

Town of Hopkinton
Zoning Bylaws

**ARTICLE XXVIII
Office Park District**

[Added 5-4-2009 ATM, Art. 23]

§ 210-183. Development and design objectives.

The Office Park District is designed to accommodate a range of uses which are suitably located with convenient highway access and to provide specialized services to the community and the region. It is the intent that within the District there shall be an overall unity of design. The location and design of such uses should be such that it will not disturb residential neighborhoods or detract from the appearance of the Town and will result in the maintenance of a balance and workable relationship between undeveloped natural resources, residential neighborhoods and commercial development.

§ 210-184. Permitted uses.

No new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used in an Office Park District for any purpose except one or more of the following, provided that no use shall involve noxious odors or excessive noise:

- A. Professional offices, administrative offices, clerical offices, establishments for research and development or laboratories with a biosafety level of Level 1 or Level 2.
- B. Light manufacturing and/or assembly with associated professional, administrative and/or clerical offices.
- C. Conference center.
- D. Banks.
- E. Restaurants.
- F. Drive-in, drive-through, or drive-up uses, but excluding the dispensing of food or drink.
- G. Public and private educational uses.
- H. Agricultural and horticultural uses.
- I. Child care centers.
- J. Places of worship and other religious uses.
- K. Continuing care retirement community, assisted living facility or similar institution, with a maximum number of beds and/or units not to exceed 300. For definition of use, see § 210-164 and for parking requirement, see § 210-169A.
- L. Accessory uses to any use allowed by right or by special permit herein.

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§ 210-185. Uses allowed by special permit.

The following uses shall be allowed upon the grant of a special permit by the Planning Board:

- A. Residential dormitory component of a conference center.
- B. Public transportation facilities, limited to 1) shuttle bus stop facilities and 2) park and ride parking facilities.
- C. Continuing care retirement community, assisted living facility or similar institution, with a number of beds and/or units greater than 300. For definition of use, see § 210-164 and for parking requirement, see § 210-169A.

§ 210-186. Dimensional requirements.

The following dimensional requirements shall apply:

- A. Minimum development site area: five acres. The five acres may be comprised of individual lots of less than five acres which, when combined, will be considered to be one development site. Once the lots are combined to constitute a development site, there shall be no further subdivision of the site which would result in a development site of less than five acres.
- B. Minimum lot frontage for the development site on a public way: 50 feet.
- C. Minimum lot frontage within the development site: none, provided that the interior roads, which must provide adequate access for all buildings on the development site, shall not become public ways and are to be considered private access roads. Fifty feet of frontage is required for each lot if the roads are intended to be considered public ways.
- D. Minimum lot area for individual lots within the development site: none.
- E. Setback from development site property lines:
 - (1) Minimum setbacks of buildings and parking areas from development site property lines:
 - (a) Fifty (50) feet from the property line of a Business, Downtown Business, Rural Business, Industrial A or Industrial B zoning district; one hundred (100) feet from the property line of all other zoning districts.
 - (b) Sixty (60) feet from the street line.
 - (2) The minimum setback area shall be landscaped and/or wooded so as to provide adequate year-round screening of the use from abutting property and streets. The minimum setback area shall remain undisturbed or, if previously disturbed, shall be planted and/or landscaped.
- F. Minimum setbacks of buildings from development site interior property lines and private access roads: none.
- G. Maximum building size: Total gross floor area of all buildings shall not exceed 60% of the total development site area.

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- H. Maximum building height: No building or structure shall exceed 45 feet and shall not exceed three stories in height.
- I. A minimum of 40% of the development site shall remain undeveloped Open Land.
- J. Multiple buildings and uses shall be permitted on a single lot.

§ 210-187. Open land.

- A. Adequate pedestrian access shall be provided to the Open Land. The Open Land may remain as part of the overall development site and need not be a separate parcel, but there shall be deed restrictions stating that there shall be no further development of the Open Land. The Open Land may consist of a separate parcel and may be conveyed to a nonprofit organization, the purpose of which is the preservation of open space. If the Open Land is conveyed to another entity, it shall continue to be part of the development site for the purpose of calculating dimensional requirements.
- B. The Open Land shall consist primarily of undisturbed land which may be used for outdoor active or passive recreational purposes and shall be planned as large, contiguous units wherever possible. If privately owned, the Open Land may be used solely by occupants of the development site or may be available for use by the general public. The decision as to whether to permit the general public to use the Open Land shall be that of the property owner or as provided for in the deed restriction. The Open Land may be comprised of more than one parcel, provided that the size, shape and location of such parcels are suitable for the above purposes.
- C. Setback areas from exterior development site property lines of 100 feet or more may be counted as part of the Open Land as long as such setback area is part of the deed restricted area referred to in this section.
- D. If stormwater management facilities are necessary for the construction of the buildings on the development site, such facilities shall not be located within the required setback areas, unless specifically permitted by the site plan approval. Such stormwater management facilities shall be designed to appear as natural landforms.
- E. Areas set aside for planned or reserve parking spaces or fire lanes may not be considered to be Open Land.

§ 210-188. Design Principles.

- A. Curb cuts on streets shall be minimized, and to the greatest extent possible, buildings shall be located away from public ways and surrounding residential uses.
- B. Buildings, roadways and parking lots shall be designed to accommodate the landscape and natural site features, and disturbance to the site shall be minimized so that as many trees and natural features are retained as possible.
- C. Outdoor lighting fixtures shall be shielded and directed to prevent illumination from falling onto adjacent lots and streets.

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- D. Interior roadways shall remain private and shall not become public ways. The design of interior roadways shall conform to the Design Standards of the Rules and Regulations Relating to the Subdivision of Land, with the exception that the Planning Board may waive such Standards if desirable. Utilities shall be underground.

§ 210-189. Planned Development.

The Site Plans submitted pursuant to Article XX, Site Plan Review, shall show the planned design, use and lighting of the entire development site, and proposed Design Guidelines. If development will be phased over time, a phasing plan shall be submitted.

§ 210-190. Signs

Signs shall conform to the regulations applicable in the Professional Office (P) District.