS shall also include information on stormwater flows, natural resources, topography, types of soils, and water resources.
- ii. Stormwater Management Statement (SMS): A statement that outlines how the new development and/or redevelopment will incorporate the use of Low Impact Development (LID) and Best Management Practices (BMP) to manage and infiltrate stormwater on-site. Furthermore, this shall include a statement demonstrating potential reuse of rainwater for irrigation, the use of rain gardens within parking lots, and erosion control methods to prevent erosion and slow down stormwater.
- iii. Neighborhood Impact Statement (NIS): A statement that outlines how the new development and/or redevelopment will fit in, enhance, and blend with the character of the respective CMU District. The NIS shall further outline how the project will incorporate Complete Streets concepts and how these techniques will support the pedestrian and bicycle community. Furthermore, because the project is strongly encouraged to utilize alternative energy, a statement shall be provided to show how alternative energy shall be used on-site.

- iv. Community Impact Statement (CIS): A statement that outlines the impacts that the project will have on the community, the local schools, public parks, and open space. Any potential adverse impacts shall be mitigated by the Applicant and shall be demonstrated within the CIS.
- v. Common Area Impact Statement (CAIS): A statement that details the area(s) within the project that are open to the public including space within buildings that are open for public use. The CAIS shall show the connections within the respective CMU District that offer enhancements towards creating a master planned community.
- vi. Infrastructure Impact Statement (IIS): A statement that outlines the impacts that the project will have on Town infrastructure including specific documentation as to how the adverse impacts to the Town's infrastructure shall be mitigated.
- vii. Traffic Connection Statement (TCS): A statement that outlines the impacts on existing roadways, connections to existing and new streets, projected effects to the flow of vehicles on newly created streets and possible consolidation of curb cuts and driveways.
- viii. Fiscal Impact Statement (FIS): A statement that outlines both the positive and negative fiscal impacts of the project on the Town and specifically includes projected tax revenues, the number of expected jobs created (e.g. construction, part-time, and full time jobs) as well as the need for any new infrastructure or town buildings, staff or facilities.
- d. Waivers from the requirements of the CMU Development Impact Report shall not be allowed.
- e. The Planning Board may require the assistance of a peer review consultant for the review of the CMU Development Impact Report in accordance with Article 16 of the Planning Board's Administrative Rules and Regulations and M.G.L. c. 44, Section 53G.

8. Residential Projects in the CMU I and CMU II Districts

- a. Projects with a residential component in the CMU I and the CMU II District shall:
 - i. comply with the provisions of the Inclusionary Housing By-Law (Section V.H), Special Permit Requirements (Section VI.E), and Site Plan Review (Section VI.F), herein;
 - ii. provide bicycle lockers, indoor bicycle parking, and other amenities to support bicycling to be incorporated into the project; and
 - iii. require that entrances to residential units be separate from non-residential uses.

9. Residential Projects in the CMU I District

- a. The total land area designated for residential land use within the CMU I District shall not exceed 20 percent of the total developable land area in the CMU I District. The total developable land area shall exclude all areas within the 30' no alteration zone and the 125' vernal pool buffer zone as defined by the Conservation Commission, and lands defined as Moderate Slope.
- b. Residential projects shall not exceed more than 15 units per acre of the 20 percent of the total developable land area in the CMU I District as defined in Section II.J.9.a. herein.
- c. Residential projects within the CMU I District shall include non-residential components that support the residents and the employees of the CMU I District. The applicant shall submit a non-residential component plan for the review and approval by the Planning Board.
- d. Residential projects are encouraged to incorporate incubator workspace, live-work units, community office space, and/or classroom space.

10. Mixed-use Residential Projects in the CMU II District

- a. Mixed-use projects within the CMU II District shall comply with Section V.G. Mixed-use Regulations unless modified herein.

- b. The total land area designated for residential land use within the CMU II District shall not exceed 40 percent of the total developable land area in the CMU II District. The total developable land area shall exclude all areas within the 30' no alteration zone and the 125' vernal pool buffer zone as defined by the Conservation Commission, in addition to land defined as Moderate Slope, Section IV.E.3.e., herein.
- c. Residential projects shall not exceed more than 15 units per acre of the 40 percent of the total developable land area in the CMU II District as defined in Section II.J.10.b.
 - i. Residential units that exist prior to May 1, 2016 shall be exempt from this By-Law and shall not be counted towards the density cap found in Section II.J.10.c above.
 - ii. In the event that an existing residential structure is redeveloped with additional units that did not exist prior to May 1, 2016, then such units shall be counted against the density cap found in Section II.J.10.c above.
- d. Mixed-use residential projects within the CMU II District shall have a non-residential use component that may include commercial, retail, office, and/or educational space. Public community space open to the Town is encouraged.
- e. Residential uses shall be located on any floor except the first floor in its entirety and the second floor that faces a roadway.
- f. Mixed-use residential projects shall include 300 square feet per residential unit within the CMU II District as amenity space. Amenity space may include rooftop decks, patio areas, balconies, community gardens, rooftop gardens, fitness centers, water pads/features, etc. Where outdoor spaces such as rooftop decks, patio areas, etc. are utilized as amenity space, the calculation of square footage shall be measured as the footprint in square feet.

11. Design Standards for the CMU Districts

a. Building Design

- i. New and/or redeveloped buildings shall be designed to blend and create a balance between the proposed project and existing development to create a master planned community.
- ii. Buildings shall be designed to utilize architectural styles that are modern, progressive, and compatible with the existing architecture within the CMU Districts while incorporating current state-of-the-art construction design and technology.
- iii. Buildings shall be designed to use multiple exterior materials that promote creativity and individuality while allowing the building to blend into the respective CMU District and to create an overall impression of a master-planned community.
- iv. The massing of the building shall be designed to correspond to a pedestrian scale and to ensure that the building is incorporated into a walkable campus.
- v. Large-scale buildings are encouraged to vary the heights of the different parts of the building especially at building entrances and lobby areas that shall be designed at a human scale to enhance the pedestrian experience.
- vi. Buildings should be designed with adequate views of the outside for building occupants. Windows that create transparency on the ground floor near pedestrian areas and roadways are strongly encouraged.

b. Loading Bays and Service Docks, Rooftop Equipment, Infrastructure, and Mechanical Equipment

- i. Service bays and loading areas, dumpsters, ground-mounted mechanical equipment, and utilities shall be located on the side or rear of a building and shall not be visible from

roadways or open space areas. Such features shall be screened from the public view by using architectural forms, fencing, and/or landscaping materials.

ii. All utilities shall be placed underground to minimize the visual impact on the district. Where transformers, switchboxes, and other utility cabinets are required, the applicant shall locate these and other such mechanical components away from the front of the building. The use of bollards, fencing, and landscaping shall provide screening and protection for these features.

iii. Rooftop equipment shall be screened and shall not be visible from the ground or adjacent buildings.

c. Pedestrian Connections

i. Projects shall be designed for all users including pedestrians and bicyclists by incorporating outdoor community places while utilizing the permitted high density within the respective CMU District.

ii. Projects within a CMU District shall be designed as an urban, walkable campus environment where the streets and sidewalks create connections between employment, residential, commercial, and recreational facilities within the CMU Districts.

iii. The use of catwalks is strongly encouraged to provide optimum physical connections between buildings and parking within the CMU Districts.

iv. Outdoor dining areas are encouraged but shall not impede pedestrian traffic flow. A minimum unobstructed pathway of 5 feet shall be maintained. Outdoor dining areas shall be separated by fencing to provide separation from pedestrian sidewalks.

d. Solar and Alternative Energy

i. The use of rooftop gardens, green roofs, solar carports, rooftop solar, etc. to the maximum extent feasible, shall be incorporated into all projects within the CMU Districts.

ii. Projects should strive to incorporate alternative energy and energy efficient features, technologies and solar infrastructure within the design and construction of all new and redeveloped buildings within the CMU Districts.

12. Procedure for Waiver

All Projects within the CMU I and the CMU II Districts shall comply with Sections II.J.8., 9., and 10. However, the Planning Board may waive the requirements of Section II.J.11. by a four-fifth vote where such waivers will allow for better design and/or improved protection of resources.

13. Variance

A variance authorizing a use or activity not otherwise permitted in the CMU I and CMU II District shall be prohibited within the respective CMU District.

Insert into Section IV.E.2., Table of Dimensional Regulations

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped Open Space Surface Ratio	Building Maximums		
		Area (sf)	Frontage (ft.)	Front (ft.)	Side (ft.)		Floors/Height	Lot Coverage	Floor Area Ratio
Corporate Mixed-use CMU I	Any principal use or mixed-use	20,000	75	50	15	20%	8/-	60%	=
Corporate Mixed-use CMU II	Any principal use or mixed-use	10,000	65	40	15	20%	6/-	60%	=

B. Table of Uses

No building, structure, or land shall be used and no building or part thereof or other structure shall be erected, raised, reconstructed, extended, enlarged, or altered, for any purpose or in any manner other than as permitted as set forth in the Table of Uses or unless otherwise authorized by this Zoning By-law, except that nothing in this By-Law shall affect the existing use of any building or lot. No lot may be used for more than one principal use, except as otherwise specifically allowed by this Zoning By-Law.

TABLE LEGEND (subject to the footnotes)

Y Uses which are permitted as of right

N Uses which are prohibited

SPZ Uses that require a special permit from Zoning Board of Appeals

SPP Uses that require a special permit from the Planning Board

SP Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 8.

Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations; see that Table for the applicable parking requirements.

For those uses with an * under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	<u>CMU I</u>	<u>CMU II</u>	Parking code
<u>1. RESIDENTIAL</u>																
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	1
B. Two-family Dwelling⁸	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	<u>N</u>	<u>N</u>	2
C. Multi-family Dwelling	N	N	N	N	N	Y ¹⁰	N	N	N	N	N	N	N	<u>SPP</u>	<u>N</u>	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	<u>N</u>	<u>Y</u>	2

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	<u>CMU I</u>	<u>CMU II</u>	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	<u>SPP</u>	<u>SPP</u>	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y ⁹	SPP	N	N	N	N	N	N	<u>SPP</u>	<u>SPP</u>	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	<u>N</u>	<u>N</u>	3
2. <u>RESIDENTIAL ACCESSORY</u>																
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>SPP</u>	<u>SPP</u>	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>Y</u>	<u>Y</u>	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	<u>N</u>	none
3. <u>INSTITUTIONAL AND RECREATIONAL</u>																
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	<u>Y</u>	<u>Y</u>	23

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ³	P ³	PRD ⁵	M-1 ³	M ³	OSR ⁶	TP ⁷	<u>CMU I</u>	<u>CMI II</u>	Parking code
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	<u>Y</u>	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	<u>N</u>	<u>N</u>	none
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	<u>N</u>	<u>N</u>	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	<u>SPP</u>	<u>SPP</u>	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	<u>Y</u>	<u>Y</u>	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	<u>SPP</u>	<u>Y</u>	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	<u>N</u>	<u>N</u>	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	<u>SPP</u>	<u>SPP</u>	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	<u>SPP</u>	<u>Y</u>	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	<u>SPP</u>	<u>Y</u>	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	<u>SPP</u>	<u>SPP</u>	6

M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	SPP	Y	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	SPP	Y	13
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B³	P³	PRD⁵	M-1³	M³	OSR⁶	TP⁷	CMU I	CMU II	Parking code
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	Y	Y	23
<u>4. AGRICULTURAL</u>																
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	SPZ	Y	17
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	SPZ	19
<u>5. COMMERCIAL</u>																
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	15
B. Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	Y	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	Y	Y	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	Y	Y	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	Y	Y	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	Y	18

G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	-	Y	Y	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	N	N	26
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B³	P³	PRD⁵	M-1³	M³	OSR⁶	TP⁷	CMU I	CMU II	Parking code
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	N	Y	21
J. Restaurant	N	N	SP	Y	Y	Y ¹¹	Y	SP	N	SP	SP	N	-	Y	Y	9
K. Fast Food Establishment	N	N	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	SPP	SPP	10
L. Brew Pubs	N	N	SP	SP	Y	Y ¹¹	Y	N	N	N	N	N	N	Y	Y	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	N	SPP	None
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	N	N	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	Y	Y	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	SPP	SPP	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	SPP	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N	22

W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	SPP	4
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B³	P³	PRD⁵	M-1³	M³	OSR⁶	TP⁷	CMU I	CMU II	Parking code
6. <u>MANUFACTURING AND INDUSTRIAL</u>																
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	Y	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	SPP	N	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	Y	N	25
D. Commercial Dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	N	SPP	24
E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	N	N	25
H Stone or Monument Works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	SPP	N	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	N	N	25

M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	N	N	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	SPP	SPP	
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B³	P³	PRD⁵	M-1³	M³	OSR⁶	TP⁷	CMU I	CMU II	Parking code
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	SPP	SPP	25

¹ No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

² No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

³ Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater.

⁴ Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses that are 8,000 square feet of gross floor area or greater. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

⁵ See Section II.E for further provisions regarding the uses allowed in the Planned Reuse District.

⁶ In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district

- a) such that the gross floor area of all buildings and structures in the district exceed eighteen thousand (18,000) square feet, or
- b) such that the floor area ratio of all buildings and structures in the district exceeds one percent, whichever is the lesser. Ancillary administrative, maintenance and sanitary facilities necessary to serve the recreational uses in the District may be allowed by special permit from Zoning Board of Appeals.

⁷ See Section II.F for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this section, having a gross floor area no greater than two thousand five hundred (2,500) square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than two thousand five hundred (2,500) square feet each are allowed by special permit from the Planning Board.

⁸ The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. The Lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning districts in which they are located. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in Section IV.B.

⁹ Mixed use structures and mixed use complexes over 30,000 square feet shall require a special permit from Planning Board.

¹⁰ Multi-family structures with over 30,000 square feet shall require a special permit from the Planning Board.

¹¹ Restaurants and Brew Pubs over 5,000 square feet shall require a special permit from the Planning Board.