

ARTICLE XXIX
Hotel Overlay District
[Added 5-4-2009 ATM, Art. 24]

§ 210-191. Purpose.

The purpose of the Hotel Overlay District (HOD) is to provide for hotel uses in select locations within Hopkinton, based on proximity to infrastructure and appropriateness of the site. The District is intended to ensure that good site planning and design is an integral component of such uses, and will accommodate a site's physical characteristics. The intent is to permit hotels within the geographic area delineated on the Zoning Map in the manner described herein, as additional uses permitted in those areas.

§ 210-192. Applicability.

- A. The HOD is an overlay district superimposed on the zoning districts established by the Hopkinton Zoning Bylaws. Within the HOD, the uses listed in this Article may be permitted in the manner described, in addition to the uses permitted in the underlying zoning districts.
- B. When a portion of a lot is in the HOD, only the portion of the lot in the HOD shall be governed by this Article.
- C. All regulations and restrictions contained within the underlying zoning district shall remain in effect. The purpose of this Article is to allow up to two hotels by special permit in specific geographic areas only.

§ 210-193. Use Regulations.

Within the HOD, the following uses may be authorized upon the issuance of a special permit:

- A. Hotels and Inns, provided that such facilities include: 1) a minimum of 8,000 sq. ft. of function and/or meeting room space; 2) full service restaurant; and 3) health club facilities. Such facilities may be located either within the building or on the same lot.
- B. Accessory uses to hotels which may not be a use by right in the underlying zoning district, or which are not included in Section A above.

§ 210-194. Special Permits.

- A. The special permit granting authority shall be the Planning Board.
- B. Special Permit Criteria. No special permit shall be granted unless the Planning Board finds that:
 - A. The proposed use is in harmony with the general purpose and intent of this Article.
 - B. The proposed use complies with the provisions of this Article.
 - C. The major intersections and roadways providing access to the use will operate at an acceptable level of service based on the anticipated impact of vehicular traffic.

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- D. There will be adequate methods for the disposal of sewage and refuse, provision of utilities, and water supply.
- E. The design of the site and the architecture of the buildings will be compatible with surrounding structures and landscape features.
- C. In reviewing any application for such special permit, the Planning Board shall give due consideration to promoting the public health, safety, convenience and welfare; and shall not permit a use that is injurious, noxious, offensive or detrimental to its neighborhood or sensitive environmental resources.
- D. The Planning Board shall deny an application for special permit if the number of hotels within the HOD would exceed one on the east side of Rt. 495 and one on the west side of Rt. 495, even if the application would meet the Special Permit Criteria.
- E. Any such special permit shall be subject to such conditions and safeguards as the Planning Board may prescribe.