



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 19, 2018

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ORDERED:

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH BE FURTHER AMENDED AS FOLLOWS:

I. Section 7 of Chapter 650, entitled "Districts Enumerated," is hereby amended as follows:

(1) By deleting from the first sentence the number "12" and inserting in place thereof the number "13."

(2) By inserting at the end of the list of District types, the following:

Neighborhood Business District NB

II. Section 17 of Chapter 650, entitled "Table of Uses," is hereby amended as provided in the highlighted portions of Exhibit "A" attached to this order, which Exhibit "A" includes amendments not limited to the following:

(1) By inserting under the heading entitled "Zoning District Abbreviations" a new zoning district abbreviation as follows: "NB"; and

(2) By inserting beneath said new district abbreviation NB the letters "Y," "N," or "SP" as shown on said Exhibit "A."

III. Section 41 of Chapter 650, entitled "Table of Lot Area, Yards, and Height of Structures," is hereby amended as provided in the highlighted portions of Exhibit "B" attached to this order.

IV. Chapter 650, is hereby amended by inserting a new § 39, entitled "Neighborhood Business District (NB)," as follows:



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ORDERED:

§ 650-39 NEIGHBORHOOD BUSINESS DISTRICT (NB)

A. Purposes and Objectives.

The purposes and objectives of the Neighborhood Business District are to encourage retail establishments and services that primarily serve the surrounding neighborhoods; enable multi-family residential and/or mixed use projects to be developed, particularly on underutilized parcels; encourage re-use/redevelopment of existing commercial, industrial or institutional properties located in the neighborhood; and assist the neighborhood to reach its full potential by encouraging restaurants, uses that take advantage of nearby open space, such as the Assabet River Rail Trail, and uses that take advantage of adjacent walkable, pedestrian-oriented neighborhoods.

B. Parking Requirements. Except as otherwise provided in this section, parking and circulation requirements shall conform to the provisions of §§ 650-48 and 650-49 of the Zoning Ordinance.

(1) The following provisions are applicable within the Neighborhood Business District:

[a.] Retail sales: 1 space per 250 Square feet of Gross Floor Area;

[b.] Multi-family dwelling units: 1 space per bedroom to a maximum of 2 spaces per unit; and

[c.] Restaurants, brew pubs and other eating places: The Special Permit Granting Authority may reduce the total number of required spaces by 50% if there is a municipally-owned lot, shared parking arrangement, or significant amount of on-street spaces within 300 feet of said uses.

C. Open Space Requirements for Conversion from a 2-Family Dwelling to a 3-Family Dwelling and for Multifamily dwellings.



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- (1) **Minimum Open Space.** The minimum amount of Open Space per residential unit shall be 100 sq. ft. The open space shall be designed as usable space for sitting, recreation, etc. Up to 50% of the required open space may be private open space placed in the building (recreation rooms, pools, etc.); as individual unit balconies large enough for a table and chairs; or on the roof of the structure as a garden or sitting area. Front yard planting/buffer strips which are designed for public seating or other amenities to improve the public realm, and which are made available to the public, may be included in the required open space; other required buffer and planting strips shall not count towards the required open spaces.
- (2) **Ground Level Open Space.** All or a portion of ground level open space may be reserved for residents of the development, or made available for public use. Special permit proposals for developments which include public benefits such as public seating areas are preferred.
- (3) **Joint Open Space.** Two or more developments may cooperate to share usable open space on one lot, as long as the minimum square footage per unit is maintained, and the joint open space is within 300 feet of participating developments.
- (4) **Waiver as Part of Special Permit or Under Site Plan Review.** In development or redevelopment proposals where, because of site-specific circumstances, it is not possible to meet the minimum standards for Open Space, or where there is not sufficient space for ground level open space on the parcel, or where it is not desirable or possible to establish the required amount of open space for other reasons, the City Council, as part of Special Permit or Site Plan Review, may negotiate with the developer and may set other conditions of approval to ensure or encourage other open space benefits, or may waive strict adherence to this provision. Improvements to be made by the developer to an nearby existing public open space parcel or the Assabet River Rail Trail may be included in these negotiations.

D. Project Review.

- (1) **Site Plan Review.** Projects within the Neighborhood Business District shall be subject to site plan approval in accordance with § 270-2 of the City Code.



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ORDERED:

- (a) Site plan review applies to as of right uses and uses available by grant of a special permit within the Neighborhood Business District. Site plan review applicability includes, but is not limited to, new construction of any building or structure; addition to an existing building or structure; and increase in area of on-site parking or loading areas.
- (2) Multi-family Design Review Guidelines and Review Criteria. Multi-family projects within the Neighborhood Business District will be reviewed consistent with the non-mandatory Multi-family Design Review Guidelines and Review Criteria, which guidelines and criteria will be available at the Building Department and/or on the official website of the City of Marlborough.
- E. Authority of the Special Permit Granting Authority. The City Council shall be the permit granting authority for special permit approval in the Neighborhood Business District.
- V. The Zoning Map described in § 650-8 is hereby amended as follows. The newly established Neighborhood Business District shall include those certain properties shown on the Zoning Map existing at the passage of this Ordinance, which properties are the following parcels, or portions of parcels, of land (herein identified by the Assessors' Map and Parcel Number):
- Map 68, Parcels 115, 116, 118, 119, 121, 129, 130, 131, 132, 134, 135, 136, 154, 155, 156, 157, 158, 159, 160, 162, 163, 164, 166, 167, 168, 182, 183, 184, 185, 186, 188, 189, 190, 200, 201, 202, 203, 204, 205; and
- Map 69, Parcels 19, 19B, 20, 21, 22, 23, 24, 25, 26, 27, 83, 84, 85, 86, 87, 88, 89, 90, 91, 94, 95, 96, 97, 98, 99, 106, 107, 108, 109, 239, 240, 241, 242, 243, 243A, 243B, 257, 258, 259, 260, 261, 262, 263, 265, 267, 268, 269, 271, 274, 275, 276, 280, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 336, 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 357A, 357B, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 523, 523A, 528;
- Map 56, Parcels 80, 81 and 85; and
- The portions of Map 69 Parcel 334 and Map 56 Parcel 79 which are located within the B zoning district as of the day of these amendments. The portions of said parcels which are located within the CA zoning district as of the day of these amendments shall remain in the CA district.
- VI. The effective date of these amendments shall be the date of their passage.



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ORDERED:

EXHIBIT A

EXHIBIT A

650 Attachment1

City of Marlborough

Table of Use Regulations
(§ 650-17)

[Amended 5-9-2005 by Ord. No. 05-100713C; 11-23-2009 by Ord. No. 09-1002277F; 3-11-2013 by Ord. No. 12/13-1005235B; 10-7-2013 by Ord. No. 13-1005481D; 2-10-2014 by Ord. No. 13/14-1005578C; 4-28-2014 by Ord. No. 14-1005693C; 8-14-2014 by Ord. No. 12/13/14-10052471; 12-1-2014 by Ord. No. 14-1005947C; 11-28-2016 by Ord. No. 16-1006631D]

KEY:

All uses noted with "Y" are allowed as of right, subject to any referenced conditions.
All uses noted with "SP" are allowed by special permit, subject to any referenced conditions.
All uses noted with "N" are not permitted.

	Zoning: District Abbreviations												
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV
Residential Use													
Single-family	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
Single-family, attached (1)	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N
Conversion of detached one-family to a two-family (2)	SP	SP	SP	SP	Y	Y	N	Y	N	N	N	N	N
Two-family homes	N	N	N	N	Y	Y	N	Y	N	N	N	N	N
Conversion of a two-family dwelling to a three (3)	N	N	N	N	SP	SP	N	SP	SP	N	N	N	N
Multifamily dwelling (4) (42)	N	N	N	N	SP	SP	N	SP	SP	N	N	N	SP
Comprehensive developments (§ 650-27)	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	N
Boarding and lodging homes	N	N	N	N	N	SP	N	N	SP	N	N	N	N
Tourist home\bed-and-breakfast	Y	N	N	N	N	Y	N	Y	N	N	N	N	SP
Open space development (§ 650-28)	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N
Trailer mobile homes (5)	SP	SP	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	N
Retirement Community Overlay (§ 650-22)	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Residential accessory uses (6)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Customary home occupations (7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Yard sales, charitable sales bazaars (8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

' (Numbers in parentheses correspond to subsection numbers in § 650-18, Conditions for use as noted in the Table of Uses.)

EXHIBIT A

	Zoning District Abbreviations												
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV
Two residential structures on a lot less than 80,000 square feet (9)	N	N	N	N	SP	SP	N	N	N	N	N	N	N
Artist studio /live/work gallery space	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Recording studio/live/work space	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Residential Use													
Assisted living facilities (44)	N	N	SP	N	N	N	N	N	N	N	N	N	N
Business Uses													
Convert buildings to office, bank, insurance use (18)	N	N	N	N	N	SP	N	Y	N	N	N	N	Y
Commercial kennels and animal hospitals	SP	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary hospital	N	N	N	N	N	N	N	SP	N	Y	N	N	SP
Commercial kennels	SP	N	N	N	N	N	N	N	Y	Y	N	N	N
Riding academy	SP	N	N	N	N	N	N	N	SP	SP	N	N	N
Retail sales and services <75,000 square feet gross floor area (19) (43)	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y
Retail sales and services >75,000 square feet gross floor area (19) (43)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP
Offices, banks, insurance and financial institutions	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y
Schools, for business, trade, music, dance, and television\or radio broadcasting studios (but not including towers)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y
Commercial radio and television towers and wireless communications facilities (20)	SP	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP
Hotels (41)	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	Y
Hotels with conference facilities and commercial uses (21)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	Y
Residential conference and training center with food and recreation services (22)	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Recreation center (23)	N	N	N	N	N	N	N	Y	N	N	SP	SP	N
Private clubs, nonprofit	N	N	N	N	N	Y	N	N	SP	SP	N	N	Y
Clubs (24)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y
Self-service laundry	N	N	N	N	N	N	N	Y	Y	Y	N	N	SP
Medical office/clinic	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y
Dental clinics	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y

EXHIBIT A

	Zoning District Abbreviations												
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV
Consumer service establishments	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y
Salesroom	N	N	N	N	N	N	N	SP	N	Y	N	N	N
Wholesale office or showroom	N	N	N	N	N	N	N	N	N	Y	N	N	N
Wholesale sale and warehousing	N	N	N	N	N	N	N	N	N	Y	N	N	N
Commercial greenhouse	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N
Motels	N	N	N	N	N	N	N	N	SP	SP	SP	SP	N
Mixed use development (42)	N	N	N	N	N	N	N	SP	SP	N	N	N	Y
Brew pubs	N	N	N	N	N	N	N	Y	SP	N	N	N	Y
Copy shops, newspaper offices	N	N	N	N	N	N	N	Y	Y	N	N	N	Y
Place of repair for cars, boats, trucks and farm equipment (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N
Places of assembly	N	N	N	N	N	N	N	SP	SP	SP	N	N	SP
Outdoor recreation uses	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP
Outdoor storage (26)	N	N	N	N	N	N	N	N	Y	Y	SP	SP	N
Car parking lots, garages (27)	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Gasoline filling stations (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Auto service facilities for minor repairs, changing tires and lubrication (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Auto sales and service (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N
Car wash (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Open air markets (29)	N	N	N	N	N	N	N	N	SP	SP	N	N	Y
Shopping malls	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Soil removal (30)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Funeral homes, parlors and mortuaries	N	N	N	N	N	Y	N	Y	N	Y	N	N	N
Public, private or commercial recreation establishments, recreation grounds or places of amusement	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP
Restaurant, cafe	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y
Restaurant with drive-in or drive-thru facilities (31)	N	N	N	N	N	N	N	SP	SP	SP	N	N	N
Restaurants serving food outdoors (31)	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y
Restaurants for employee use	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Drive-thru facilities	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Adult bookstore (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N

EXHIBIT A

	Zoning District							Abbreviations						
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	
Adult video store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Adult paraphernalia store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Adult movie theatre (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Adult live entertainment establishment (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Tattoo and body piercing parlors and shops (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Narcotic detoxification and/or maintenance facility	N	N	N	N	N	N		N	N	SP	SP	SP	N	
Medical marijuana treatment center	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Agriculture, Public, and Institutional Use														
Agriculture, horticulture or floriculture >5 acres (10)	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	
Forest, woodlots, portable, woodworking mills (11)	Y	N	N	N	N	N	N	N	N	N	N	N	N	
Livestock farms > 10 acres (12)	Y	N	N	N	N	N	N	N	N	N	N	N	N	
Farms and poultry farms (13)	Y	SP	SP	SP	N	N	Y	N	N	N	N	N	N	
Cemeteries	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	
Hospitals and sanitarium	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	
Correctional institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	
Golf courses, country clubs and beaches (14)	Y	SP	SP	SP	N	N	N	N	N	N	N	N	N	
Charitable and philanthropic buildings	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	SP	
Churches and religious buildings (15)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Public recreation and conservation	Y	SP	SP	SP	N	N	N	Y	N	N	N	N	N	
Dav camps	SP	SP	SP	SP	N	N	N	N	SP	SP	N	N	N	
Public, private and religious schools, museums, libraries, parks, recreation facilities, buildings and playgrounds	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Child-care centers (16)	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Public utilities, not including storage yards or repair shops	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Public buildings (17)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Water towers, reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Floodplain and Wetland Protection District (§ 650-23)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

EXHIBIT A

	Zoning District Abbreviations												
	RR	A-1	A-2	A-3	RB	RC	RC	NB	B	CA	LI	I	MV
Water Supply Protection District (§ 650-24)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Convalescent and nursing homes	SP	SP	SP	SP	SP	Y	N	N	N	N	N	N	N
Industrial Uses													
Air ports and heliports	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Newspaper printing and publishing, job printing	N	N	N	N	N	N	N	N	N	Y	Y	Y	SP
Manufacturing where the majority of items are sold on premises to the consumer	N	N	N	N	N	N	N	N	N	Y	N	N	N
Transportation terminal and freight depots	N	N	N	N	N	N	N	N	N	SP	SP	SP	N
Food processing plants	N	N	N	N	N	N	N	N	N	N	N	Y	N
Research, experimental labs (33)	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Bakery (nonretail)	N	N	N	N	N	N	N	N	N	N	N	Y	N
Light non-nuisance manufacturing	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Light manufacturing, using portable electric machinery (34)	N	N	N	N	N	N	N	N	N	Y	N	N	N
Light manufacturing incidental to research	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Associated /accessory research uses (35)	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Manufacturing and/or warehousing (36)	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Manufacturing or warehouse (37)	N	N	N	N	N	N	N	N	N	N	N	Y	N
Retail sales accessory to manufacturing (38)	N	N	N	N	N	N	N	N	N	N	N	Y	N
Recreation center, indoor and outdoor	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP
Power laundries	N	N	N	N	N	N	N	N	N	N	N	Y	N
Dry cleaning	N	N	N	N	N	N	N	N	N	Y	N	Y	N
Dye works	N	N	N	N	N	N	N	N	N	N	N	Y	N
Packaging or bottling plants	N	N	N	N	N	N	N	N	N	N	N	Y	N
Electric power substation for changing bulk power to distribution voltage	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Accessory uses and service buildings (39)	N	N	N	N	N	N	N	N	N	N	Y	Y	N
Large tract development (40)	N	N	N	N	N	N	N	N	N	N	N	Y	N
Data storage/ telecommunications facilities	N	N	N	N	N	N	N	N	N	N	Y	Y	



IN CITY COUNCIL

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ORDERED:

EXHIBIT B

EXHIBIT B
ZONING
650 Attachment 2

City of Marlborough

Table of Lot Area, Yards, and Height of Structures
(§ 650-41)
[Amended 12-1-2014 by Ord. No. 14-1005947C; 12-19-2016 by Ord. No. 16-1006667D]

District	Minimum Lot Area	Minimum Lot Frontage (feet)	Minimum Side Yard (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Height	Maximum Lot Coverage ⁷
Rural Residence RR	1 acre	180	25	40	50	2 ½ stories	20%
Residence A-1	22,500 square feet	150	20 ²	30	40	2 ½ stories	25%
Residence A-2	18,000 square feet	120	15 ²	30	40	2 ½ stories	30%
Residence A-3	12,500 square feet	100	15 ²	20	30	2 ½ stories	30%
Residence B	8,000 square feet, plus 4,000 square feet for each additional dwelling unit over 2	100	15 ²	20	30	2 ½ stories	30%
Residence C	10,000 square feet, plus 2,000 square feet for each additional dwelling unit over 3	90	10	20	25	3 stories	30%
Retirement Community Residence	15 acres	250 ⁷	25 ⁸	50 ⁸	— ⁸	2 ½ stories	50% ⁹
Neighborhood Business NB	5,000 square feet	50	10	15-25 ¹⁶	15-25 ¹⁶	2 ½ stories minimum; 52 ft. max	75%
Business B	5,000 square feet	50	25 ³	50	None	52 feet	30% for residential; 80% for all other uses
Commercial and Automotive CA	5,000 square feet	50	50 ³	50	None	2 stories (no limit where use is exclusively for industry)	80%
Marlborough Village District MV	5,000 square feet	25	10 ³	10 ¹⁴	10 ¹⁵	Minimum: 35 feet 6 stories: not to exceed a maximum of 70 feet ¹²	80% ¹³

EXHIBIT B
MARLBOROUGH CODE

District	Minimum Lot Area	Minimum Lot Frontage (feet)	Minimum Side Yard (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Height		Maximum Lot Coverage ⁷
						Distance from Residential Zone (feet)	Height ^{6, 10} (feet)	
Limited Industrial LI	2 acres	200	50	50	50	0 to 150:	30	60
						151 to 250:	36	
						251 to 400:	40	
						401 to 500:	52	
Industrial I	1 acre	50	25 ⁴	40	40 ⁵	— ¹⁰		60 ¹¹

NOTES:

- ¹ Note deleted.
- ² Applies to all buildings erected on or after January 27, 1969; all others, 10 feet.
- ³ Where abutting a residence district or within the Marlborough Village District where abutting an existing structure that has side-facing windows at the structure's lot line; otherwise 0 feet.
- ⁴ Except where abutting a residence district, shall be 50 feet.
- ⁵ Except for buildings extending through a block or to a railroad siding.
- ⁶ For the purpose of measuring setback distances for the corresponding height restrictions, an owner of LI or I zoned land may count abutting residentially zoned land toward the setback requirement if such land is owned by the same owner. Ownership of the residential land and the LI or I land must continue to be held by the same entity.
- ⁷ However, this frontage need not be contiguous.
- ⁸ No part of any principal building shall be within 25 feet of any exterior lot line nor shall any part of any building be closer to any exterior lot line than the minimum side yard requirement which would have been applicable in the zoning district in which the land in question was located before it was rezoned into a Retirement Community Residence District. A building may be as close as 25 feet to the front yard line of the exterior lot; provided, however, that no said building shall be less than 50 feet from the side line of a public way.
- ⁹ Excluding from lot size any land which prior to development of the site as a Retirement Community would be defined as a resource area as that term is defined in MGL c. 131, § 40.
- ¹⁰ Buildings on a Large Tract Development Lot, which are more than 1,200 feet from a Residential Zone, may be built to a maximum height of 85 feet.
- ¹¹ Maximum lot coverage for a Large Tract Development Lot shall be 50%.
- ¹² Within the Marlborough Village District, special permits may allow for an increase in height to 80 feet; also, provided that the height of any development adjacent to any residential district shall be stepped down and shall not exceed 52 feet. (See § 650-33F.)
- ¹³ Within the Marlborough Village District, special permits may allow for an increase in lot coverage.
- ¹⁴ Except along the following streets in the Marlborough Village District where zero-foot setback is allowed by right: Main Street, the eastern side of South Bolton Street between Main Street and Granger Boulevard, and the northern side of Granger Boulevard between South Bolton Street and Main Street.
- ¹⁵ Except that a special permit may be granted to reduce this to zero where public safety will not be impacted and the reduction will yield a better design.
- ¹⁶ 15 feet for structures under 35 feet; increases to 25 feet for structures 35 feet or taller.



IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 19, 2018

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ORDERED:

MAP – NEIGHBORHOOD BUSINESS DISTRICT



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ORDERED:

Councilor Dumais recused.

Be and is herewith **APPROVED**.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

ADOPTED

In City Council
Order No 18-1007337E
Adopted

Approved by Mayor
Arthur G. Vigeant
Date: November 28, 2018

A TRUE COPY
ATTEST


City Clerk