



**CITY COUNCIL ZONING SUB/COMMITTEE WILL  
MEET AT 5:30 PM ON TUESDAY, JANUARY 31, 2017 IN  
THE COUNCIL CHAMBER, CITY HALL**

1. Roll Call

1.1. Zoning SC January 31, 2017.

Documents:

[2017 JANUARY 31 ZONING SC.PDF](#)

2. Meeting Called To Order

3. Order Of Business

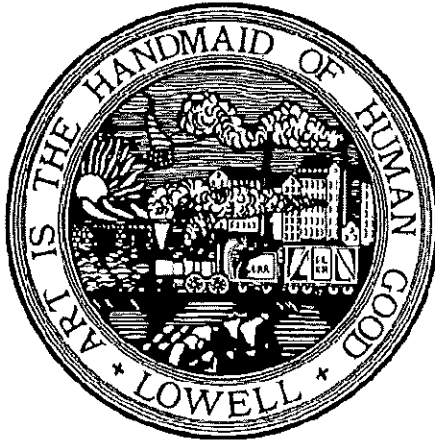
3.1. RE: Review Of Proposed Zoning Amendments From Developmental Services.

3.1.i. ZONING AMENDMENTS

Documents:

[ZONING AMENDMENTS.PDF](#)

4. Adjournment



**CITY COUNCIL ZONING SUB/COMMITTEE WILL  
MEET AT 5:30 PM ON TUESDAY, JANUARY 31, 2017 IN  
THE COUNCIL CHAMBER, CITY HALL**

**RE: Review of proposed Zoning Amendments from Developmental  
Services,**

*The Public is invited to attend.*

***Zoning Sub/Committee***

***C. Milinazzo, Chairman***

***C. Belanger, Member***

***C. Rourke, Member***

Michael Q. Geary  
City Clerk

**To be added as uses**

**Accessory Dwelling Unit:**

Recently, a Council motion was filed in order to begin a discussion to determine if it would be of interest to allow an accessory dwelling unit under certain conditions. After reviewing other communities, DPD offers the following for consideration.

*Definition:* A dwelling unit contained within an owner-occupied one-family structure (such as, but not limited to, a cellar attic, attached garage or barn - See “dwelling, single family” as defined in this section) which constitutes separate living facilities as defined under all applicable provisions of the State Building Code for the following immediate family members:

- Mother and/or father
- Son and/or daughter or their respective spouses.
- Grandmother and/or Grandfather

Accessory dwelling units shall be subject to the following provisions:

- A. An accessory dwelling unit is a separate, subordinate living area constructed as part of an existing, owner-occupied single-family structure and built in a manner which maintains the appearance of a single-family structure.
- B. There shall be no boarders or lodgers within either unit of a dwelling with an accessory dwelling unit.
- C. No accessory dwelling unit shall be constructed without a building permit issued by Development Services.
- D. No use as an accessory dwelling unit shall be permitted prior to the issuance of a Certificate of Occupancy by Development Services.
- E. A Certificate of Occupancy shall be issued for a period of three years. Continued occupancy shall require issuance of a new Certificate of Occupancy.
- F. The accessory dwelling unit shall be located within the single-family dwelling as it existed on January 1, 2017,
- G. The accessory dwelling unit shall occupy no more than 1/3 of the gross floor area as of January 1, 2017.
- H. The parking requirement for a single-family dwelling with an accessory dwelling unit shall increase by 1 space
- I. Under no circumstances shall an accessory dwelling unit be incorporated into a detached structure.

Proposed modification to Art. 13, Sec. N.:

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
n. Accessory Dwelling Unit, added to a single family home	Y	PB	N	N	Y	Y	PB	PB	N	Y	PB	N	N	N	N	N	N	N

Adult Day Care Facility

A variety of these types of facilities have gained traction and located in the City, however the regulation of them has been challenging. With an aging population, the City should look more closely as to how these types of facilities are regulated.

*Definition:* Staffing, facilities and programs which may include personal care services, recreational and social facilities and common dining facilities that are provided to individuals who are fifty-five (55) years of age or older and/or to disabled adults which are made available to such persons for a fee on a daily or part time basis. Such facilities may provide transportation services and shall not allow overnight stays.

Parking Requirement recommendations: 1/600 square feet

Use Table

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
Proposed Use																		
Allowance	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	N	N	N

Micro-Businesses:

A number of start-up businesses, ranging from Nano-breweries to commercial kitchens have recently sought space throughout the City where the proposed locations for such small establishments have been challenging for prospective business owners in the City. By providing a difference between some industrial use types that are small in scale versus other larger establishments, the City would provide a more robust opportunity for small business ventures to locate throughout Lowell and increase economic development opportunities in the City.

*Definition:* Any business that would normally be classified as a Retail establishment or Crafts Business establishment but is less than 2,000 square feet in gross floor area would be classified as a micro-business. No parking would be required for these types of businesses.

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
Proposed Use																		
Allowance	N	N	SP	Y	N	N	N	Y	Y	N	N	Y	Y	SP	SP	N	Y	Y

Crafts Business:

Similarly, the City should be as accommodating as possible for these business ventures while also taking into account the impact to adjacent residents and the pedestrian activity intended for each business district. These types of uses can create an active, engaging environment, and would be allowed in areas of the City with greater pedestrian activity. This category would be intended to capture a variety of craft productions, including food production.

*Definition:* a light-manufacturing business (including food and beverage production) that includes a retail component open to the public. Said manufacturing shall not generate offensive noise, odors, vibrations, flashing etc. Businesses looking to locate on the ground floor of a building must have a retail /public space, open to the general public that comprises a minimum of 25% of the proposed floor area.

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
Crafts Business																		
	N	N	SP	Y	N	N	N	Y	Y	N	N	Y	Y	SP	SP	SP	Y	Y

Movie or live performance theatre:

As it stands now, the ordinance has a parking requirement for a movie/live performance theatre, but there is no definition or identification within the use table for such a use. As more of a corrective action, movie or live performance theatre is already identified in the City’s parking chart as requiring 1 space per 5 seats (Sec. 6.1.4, #4k of the Zoning Ordinance). However confusion arises from the fact that the use would otherwise be identified as being under “Commercial recreational facility, indoor”, which requires 1 space per 200 square feet. What may be more appropriate is to define the use and provide it with its own use table category, as follows:

*Definition:* A movie theater or performance theatre (also called a cinema, movie house, film house, film theater or picture house) is a venue, usually a building, for viewing movies (films), or other similar programs for entertainment.

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
Proposed Use Allowance	N	N	SP	Y	N	N	N	SP	Y	N	N	Y	Y	SP	SP	SP	SP	SP

Tourist Home:

Recently, a Council motion was filed in order to begin a discussion to determine if it would be of interest to regulate facilities that desire the ability to operate as an Airbnb provider. After reviewing other communities, DPD offers the following for consideration.

*Definition:* A residential dwelling which is the principal residence of the tourist home operator, where rooms are rented to transients, as defined in this ordinance, catering to their needs by the furnishing of sleeping accommodations, and may include the provision of meals. The maximum stay shall be for twenty-eight (28) days. Any dwelling to be utilized as a tourist home must receive an annual registration certificate with the Development Services office.

Transient:

*Definition:* A person visiting the community, and staying at a place that does not constitute his or her permanent residence or usual dwelling unit. The term “transient” shall not include seasonal workers who are staying at a place while employed in the area.

Proposed modification to Art. 12.1, Sec. K1.:

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
Tourist home, Bed & Breakfast Inn	Y	PB	PB	N	Y	PB	PB	PB	N	Y	PB	N	N	N	N	N	N	N

### **Added to Accessory uses**

#### **Carports:**

Currently no definition exists within the zoning ordinance for a carport. This would formalize the process Development Services has applied to carport regulations.

*Definition:* A roofed, open-air motor vehicle shelter which may be an attached or a free-standing structure.

*Detached:* Detached carports shall be governed under the same regulations as accessory buildings.

*Attached:* carports attached to the primary structure on the lot shall be governed under the same regulations as an attached garage

#### **Ground-Mounted Solar:**

While renewable energy continues to advance and become a more attractive option for individuals, the City should be proactive in considering any potential issues from “solar farms”. Development Services received an inquiry from a property owner interested in installing a solar farm on an approximately 1.5 acre property located within a residential district, and the 100-year floodplain.

To be put under Accessory Structures:

4.4.1 #4

Ground-based mounting solar-array systems, which may include:

- Pole mounts, which are driven directly into the ground or embedded in concrete.
- Foundation mounts, such as concrete slabs or poured footings
- Ballasted footing mounts, such as concrete or steel bases that use weight to secure the solar module system in position and do not require ground penetration.

Said systems shall be required to be a minimum of 5 feet from the side and rear property lines, and must meet the front yard setback of the district. The maximum height for such systems shall be 16 feet.

### **Added to Definitions**

#### **Patios:**

Currently no definition exists for a patio, so defining it would be helpful to distinguish it from other potential features to a site, including parking surfaces.

*Definition:* A recreational area adjacent to a dwelling built at grade with a variety of materials, including concrete, pavers, stone, tile, brick, pebbles, rock or pea gravel. Most are set on a concrete slab or a sand and pebble base, where the structure does not require safety railings under the Massachusetts Building Code. Such area shall be kept free of motor vehicles.

### **Revised Sections**

The next section represents items that would be easier to enforce for both Development Services and the Engineering office if the language in the ordinance was clearer to interpret.

#### **Definition: Landscaped Open Space**

Currently defined as:

Open Space, Landscaped: The parts of a lot designed and developed for pleasant appearance in trees, shrubs, ground cover and grass, including other landscaped elements, such as natural features of the site, walks and terraces. Such space shall not include rooftops or areas of lot used for parking, access drives or other hard-surfaced areas except walks, and terraces as noted above, designed and intended for non-vehicular use. Such hard-surfaced walks and terraces shall not exceed twenty-five (25) percent of the total required landscaped open space.

Revised definition would appear as follows:

*The parts of a lot designed and developed for greenspace with trees, shrubs, ground cover and grass, including other landscaped elements, such as natural features of the site, walks and terraces. Such space shall not include rooftops or areas of lot used for parking, access drives or other hard-surfaced areas.*

#### **Unregistered Vehicles:**

As another motion by the Council, the following represents a way to allow the storage of an unregistered vehicle on a residential property while simultaneously mitigating the impacts of such vehicle storage on commercial properties.

#### **Sec. 4.3.5.2**

Provisions of a garage or parking space for occupants, employees, customers, or visitors shall be considered as an accessory use, provided where accessory to residential uses in Residential SSF, TSF, TTF, and USF Districts such garage or parking space shall be limited to the accommodation of five (5) passenger vehicles, or two (2) passenger vehicles for each dwelling unit, whichever is greater.

The storage of any unregistered vehicle at residential properties is prohibited unless otherwise compliant with the provisions of this ordinance as follows:

1. A limit of 1 unregistered vehicle per property.
  2. Any vehicle stored on a residential property must be covered with a tarp or similar material.
  3. The vehicle must be parked on an impervious surface.
  4. The vehicle must be in an operational condition.
  5. No repair of vehicle on the property is allowed.
  6. The owner of the vehicle must obtain an annual unregistered vehicle permit from the City.
- a. Automotive repair facilities, including autobody or paint shops, shall be allowed to have unregistered vehicles on the premises provided that all servicing and repairs are carried out inside the building. The parking of registered or unregistered vehicles is allowed outdoors for this use, but must be screened in accordance with the conditions set forth in section 6.1.9 of this Zoning Ordinance. The number of unregistered vehicles allowed shall be up to 3 times the number repair bays. Stowed vehicle lots may also store unregistered vehicles, but must be screened in accordance with the conditions set forth in section 6.1.9 of this Zoning Ordinance.

**Sec. 5.1.6 Yards.** In all Suburban and Traditional Neighborhood Residential Districts at least twenty-five (25) percent of every lot area shall be yard areas. Every part of a required yard shall be open to the sky and unobstructed except for ordinary projections of the belt courses, cornices, sills, skylights and ornamental features projecting from the building not more than twelve (12) inches. Awnings, arbors, fences, flagpoles, recreational and laundry drying equipment and similar objects shall not be considered obstructions when located within a required yard. Open or lattice-enclosed fire escapes for emergency use only are permitted. In measuring a yard for the purpose of determining the width of a side yard, the depth of a rear yard, or the depth of a front yard, the minimum horizontal distance between the corresponding lot line and the building shall be used. The following shall be allowed to be placed within the minimum side and rear yard requirements as defined in the provisions of section 4.3.5(4)., but are subject to all applicable front yard requirements:

1. One story accessory buildings up to 200 square feet and 16 feet in height
2. Detached above ground pools
3. One deck or patio per dwelling unit, up to 200 square feet in area, may be placed within the rear yard only. This deck may be no closer than five (5) feet from the rear lot line in the SSF, TSF, TTF, TMF and TMU district. Decks greater than five (5) feet in height above the mean ground level must be at least ten (10) feet from a rear lot line in the SSF, TSF, TTF, TMF and TMU district. Decks are subject to all applicable side yard requirements. [Ord. 4-3-07]

#### **Sec. 5.3.1 Landscaped Open Space**

The following areas would be slightly modified simply to clarify the intent of the regulations of this section:

1. On residentially-zoned lots and residential lots in SMU, TMU, or UMU zones with greater than 40 feet of frontage, at least 50% of the area between the front lot line and the front façade of the primary structure on a lot must be designated as landscaped open space as defined herein.
2. On residentially-zoned lots and residential lots in SMU, TMU, or UMU zones with less than 40 feet of frontage, the area between the front lot line and the front façade of the primary structure on a lot that is not paved as of January 1, 2017 must be designated as landscaped open space as defined herein.

#### Parking Proximity:

Make consistent with language in other sections.

#### **Sec. 6.1.1 #4**

4. In the case of a dormitory of a nonprofit educational institution the required parking facilities may be provided on lots within one thousand five hundred (1,500) feet away, of an entrance to the dormitory to be served.

#### Request for Permit Sign:

In order to be consistent with the notification requirements across all land use boards in the City as well as updating language to reflect proper department nomenclature, the following sections should be revised as shown below:



**Sec. 6.3, #20 C.** The sign shall include the words: “for additional information, contact the City of Lowell Division of Development Services”.

**Sec. 11.3.9 Notification of application before Land Use Boards.** At the time an application is filed for a Subdivision, Special Permit or Site Plan Review permit from the Lowell Planning Board, a Variance of Special Permit from the Zoning Board of Appeals, a Notice of Intent with the Conservation Commission or for a project including new construction or a change in use with the Lowell Historic Board, the applicant shall post a sign, consistent with the regulations of Article VI, Sec. 6.3.2 (20) of this ordinance, upon the property to notify the public of the application. Such sign must be posted at least 14 days before the public hearing. The following are exempt from the regulations under Section 11.3.9: [Ord 10/31/06]

Telecommunications Co-location allowances:

Recently, legislation passed by Congress (Middle Class Tax Relief and Job Creation Act of 2012), specifically Section 6409, has designated that petitions for co-location that do not “substantially change the physical dimensions of such tower or base station” shall not be required to obtain a discretionary permit. Therefore, the City’s zoning ordinance shall need to be modified such that co-location petitions that fall under this criterion are allowed by right as opposed to requiring a Special Permit, which is by definition, a discretionary permit. The following represents a change that would bring the City into compliance with this Federal legislation regarding telecommunication towers:

**7.6 Telecommunications Facilities**

*Revised 7.6.7 Section 2:*

*2. Review Procedure for Co-Location:* The co-location of additional antennas on an existing telecommunications tower shall require a Special Permit only if the additional antennas require an increase in the height or bulk of the telecommunications tower structure base.

- A. Any additional structure bulk and/or any associated accessory structures that require the removal of trees or understory vegetation shall be required to replant landscaping such that any associated accessory structures shall be screened from view from adjacent properties.
- B. Any co-location proposal shall be subject to all conditions associated with the construction of the tower.
- C. All Co-Location applications shall need to obtain an administrative approval from Development Services staff ensuring compliance with prior conditions of approval.

Quantify “large structure”:

Currently, Sec. 8.1.2 of the Zoning Ordinance simply states that the large structures can be converted. This would simply put a value to what constitutes a large structure.

**Sec. 8.1.2; #1**

In all residential and mixed-use districts, any existing structure 5,000sqft or greater constructed more than sixty (60) years ago and that was either:

- A. historically part of a mill complex, or,
- B. used for religious or educational purposes (including churches, convents, schools, rectories, and parish halls or centers), or,
- C. used as a fire station,

May, together with the original attached accessory structures, be altered so as to contain two (2) or more dwelling units by special permit granted by the Planning Board provided the following requirements are met. [Ord. 11-13-07].

Additional Special Permit Requirement

As concerns have been raised regarding properties moving from tax-paying to non-tax-paying entities, the City is interested in maintaining a commitment to preserving the tax base of the City in order to ensure the City’s finances stay solvent.

To be added as 11.3.10

Large-Scale Residential Projects

For projects consisting of 50 or more units/beds, upon receiving approval and before the issuance of a building permit, the applicant shall record a deed restriction on the property for the benefit of the City of Lowell stating that the property shall not be transferred to a non-tax paying entity except in the event that such entity agrees to pay real estate taxes on the property for as long as the entity owns the property. This condition and the Restriction shall be binding on the applicant, its successors and assigns in perpetuity, and the Restriction shall be approved by the City of Lowell Law Department before recording.

The following Sections would be highlighted in the table of uses to indicate this provision:

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
e. Seven (7) or more units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments)	N	Y^	PB^	PB^	N	N	PB^	PB*	PB^	N	Y^	PB^	SP^	SP^	PB^	N	N	N
i. Senior Congregate Housing, including, but not limited to, assisted living facilities.	N	Y^	Y^	SP^	N	SP^	Y^	Y^	SP^	SP^	Y^	Y^	SP^	SP^	SP^	N	N	N
3. Dormitory	N	N	N	N	N	N	N	N	N	N	N	SP^	SP^	N	Y^	N	N	N

Additional uses for Site Plan Review:

The following uses have been identified for needing Site Plan Review in essence to ensure that the significant amount pick-up and drop off activity associated with these uses is conducted in the most appropriate manner for the site

To be added as 11.4.2 #7

- 7. Licensed Hospitals, Nursing Homes, Adult Day Care Facilities and Narcotic Detoxification Facilities





**Economic Development Opportunity Expansions**

**Expanded Use Allowances:**

In a few instances, the use table could be expanded to allow the possibility of some particular commercial uses that are compatible with the purpose of certain zoning districts.

**Article 12 (12.8c): Medical or dental center or clinic, including laboratories incidental thereto.**

In an effort to improve economic development opportunities, revisions to the use table to expand the allowance of medical or dental centers, specifically in the HRC and OP districts going from “SP” to “Y”. These districts are close to major highways, and may be attractive locations for satellite healthcare campus(es). Additionally, to ensure pedestrian activity is maintained within the Downtown, such uses looking to locate on the ground floor of a building in the DMU and UMU shall require a SP with the Planning Board:

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
c. Medical or dental center or clinic, including laboratories incidental thereto	N	N	Y	Y	N	N	N	Y	Y	N	N	Y*	Y*	Y	Y	Y	SP	SP

*\* Indicates that a SP with the Planning Board is required if a new center or clinic is looking to locate within the ground floor of a structure – See Sec. 9.3 for information regarding the Downtown Overlay District*

**Article 12 (12.9d): Food and beverage manufacturing bottling or processing and commissary.**

This revision to the use table would expand the allowance of food and beverage manufacturing, such as microbreweries and shared commercial kitchens specifically for the UMU district to go from “N” to “SP”. These districts are close to the Downtown/ Central Business District, and may be attractive locations for such facilities.

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
d. Food and beverage manufacturing, bottling or processing and commissary	N	N	N	SP	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	Y	Y

**Revised Parking Requirements:**

The following recommendation could assist in keeping storefronts occupied in neighborhood business districts such as Bridge Street, University Ave., etc.

*Take Out Restaurants and Service Businesses in the TMU, UMU, NB and INST districts:*

Both of these types of businesses are designed to have high customer turnover. As such, in areas where either of the above mentioned uses locates in UMU, TMU, NB or INST districts, it may be helpful to allow these types of businesses where parking requirements either in part or in totality are satisfied with on-street parking spaces along the property frontage under certain circumstances. The proposal would allow these businesses to include on-street spaces to their parking calculation so long as the following criteria are met:

- Parking is allowed on the same side of the street as the proposed business location

- On-street parking outside the property is metered parking

Add as Sec. 6.1.6 #9

9. Take-Out Restaurants and Service Businesses in the TMU, UMU, NB and INST districts shall be allowed to count on-street parking toward their parking requirement so long as both of the following are met:

- a. Parking is allowed on the same side of the street as the proposed business location
- b. On-street parking outside the property is metered parking

Incentives for parking reductions:

Since the City has adopted a Complete Streets Policy, regulations should be in place to enhance the City's commitment to providing and encouraging appropriate amenities for all methods of transportation.

Add as Sec. 6.1.5 #1

1. Residential developments (including mixed use developments) with 10 units or more may provide either of the following alternative transportation amenities in exchange for a reduction in total parking requirements

*a. Car Share parking facilities*

Car share parking spaces may be utilized to reduce the project's parking requirement at a rate of 4:1, by a maximum of up to 25% or 20 spaces, whichever is less.

*b. Bike racks*

Bike storage may be utilized to reduce the project's parking requirement at a rate of 2:1, by a maximum of up to 25% or 20 spaces, whichever is less.

Under no circumstance shall the aforementioned parking reductions allow the reduction of parking requirements by more than 30%

To be added as new Overlay:

**Add as Sec. 9.3 DOWNTOWN OVERLAY DISTRICT (DOD)**

The following areas have been identified as locations where the City would like to encourage an active business environment, particularly along the ground floor of buildings, for residents, building owners, students and visitors to the Downtown. As such, certain commercial uses may make less sense to be located on the ground floor versus the upper floor of the buildings in the DOD and shall be required to obtain a Special Permit from the Planning Board. In reviewing this Special Permit, the Board shall consider the following elements for each application:

1. How does this project adhere to, apply, and promote the goals of the City of Lowell Comprehensive Master Plan? Applicants should present specific connections between the goals of the Master Plan and the project itself.
2. Does the proposed project have its customer service operations open to the public located on the ground floor, and if so, what portion of the floor area does it occupy? Additionally, proposed hours of operation should be provided.

3. How does this project protect and enhance the character of the existing neighborhood? Projects should reflect the urban design of surrounding buildings. Specifically, elements regarding lighting, building and window signage and landscaping should be addressed.
4. How does this project provide for social, economic and/ or community needs?
5. Does the project provide adequate and safe pedestrian and vehicle access through and around the project?

(Please see attached map)

**9.3.1: Eligible uses.**

The following uses shall be required to obtain a Special Permit if they are seeking to locate on the ground floor of a building within the DOD. If locating in the upper floors of the building, the uses shall otherwise be governed by the underlying zoning district.

**Art. 12.8. OFFICE AND LABORATORY USES**

- a. Business or professional office, with a gross floor area of 5000 square feet or less.
- b. Business or professional office, with a gross floor area greater than 5000 square feet.
- c. Medical or dental center or clinic, including laboratories incidental thereto.

	SSF	SMF	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
a. Business or professional office, with a gross floor area of 5000 square feet or less.	N	N	Y	Y	N	N	N	Y	Y	N	N	Y*	Y*	Y	Y	Y	Y	Y
b. Business or professional office, with a gross floor area greater than 5000 square feet.	N	N	Y	Y	N	N	N	Y	SP	N	N	Y*	Y*	Y	Y	Y	Y	Y
c. Medical or dental center or clinic, including laboratories incidental thereto	N	N	Y	Y	N	N	N	Y	Y	N	N	Y*	Y*	Y	Y	Y	SP	SP