

**PLANNING BOARD PUBLIC HEARING  
(Town Seal)  
2025 FALL ANNUAL TOWN MEETING  
ZONING ARTICLES**

Notice is hereby given that the **Dedham Planning Board** will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, s.5, on **Wednesday, October 8, 2025 at 6:00 p.m.** in the O’Brien Meeting Room, Dedham Town Hall, 450 Washington Street, to consider the following proposed amendments to the Dedham Zoning Bylaw:

**ARTICLE SEVEN:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws, Dedham Parking Table – Table 3, by deleting the ~~striketrough~~ text and inserting the underlined text, as follows:

<b>Principal</b>	<b>Number of Parking Spaces</b>
<b>RESIDENTIAL AND RESIDENTIAL CARE USES</b>	
A. One, two, or multi-family residence	1.5 parking spaces per dwelling unit (2 spaces minimum), except that publicly-supported housing for the elderly shall require 1 space per dwelling unit.
B. Rooming and lodging houses, rental of rooms, bed-and-breakfast accommodations, hotels and motels (exclusive of restaurants, dining rooms, or public assembly facilities open to the general public and requiring additional parking), trailer <u>amps or mobile home</u> , and seasonal camping facilities for adults or families	1.25 parking spaces per guest room, or per 2 persons rated capacity or sleeping accommodations for 2 persons (a double bed shall be considered sleeping accommodations for 2 persons), provided that, for trailer or mobile home camps 1 space shall be located next to each site.
C. Hospitals, nursing, or convalescent homes, living care, and other quasi- medical and institutional facilities providing residential care, including prisons, boarding schools for persons 16 years or age or older, and group homes	1 parking space per 2 persons rated or design capacity.
D. Assisted Living Residence	0.3 parking spaces per dwelling unit; plus 1 parking space per employee on the largest work shift.
<b>COMMERCIAL, BUSINESS, AND OFFICE USES</b>	
A. Retail sales and services not specifically identified below and including the floor area devoted to uses accessory to the principal retail use:	1 parking space per <u>200 500</u> square feet <u>net</u> floor area or a fraction thereof, provided that:

	<p>(1) Where goods or items for sale are produced or processed on site, such as a bakery, <del>eoping-copying</del><sup>1</sup> or printing shop, or a custom art studio, the area devoted to the production or storage of items to be sold shall be counted as part of the retail floor area.</p>
	<p>(2) Where display, sale, or related activities customarily take place outdoors, 1/2 the outdoor area devoted or available for such activities shall be added to the floor area.</p>
	<p>(3) Where retail sales or services are conducted in a dwelling as a permitted home occupation or as a non-conforming use, parking for such sales or services shall be in addition to the off-street parking required for the residential use.</p>
	<p>(4) In an enclosed shopping mall, the areas used as a public concourse and not used for storage, display, or sales of goods shall not be counted as floor area <del>of</del> <u>for</u> calculating parking demand. Parking for eating places, entertainment, athletic, and other facilities identified herein separately in categories other than retail sales shall be added to the retail parking required; the Planning Board may authorize paving or constructing 80% of the aggregate required parking spaces, provided that landscaped vacant space remains available for the construction of additional parking, if needed in the future.</p>

<p>B. Professional, business, governmental, and similar offices and banks, including real estate offices and mail order or wholesale offices involving no on-site storage or distribution of goods or commodities</p>	<p>1 parking space per <del>200</del> <u>300</u> square feet <u>net</u> floor area, <del>on the ground or street floor,</del> and 1 parking space per 300 square feet floor area on floors above the ground floor. <del>Parking for offices located on residential premises shall be in addition to the required residential parking. Parking for free-standing automatic teller machines shall be provided at the rate of 4 parking spaces per terminal.</del></p>
<p>C. Physicians and dentists, medical centers, clinics, and other practicing health professionals, including veterinarians and accessory uses, but not room and board</p>	<p><del>5</del> <u>4</u> parking spaces for each practicing professional plus 1 additional space per <del>500</del> <u>1,000</u> square feet <u>net</u> floor area. <del>If the health professional has an office on residential premises, service parking shall be in addition to the required residential parking.</del></p>
<p>D. Restaurant, cafeteria, lunch counter, or dining room open to the public, including those in a hotel, <del>retain</del> <u>retail</u><sup>2</sup> store, or another facility not intended or used for public assembly</p>	<p><del>2</del> <u>1</u> parking spaces per <del>5</del> <u>4</u> seats design or rated capacity, in addition to off-street parking required for the hotel or other uses. Drive-in or take-out service shall provide 1 additional parking space per <del>250</del> <u>1,000</u> square feet of <u>net</u> floor area of such eating establishment. <del>The Special Permit required for an eating establishment may include modifications of these requirements based on the specifics of each case.</del></p>
<p>E. Testing or research laboratory or research facility not open to general public and not included in or accessory to manufacturing or production</p>	<p>1 parking space per <del>300</del> <u>500</u> square feet <u>net</u> floor area.</p>
<p>F. Funeral homes</p>	<p>2 parking spaces per 5 persons or seats of rated capacity of all rooms available for funeral services and related public functions,<del>;</del> <del>but not less than 12 parking spaces.</del></p>
<p>G. Club, recreational, amusement, athletic, sports, or exercise facility with participatory activities shall provide parking spaces equal to the sum of the following:</p>	<p>(1) 1/2 the number of participants, players, members, exercise equipment users, etc., at full use of the facilities design capacity, courts, or equipment.</p>

	<p>(2) Where space for spectators is provided:  1/3 the spectator design or actual seating capacity, indoors and outdoors. Where the seating is not fixed and comprises folding chairs or similar accommodations, and there is no maximum occupancy figure, the capacity shall be assumed at 1 seat per 20 square feet of floor or outdoor area available for viewer or spectator seating.</p>
	<p>(3) If the club or other facility includes 1 or more dining rooms or other eating establishments, additional parking shall  be provided in accordance with Subsection D above, except that combined spectator and restaurant seats shall be counted to satisfy both requirements simultaneously.</p>
H. Self-storage facilities	<p><del>8</del> <u>1</u> parking spaces <del>plus 2 additional spaces</del> for each 10,000 square feet of <u>net</u> floor area, <del>or fraction thereof over the first 20,000 square feet.</del></p>
I. Theater, motion picture theater, public assembly hall, auditorium, <u>religious use</u> or function hall for large public gatherings, whether as a separate facility or as part of an institution	<p>1 parking space per <del>3</del> <u>4</u> seats design or actual seating capacity, and, in the absence of permanent seating or permitted occupancy capacity, 1 parking space per <del>20</del> <u>10,000</u> square feet of <u>net</u> floor area for public gatherings. <del>Provided, however, that if the Planning Board makes a finding that sufficient parking has otherwise been provided at a hotel complex, the Planning Board may reduce the requirements under this subsection for such areas within said hotel complex to not less than 1 parking space per 6 seats design or actual seating capacity or permitted occupancy capacity. The Planning Board shall make detailed written findings supporting any such reduction under this subsection.</del></p>
J. Bowling Alleys	<p><del>5</del> 1 parking spaces per lane.</p>
K. Home Occupation	<p>1 parking space for each person providing paid services who is not a resident of the premises.</p>

**INSTITUTIONAL**

<p>A. Day Care Center</p>	<p>1 space for every teacher and employee, <del>1 space for visitors</del>, plus 1 space for every 6 <del>students</del> <u>children</u> based on the largest enrollment on site at any given time; the Planning Board may allow a reduction in the number of required parking spaces for the purpose of improving site utilization, but not to increase permitted enrollment if the number of spaces provided is adequate to provide 1 space for every teacher and employee, and to support, without detriment to the neighborhood, drop-off and pick-up areas for the maximum number of children arriving and departing the facility at any 1 time in accordance with a parking and traffic management plan approved by the Planning Board.</p>
<p>B. Elementary and Middle Schools, and other educational institutions for children under 16 years of age</p>	<p>1 parking space per 16 children design or licensed capacity, <del>but not less than 5 spaces.</del></p>
<p>C. High Schools, colleges, vocational schools, and other educational institutions for persons <del>over</del> 16 years of age <u>or older</u></p>	<p>1 parking space per <del>2</del> <u>8</u> students design or licensed capacity, <del>provided that, if it can be shown that the students are trainees shall not or cannot drive and will require no parking, now or in the future, the standards of paragraph n.</del><sup>3</sup> above shall apply.</p>

<p>D. Civic and veterans organizations, libraries, museums, public utilities buildings, religious and social organizations</p>	<p>1 parking space per 400 <del>500</del> square feet <u>net floor area</u>, except that for meeting rooms, auditoriums, places of worship, assembly halls, and the like, parking spaces in accordance with Subsection G under “Commercial, Business and Office Uses” above shall be provided; and for restaurants or cafeterias, dining rooms, or other food service facilities, spaces shall be provided as called for respectively in Subsection D under “Commercial, Business and Office Uses” and Subsection C under “Residential and Residential Care Uses” above. Where the use of assembly, food service, or living facilities shall be limited exclusively to members, occupants, students and staff of such institutions and never leased or made available to outsiders or the general public, only the parking spaces needed to satisfy the requirements of the use calling for the highest number of such spaces shall be provided.</p>
<p>E. Substance Abuse Treatment Center</p>	<p>5 <u>1</u> parking spaces for each practicing professional, plus 1 additional space per 500 <u>1,000</u> square feet <u>net floor area</u>.</p>
<p><b>AUTOMOTIVE AND RELATED USES</b></p>	
<p>A. <del>Service stations and repair</del> <u>Repair</u> garages, including self-service or split island filling stations, body and paint shops, and car washes</p>	<p><del>5</del> parking spaces arranged so as not to interfere with access to pumps and service or repair facilities, plus <u>3</u> additional spaces per bay or garage door. Where the number of bays or repair/service facility entrances cannot be determined, 1 additional space per 250 square feet floor area shall be provided instead.</p>
<p>B. Car, truck, trailer, tractor, or other vehicle on wheels or treads, including snow or all-terrain vehicles and construction machinery, or boat sales</p>	<p>1 parking space per 500 square feet <u>net area</u>, indoors or outdoors, used, designed, or available for sales, offices, storage, servicing, or repair. No part of the designated indoor or outdoor parking area shall be used for the display or storage of vehicles to be sold, displayed, serviced, or repaired.</p>

C. Transportation terminals, passenger stations, park-and-ride lots, and similar facilities designed for parking as the principal use	The number of off-street parking spaces shall be based on long-range projection of expected demand. Any part of the parking lot not initially needed shall be landscaped, to be paved when parking demand requires it.
<b>INDUSTRIAL AND WAREHOUSE USES</b>	
A. Manufacture, processing, assembly, testing, research and development, including the customary accessory uses, but no on-site sales	1 parking space per <del>500</del> <u>1,000</u> square feet <u>net floor area</u> , <del>but at least 5 parking spaces.</del>
B. Warehouse, storage, and distribution of transshipment as the principal use, which may include customary office and repackaging accessory uses, such as mail order or wholesale, but no on-site retail sales, servicing, or other uses listed in Subsection A above:	1 parking space per 1,000 square feet <u>net floor area</u> , <del>but at least 5 spaces.</del> <del>Where outdoor storage is allowed, 1 additional parking space shall be provided for every 2,000 square feet of outdoor storage area.</del> <del>Separate additional parking shall be provided for trucks, vans, and other fleet vehicles and material handling equipment based on site.</del>
C. Contractors, yards, lumber yards, bulk sales of fuel (tank farms) or building materials, utility company or public utility materials and equipment storage, and similar uses requiring large spaces for indoor or outdoor storage of trucks, special purpose vehicles, equipment, and materials:	1 parking space per <del>500</del> <u>1,000</u> square feet <u>net floor area</u> , <del>plus 1 parking space per 500 square feet of outdoor storage of materials and commodities, in addition to off-street screened parking for fleet trucks, vans, and special purpose vehicles or equipment based on site.</del>
D. Brewery, Distillery, or Winery <del>with Tasting Room</del>	1 parking space per <del>500</del> <u>1,000</u> square feet <u>net floor area</u> , <del>but at least 5 parking spaces.</del> <del>1 parking space per 200 square feet when there is a tasting room.</del>

or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE EIGHT:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws, Chapter 280 of the Town Code, to regulate lot and building coverage, by deleting the ~~strickethrough~~ text and inserting the underlined text, as follows:

1. Amend Section 10.1 (Definitions) by inserting the language in underline, as follows:

**BUILDING COVERAGE**

The maximum horizontal area, expressed as a percentage of total lot area, occupied by all structures and excluding paved, pervious or landscaped ground level surfaces.

**LOT COVERAGE**

The maximum horizontal area, expressed as a percentage of total lot area,

occupied by all structures, paved and gravel parking areas, driveways, loading areas, and other impervious surfaces.

- Amend Table 2 (Table of Dimensional Requirements) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

	SRA	SRB	GR	LMA/L	HB	LB	GB	CB
				RDO/AP				
Maximum <del>Lot</del> <u>Building</u> Coverage <sup>8</sup> (%)	30	30	30	50	40	80	80	80

**FOOTNOTES TO TABLE OF DIMENSIONAL REQUIREMENTS**

\*8. ~~Lot coverage applies to buildings and structures, and not to paved ground level surfaces~~ Reserved for future use.

- Amend Section 6.2 (Hospitals and Related Facilities) by deleting the ~~strikethrough~~ language and inserting the language in underline, as follows:

C. Dimensional regulations. The following dimensional regulations shall apply

(3) Maximum Building ~~Lot~~ Coverage: 15%.

- Amend Section 7.5 (Assisted Living Facilities) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

<b>Table 6 - Assisted Living Dimensional Requirements</b>	
Maximum <del>Lot</del> <u>Building</u> Coverage	15%

- Amend Section 280-7.6 (Senior Campus District Facilities - Table 7 by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

<b>Table 7</b>				
<b>Table of Dimensional Requirements - Senior Campus Housing District.</b>				
Use:	Assisted Living Residence	Nursing or Convalescent Home/Hospital	Senior Supportive Housing	Educational or Religious Institutional Use/Charitable or Philanthropic Institutional Use/Child Care Facility
Maximum <del>Lot</del> <u>Building</u> Coverage (%)	15	15	15	30

or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE NINE:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-5.2 (Landscaping), by deleting the ~~striketrough~~ text and inserting the underlined text, as follows:

A. Purpose. It is the intention of this Bylaw to ensure that landscaping is an integral component of site design:

- (1) To enhance the visual appearance and character of the built environment through the use of vegetated landscaping;
- (2) To reduce the visual impact of parking areas, buildings, and paved surfaces on abutting properties and public ways;
- (3) To encourage the use of vegetated landscaping practices that incorporate stormwater best management practices, including but not limited to vegetated buffers, infiltration areas, and shade tree coverage;
- (4) To promote environmental sustainability by supporting biodiversity, reducing heat island effects, and improving air and water quality;
- (5) To support the health, safety, and general welfare of the public through the thoughtful integration of natural elements in site development.

A. B. Applicability.

- (1) The requirements of this subsection shall apply to any proposed outdoor parking lot for 10 or more parking spaces and to any alteration of an existing parking lot which will contain 10 or more spaces. However, a lot of any size abutting a parcel used for residential purposes shall provide a minimum of a five-foot landscaped buffer strip, or other type of screening as determined by the Board, along all property lines of such parking lot abutting the residential use. The Planning Board acting through Site Plan Approval may require additional buffer. ~~The specific requirements and standards for landscaping is within Site Plan Approval Design Manual as most recently amended.~~
- (2) Existing parking lots covered by § 280-5.1 may proportionally reduce the requirements of this subsection to the ratio of the existing unbuilt-upon space to the space needed to meet the requirements of this Section; or take any action relative thereto.

C. Maximum lot coverage.

- (1) In Research Development and Office (RDO) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.
- (2) In Highway Business (HB) zoning districts, the maximum allowable lot coverage shall be 70% of the total lot area.

(3) In Limited Manufacturing A (LMA) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.

Any project subject to Zoning Bylaw § 280 9.5 (Site Plan Review) shall include a lot coverage calculation, expressed as both square footage and percentage of total lot area, to demonstrate compliance.

C. D. Landscaped areas.

(1) Frontage strip. Only landscaping shall be allowed in the landscaped buffer zone which extends across the entire frontage of the lot on a street or highway and for a depth of 20 feet in the Highway Business and Research Development and Office districts, and five feet in the Local Business, General Business, and Limited Manufacturing districts, or of the required minimum front yard, whichever is less. Any commercial, industrial, institutional, or other nonresidential use located in a residential district shall provide a landscaped buffer zone of 20 feet in Single Residence A districts, 10 feet in Single Residence B districts, and five feet in General Residence districts. Existing healthy trees and shrubs shall be preserved within this landscaped buffer zone and planted to supplement and not prevent existing vegetation from surviving. Shrubs shall be planted between each two trees. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

(2) Lot interior. Trees and shrubs shall also be preserved or planted in the interior of the parking lot (defined as the space enclosing the parking spaces, maneuvering areas, and aisles) so that such landscaped space shall comprise not less than 15% of the paved parking area. This interior landscaped area shall not include the landscaping provided in the frontage strip. Trees and shrubs shall be planted near the middle of rows of parking spaces extending more than 180 feet and to separate parts of the parking lot, and shrubs shall be planted in the landscaped rounding between the end of a row of parking and the curved wedge-shaped spaces or narrow strips not large enough for a tree. The interval between trees shall not be more than 25 feet, and the distance from a tree to the paved area shall be at least five feet. The distance from a shrub or other vegetation to a paved area shall be at least two feet. Landscaping that is less than two feet from the paved area shall not block the line of sight. Other unpaved areas on the lot shall be suitably landscaped with trees, grass, hedges, occasional trees, and flower beds or benches and ornamental structures. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

D. E. Planting requirements. Screening by trees, especially evergreens, and shrubs shall be provided between parking lots and residential areas, highways or streets, and buildings on abutting lots, as specified herein. Trees to be planted shall have a minimum height of 12 feet and a minimum diameter of three inches at four feet height at the time of planting, and shall be planted in one cubic yard of loam, wrapped and guyed to facilitate survival. They shall be of species characterized by rapid growth, hardiness, and suitable for New England climate. Shrubs to be planted shall be of at least five gallon size, and suitable for the purpose of visual screening.

F. Seasonal planting waiver. Landscaping may be delayed due to seasonal changes with the approval of the zoning enforcement officer for up to six months from the date of issuance of a building permit. A temporary occupancy permit may be issued if the record owner of the property upon which the landscaping is to be completed posts a bond or other acceptable security with the Town Treasurer, such bond to be in the amount of one-and-a-half times the estimated cost of such delayed landscaping construction, as indicated on the approved parking or site plan. Upon completion of all landscaping, substantially in accordance with the approved plan, the zoning enforcement officer shall authorize in writing the release of said security and shall issue a permanent occupancy permit. The owner shall be responsible for the continued vitality of landscaped areas.

G. Waiver of landscaping, lot coverage, and planting requirements. Where soil conditions, lot shape, topography, architectural or structural conditions make literal compliance with the terms of this § 280-5.2 impracticable or infeasible, the Planning Board may approve a site plan showing alternative means of complying with the objectives of this § 280-5.2 and may allow the use of ground cover and ornamental screening or buffers, as long as such action is in the public interest and not inconsistent with the intent and purpose of this § 280-5.2. In these instances, the Planning Board shall make detailed written findings of:

- (1) Those specific conditions that render literal compliance with the terms of this § 280-5.2 impracticable or infeasible;
- (2) The specific nature of alternative means of complying with the terms of this § 280-5.2; and

or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE TEN:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-9.5 (Site plan review), by deleting the ~~striketrough~~ text and inserting the underlined text, as follows:

D. Application. The applicant, who shall be the owner of the building, or a prospective purchaser under a binding purchase-and-sale agreement, or a lessee having the authority to make the modifications and to comply with the conditions which may be imposed by the Planning Board, shall submit a completed application, processing and review fees, a plan or plans, all as set forth in the rules and regulations of the Planning Board. The plan shall show the following information:

- (5) ~~Parking spaces and aisles or driveways.~~ Location of all compact, standard, accessible parking spaces and related signage; location of all aisles and driveways.
- (28) Information required to determine compliance with parking requirements shall be shown on the plan in a tabular form, including lot area, lot coverage, building coverage, floor area ratio (FAR), and the existing and the proposed total floor area and floor areas dedicated to various uses, the parking spaces required for each principal use, the numbers of existing and proposed parking spaces, and the maximum legal occupancy, where required.

or take any other action relative thereto. *Referred to Planning Board for study and report.*

**ARTICLE ELEVEN:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-Laws, by replacing Section 280-2.1(D.) (3), Types of Districts, in its entirety, as follows:

Where a zoning district boundary divides a lot or where a lot is located in more than one zoning district, the use and dimensional provisions applicable to the zoning district in which the lot has frontage may apply to the entire lot.

or take any other action relative thereto. **Referred to Planning Board for study and report.**

**ARTICLE TWELVE:** *By the Planning Board.* To see if the Town will vote to amend the Dedham Zoning By-laws, Article VII, Special Residential Regulations, by deleting in its entirety §280-7.4(f), Moratorium, which text is shown below in ~~strikethrough~~:

~~F. Moratorium.~~

~~[Added 5-20-2019 ATM by Art. 19]~~

~~(1) Purpose.~~

~~(a) The Town amended the Zoning Bylaw in 2004 to include regulation of mixed use developments. Since that time, multiple mixed use projects buildings have been approved and built with residential apartments over commercial spaces.~~

~~(b) The continuing high demand for mixed use developments, including development of commercial space and apartments and condominiums, raises novel legal, planning, economic, and public safety issues and creates a need to review the current regulation of this use. The Town needs time to consider and study the future implications and impact of mixed use developments upon the Town as a whole, as well as the consistency of the already completed mixed use developments with the Town's current and future development and housing goals. Imposition of a temporary moratorium on mixed use developments will allow sufficient time to simultaneously assess the challenges and successes of existing mixed use projects, determine consistency of additional mixed use development with the Town's overall development and housing goals, and, further, determine whether refinements or modifications of the mixed use zoning bylaw could better align the Bylaw with the Town's future economic and housing goals.~~

~~(2) Temporary moratorium. For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a Temporary Moratorium on issuance of special permits for the use of land or structures for mixed use developments. The moratorium shall be in effect through November 30, 2019 or the date on which the Town adopts amendments to the Zoning Bylaw concerning Mixed Use Development, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to study, review, analyze and address whether any revisions the Zoning Bylaw relative to Mixed Use Development are needed or desirable to provide for mixed use development consistent with the Town's future general planning goals for economic development and housing.~~

or take any other action relative thereto. **Referred to Planning Board for study and report.**

**ARTICLE THIRTEEN:** *By Wm. Shaw McDermott, Hope McDermott, Paul Reynolds, Bethany Gauthier, Allie Castino, and Robin Gold as Town Meeting Representatives, and resident Michael Butler.* To see if the Town will amend the Dedham Zoning By-Law by deleting the second sentence of footnote 17 of PC in the relevant Use Tables of the Dedham Zoning By-Law, as illustrated by the deletion requested as follows:

17. PC – Planned Commercial development may be allowed on a lot or lots consisting of a minimum of five acres or any development project where at least 60% of the net floor area is occupied by a use meeting the definition of “Laboratory, Research and Development,” and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), located in the LMA, LMB, HB, GB, CB, or RDO Districts in accordance with §280-6.3, upon approval of a Major Nonresidential Project Special Permit. ~~Planned Commercial development may be allowed on a lot or lots for any development project where at least 60% of the net floor area is occupied by a use meeting the definition of “Laboratory, Research and Development,” and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), and that meet all the following criteria: 1.) are within a SRA Zoning District; 2.) abut Route 128/95; and 3.) consist of a minimum of ten (10) acres, or take any other action relative thereto. *Referred to Planning Board for study and report.*~~