

SECTION 3.5. COMMERCIAL RECREATION OVERLAY DISTRICT

A. Purpose

The purpose of this bylaw is to establish an overlay zoning district which allows for the grouping of commercial recreational uses into a planned, integrated facility, including related services and commercial uses, by establishing standards for the placement, design, and construction of high quality, planned recreational facilities to enhance the diversity of recreationally based commercial attractions and the overall quality of life within the Town of Wellesley.

B. Applicability

The District shall be shown on the Zoning Map of the Town of Wellesley, Massachusetts and shall be considered as overlaying other existing zoning districts. This overlay zoning district shall not prohibit the development of uses or property consistent with the applicable underlying/base zoning district.

C. Use Regulations

In the Commercial Recreation Overlay District, the following specified uses shall be allowed, as prescribed; such uses shall be allowed in conjunction with other uses of the property:

1. Permitted Uses

a. Commercial Recreation Facility, a use where recreation activities are conducted entirely indoors, in one or more buildings, for commercial purposes, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised activities and/or sports, including, but not limited to, ice skating and hockey, swimming and diving, and field sports. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, snack and concession facilities, retail sales of related sports, health or fitness items, and other support facilities. Ancillary office and conference facilities may be provided, the total floor area of which shall not exceed 10% of the total gross floor area of the building in which such facilities are located. A Commercial Recreation Facility shall be subject to the following requirements, which shall control in the event of conflict between the requirements set forth below and those set forth in the underlying zoning district in which the facility(ies) is located and/or in other applicable sections of the Zoning Bylaw:

i. Minimum Lot or Development Area:

No Commercial Recreation Facility shall be developed or conducted on a lot or Development Area, as defined in Section 1.3, containing less than five (5) acres.

ii. Setback/Yard Requirements:

Front Yard: The Front Yard depth shall be at least 30 feet;

Side Yard: Each Side Yard shall have a depth of at least 20 feet; provided, however, that where the lot abuts a lot located in the Parks, Recreation, and Conservation District or Single Residence District zoning district, the Side Yard depth shall not be less than 50 feet.

Rear Yard: The Rear Yard depth shall be at least 40 feet; provided, however, that where the lot abuts a lot located in the Parks, Recreation, and Conservation District or Single Residence District zoning district, the Rear Yard depth shall not be less than 50 feet.

iii. Building Height:

Building height, as regulated in Section 5.4, shall not exceed a maximum of 50 feet.

iv. Floor Area Ratio:

Floor Area Ratio shall not exceed a maximum of 0.39.

v. Open Space/Lot Coverage:

The minimum required Open Space shall be 40%.

vi. Signage:

Signs shall comply with the requirements of Section 5.18, Signs, and, for the purposes of regulation under such section, this District shall be considered to be a Commercial District Fronting Worcester Street as defined therein.

vii. Off-Street Parking; Required Parking:

Off-street parking shall comply with the requirements of Section 5.17 except that within such section there is no required parking established for this District or use, therefore, the required parking for this use shall be one space for every 3 permanent spectator seats, which shall include folding bleachers that are attached to buildings, but not less than one space per 1,000 square feet of floor area of buildings.

- b. Any similar indoor recreational use not listed above may be allowed with the issuance of a special permit, as hereinafter provided in Section 6.3 after the determination by the Special Permit Granting Authority that the proposed use is similar to one or more of the uses specifically authorized in this Section.

D. Project Approval

The provisions of Section 5.6 shall apply.