



# Proposed Zoning Amendment Medical Facility Overlay District

January 21, 2020

# Proposed Zoning Amendment Medical Facility Overlay District

## MFOD Zoning Proposal:

Continues to allow less lower intensity medical uses in  
Commercial Districts and General Residence (GR) District

- Office of Health Care Professional An office for a medical doctor, dentist, psychologist, chiropractor, acupuncturist, or similar physical or mental health care professional, including clinical and laboratory analysis activities directly associated with such medical office use, but excluding offices within Medical Centers or Clinics, Hospitals, or Substance Rehabilitation or Treatment Facilities.



# Proposed Zoning Amendment Medical Facility Overlay District

## MFOD Zoning Proposal:

Continues to allow less medium intensity medical uses in University Avenue Mixed-Use District (UAMUD)

- Medical Center or Clinic A building designed and used for the diagnosis and treatment of human patients that is not a Hospital or Substance Rehabilitation or Treatment Facility.

# Proposed Zoning Amendment Medical Facility Overlay District

## MFOD Zoning Proposal:

Creates new MFOD overlay district where higher intensity medical uses may be considered by special permit

- Hospital A building designed and used for the diagnosis and treatment of human patients that includes overnight care facilities, and that is not a substance rehabilitation and/or treatment facility.
- Substance Rehabilitation or Treatment Facility A building designed and used for the diagnosis and treatment of human patients for substance rehabilitation and/or treatment .

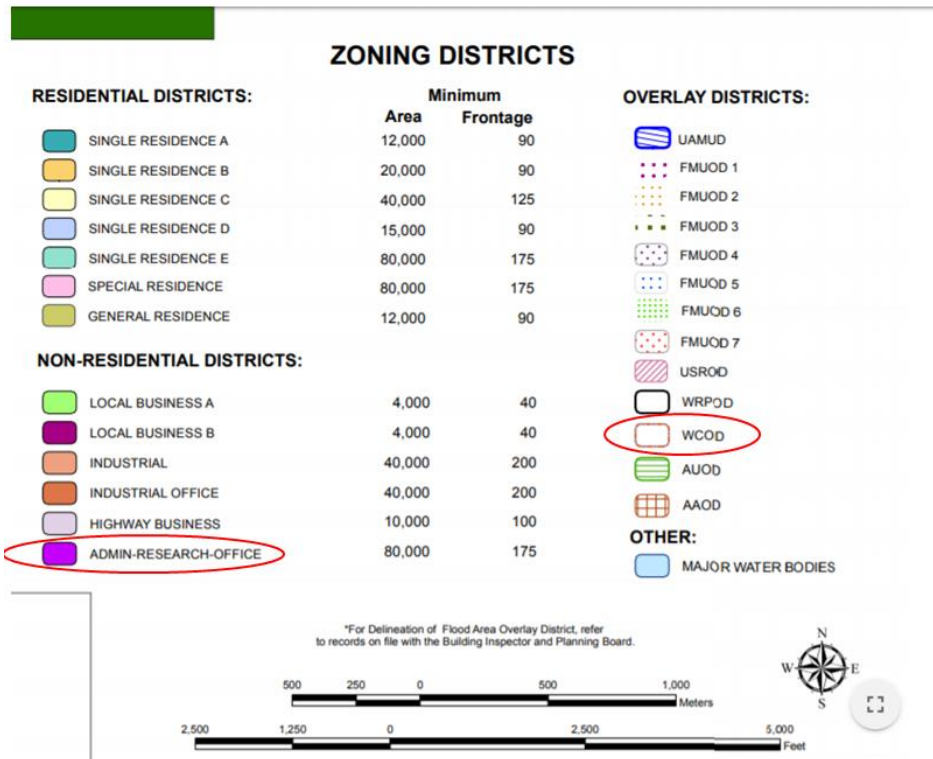


# Proposed Zoning Amendment Medical Facility Overlay District

MFOD at Lowder  
Brook Road/Longwood  
Drive:

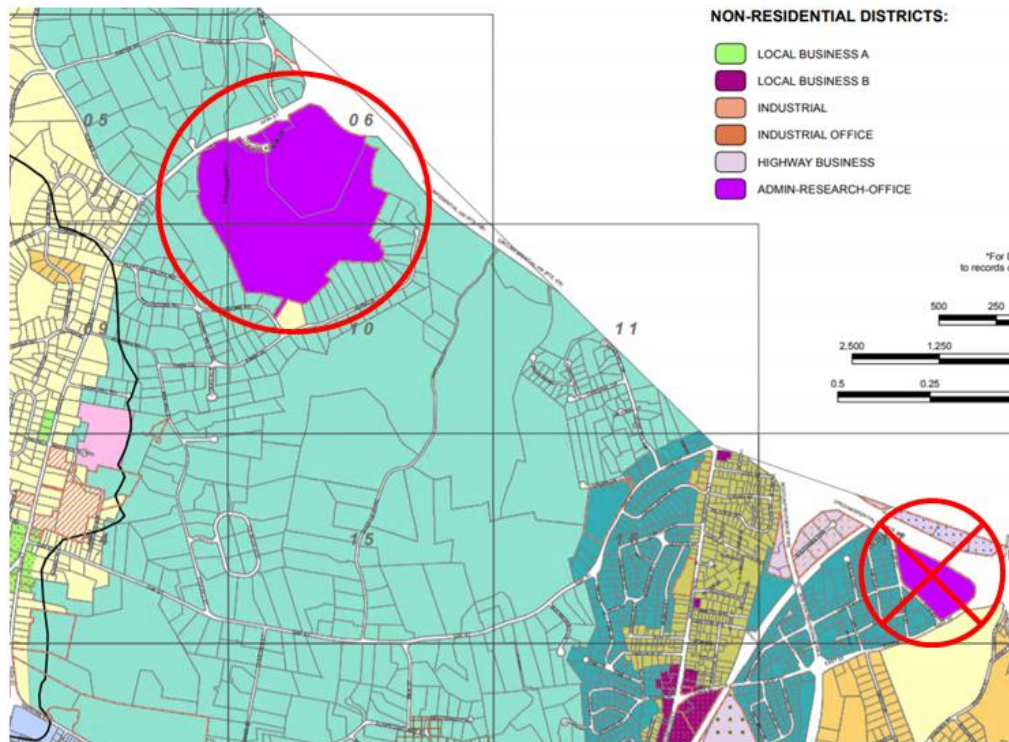
Underlying zoning for  
Area is ARO.

Only overlay district is  
WCOD.





# Proposed Zoning Amendment Medical Facility Overlay District

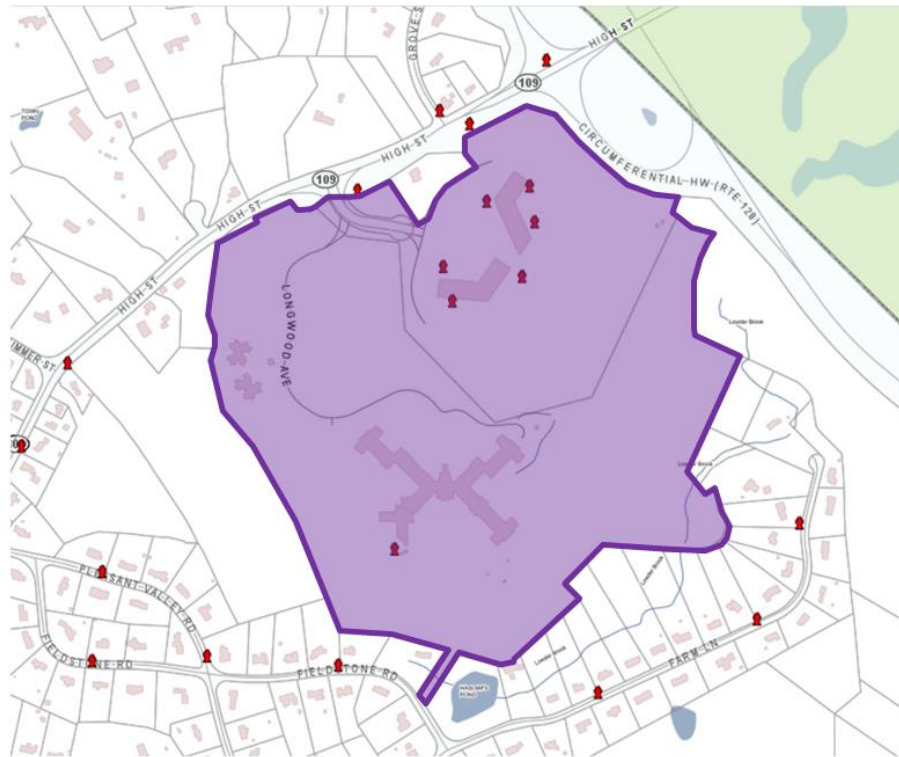


MFOD at Lower  
Brook Road/Longwood  
Drive:

Would overlay  
Lower Brook  
Road/Longwood Drive  
ARO Area only.

East Street ARO Area  
remains unchanged and  
would not be eligible  
for Hospital or  
Substance  
Rehabilitation Facility  
Special Permit.

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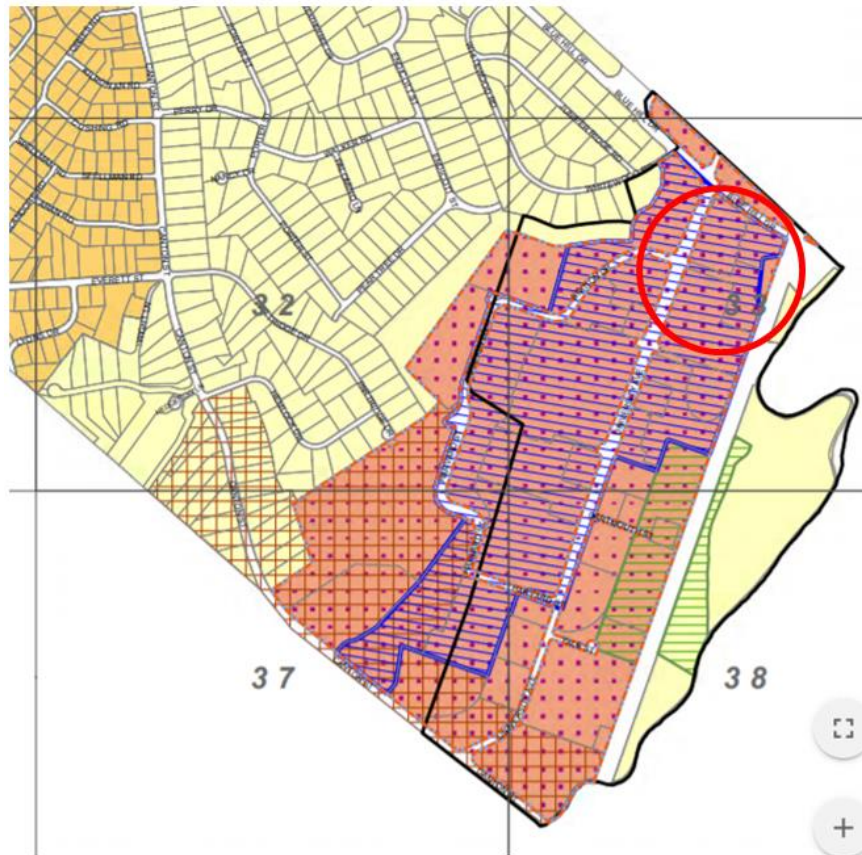
MFOD at Lower Brook Road/Longwood Drive:

Proposed Overlay covers two parcels – 100-200 Lower Brook Road and 10-20 Longwood Drive only.

Proposed Overlay does not cover small parcel at 100 High Street.



# Proposed Zoning Amendment Medical Facility Overlay District



MFOD at University  
Avenue:

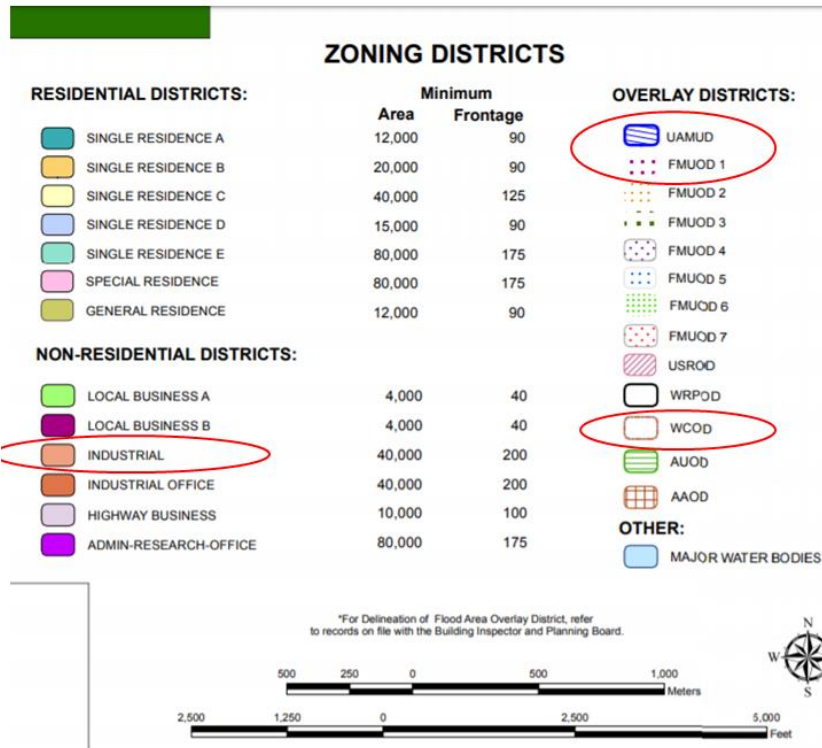
Proposed overlay  
covers northeast  
portion of University  
Station Area only.

# Proposed Zoning Amendment Medical Facility Overlay District

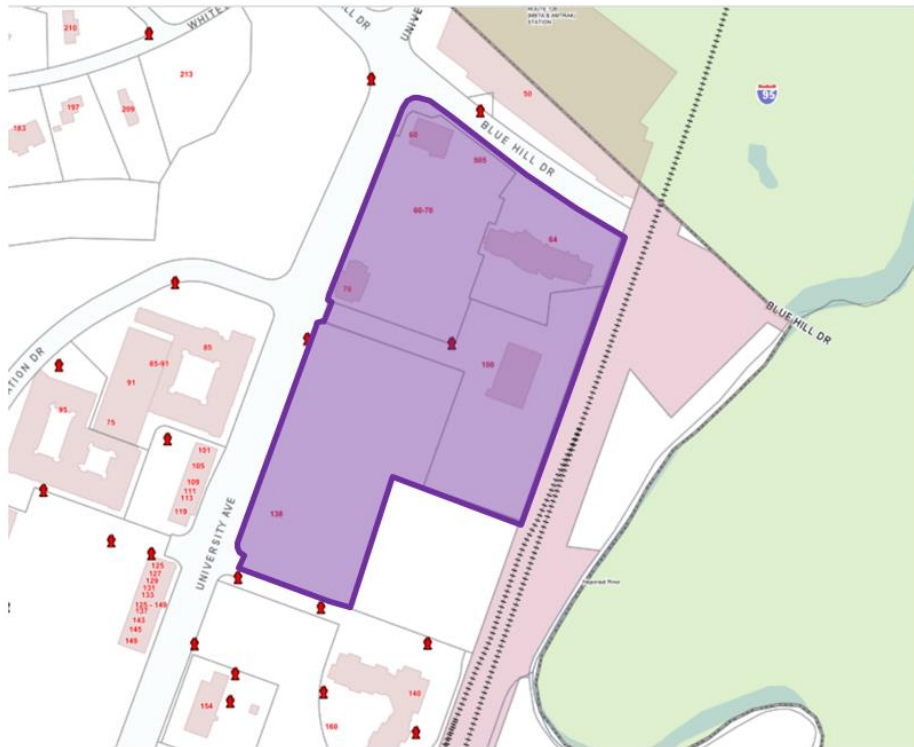
MFOD at University  
Avenue:

Underlying zoning for  
is Industrial.

Overlay Districts are  
UAMUD, FMUOD-I,  
and WCOD.



# Proposed Zoning Amendment Medical Facility Overlay District



## MFOD at University Avenue:

Proposed Overlay covers only four parcels –  
Del Frisco's and NYAJs,  
Courtyard Marriott,  
Brigham & Women's,  
and undeveloped lot in front of Pulte Westwood Place Condos.

# Proposed Zoning Amendment Medical Facility Overlay District

## 4.1.5 COMMERCIAL USES

PRINCIPAL USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.5.22 Office of doctor or dentist not a resident on premises <u>Health Care Professional</u>	N	N	N	N	N	BA	N	Y	Y	Y	Y	Y	Y
4.1.5.23 <u>Medical Center or Clinic</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u> <sup>8</sup>	<u>N</u>	<u>N</u>
4.1.5.24 <u>Hospital</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u> <sup>9</sup>	<u>N</u>	<u>N</u> <sup>9</sup>
4.1.5.25 <u>Substance Rehabilitation or Treatment Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u> <sup>9</sup>	<u>N</u>	<u>N</u> <sup>9</sup>

<sup>8</sup> Except in accordance with all applicable provisions of Section 9.7 [University Avenue Mixed Use District (UAMUD)].

<sup>9</sup> Except in accordance with a special permit issued pursuant to Section 9.8 [Medical Facility Overlay District (MFOD)].

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## 4.2 NOTES FOR TABLE OF PRINCIPAL USES

- 1 Accessory dwellings may be allowed to the extent expressly allowed by the special permit.
- 2 Non-exempt farm stands on municipal properties are permitted and exempt from BA special permit requirements.
- 3 Retail sales and services in the Industrial and Industrial-Office Districts between 15,000 square feet and 50,000 square feet shall require a special permit from the Board of Appeals. Retail sales and services over 50,000 square feet shall require only a special permit from the Planning Board pursuant to Section 7.2, Major Business Development.
- 4 Except for a retail grocery store which may exceed 10,000 square feet.
- 5 For only retail sales and services in the Highway Business District that do not require a special permit pursuant to other sections of the Bylaw and do not involve Adult Uses.
- 6 In addition to meeting all other requirements for a special permit for a Fast Order Food Establishment in the Highway Business District, the Applicant shall be required to submit the opinion of a qualified professional expert, and the data upon which such opinion is based, showing to the reasonable satisfaction of the Board of Appeals that the facilities for on-site parking (taking into account all other uses and activities that share the premises with the proposed use) will be sufficient to serve the employees and customers of such establishment without encroaching upon or using neighboring streets or property.
- 7 A special permit from the Board of Appeals shall be required if there is outdoor storage of equipment or materials.
- 8 Except in accordance with all applicable provisions of Section 9.7 [University Avenue Mixed Use District (UAMUD)].
- 9 Except in accordance with a special permit issued pursuant to Section 9.8 [Medical Facility Overlay District (MFOD)].
- 10 Does not include wireless communications facilities.
- 11 Open Space Residential Development shall be permitted in the SRB, SRC and SRE districts and the uses delineated in Article 8.0, Special Residential Development, Section 8.3, Open Space Residential Development, shall be the allowed uses in OSRD projects.





# Proposed Zoning Amendment Medical Facility Overlay District

## MFOD Special Permit Criteria:

- Minimum 300' setback from residential use property
- Maximum building height of 60'
- Demonstration that proposed facility will not have a negative effect on surrounding properties
- Demonstration that proposed facility will not have a negative fiscal effect on the town