



IN CITY COUNCIL

Marlborough, Mass., AUGUST 19, 2024

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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 RECEIVED FOR ITS 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, AS AMENDED, BE FURTHER AMENDED BY AMENDING AND ADDING THERETO AS FOLLOWS:

- I. Section 650-7, entitled "Districts Enumerated," is hereby **amended** as follows:
 - (1) By deleting from the first sentence the number "14" and inserting in place thereof the number "15."
 - (2) By inserting at the end of the list of District types, the following:

Donald Lynch Boulevard District DLB.

- I. Chapter 650 is hereby amended in 650 Attachment 1 (§ 650-17), entitled "Table of Uses," by **inserting** the highlighted portions and text of Exhibit "A" attached to this order, inserting under the heading entitled "Zoning District Abbreviations" a new zoning district abbreviation as follows: "DLB", and beneath the new district abbreviation DLB column the text as shown on said Exhibit "A".
- II. Chapter 650 is hereby amended by **inserting** into 650 Attachment 2 (§ 650-41), entitled "Table of Lot Area, Yards, and Height of Structures," for the DLB, the text as shown in the highlighted portions of Exhibit "B" attached to this order.
- III. Chapter 650, Article VI, entitled "Special Districts, Overlays and Special Requirements" is hereby amended by **inserting** a new Section 650-39.2, entitled "Donald Lynch Boulevard District (DLB).", which shall read as follows:

§ 650-39.2. Donald Lynch Boulevard District (DLB).

A. Purpose and objectives.

- (1) The purpose and objectives of the Donald Lynch Boulevard district are to enhance land use development and encourage desired growth patterns for the benefit of the public health, safety, and welfare and the economic development objectives of the City.
- (2) The vision for the Donald Lynch Boulevard District is to strengthen the vitality of the district by encouraging uses, activities, and improvements that will complement the existing assets. Each new investment should be viewed as an opportunity to complement existing uses, add new destinations and attractions, and strengthen a district that provides a variety of compelling reasons to visit, whether it be to work, shop, play, or live.



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- (3) The vision shall be achieved through the mix of uses defined by the Donald Lynch Boulevard district and the composition of each new investment, including the site design and building design, and the relationship of the investment to the surrounding context. Each new investment shall enhance the sense of place that helps to define a recognizable district identity and create an attractive and comfortable environment where people feel invited to visit again.
 - (4) The site design, building design, and design of the circulation system shall strengthen the walkability of the district by defining distinct nodes and compact centers of activity in the district. This may include using buildings to define shared outdoor spaces, creating safe and convenient pedestrian and bicycle paths that connect to abutting properties and amenities, creating new outdoor spaces and seating areas, and adding new investments in the landscape of the district.
 - (5) The site design, building design, and design of site infrastructure shall enhance the natural assets and sustainability of the district through enhanced landscape with an emphasis on adding shade trees, an investment in green infrastructure and low impact development techniques, and strengthened connections to natural assets such as the Assabet River and a connected network of open spaces.
- B. Site plan review.** Projects within the Donald Lynch Boulevard District shall be subject to site plan review as provided in § 270-2, of the City Code.
- (1) Applicability.
 - (a) Site plan review applies to both as of right and uses available by grant of a special permit within the Donald Lynch Boulevard 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.
 - (b) Site plan review shall be conducted administratively, as provided in § 270-2, except for those projects over 10,000 square feet, which projects shall undergo administrative site plan review with final review and approval by the City Council.
 - (c) The City Council may elect to vary the dimensional and parking requirements of this section by special permit or site plan approval if, in its opinion, such change shall result in an improved project and will not nullify or substantially derogate from the intent or purpose of this section. This authority continues subsequent to occupancy.
- C. Special permit granting authority.** The City Council shall be the special permit granting authority within the Donald Lynch Boulevard District.



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D. Dimensional requirements. The Donald Lynch Boulevard District shall be subject to the dimensional standards in accordance with Article VII of the Zoning Ordinance as specified in the Table of Lot Area, Yards and Height of Structures for the Donald Lynch Boulevard (DLB) District. The dimensional requirements shall not apply to interior lot lines or municipal boundary lines within a Development Lot in the Donald Lynch Boulevard District. The following exceptions may be granted by special permit by the City Council:

- (1) No minimum lot area, reduced minimum lot frontage of 50 feet, reduced minimum side yard of 10 feet, reduced minimum front yard of 30 feet, reduced minimum rear yard of 15 feet and increased maximum lot coverage of 80% shall be allowed and applicable to a new parcel subdivided from an existing parcel. The property subject to subdivision shall retain the minimum lot area of 2 acres and the minimum lot frontage of at least 200 feet with the removal of the subdivided lot. The subdivided lot will not impact setbacks or lot coverage of the property subject to subdivision. Access to the subdivided lot shall be coordinated with other site circulation to limit the number of curb cuts to the main roadway and establish shared secondary access roads where feasible.
- (2) Maximum building height in the Donald Lynch Boulevard District of up to 60 feet (provided that, a maximum building height greater than 60 feet may be granted for the following uses: recreation center, recreation establishments) and elimination of the distance from a residential zone requirement in determining maximum height. Note: Mechanical and elevator equipment, chimneys, or other utilities are not limited to the maximum building height. Mechanicals shall be screened to the maximum extent feasible from view from street level and integrated with the architectural style and materials of the building. Screening of mechanicals are not limited to the maximum building height.

E. Parking, curb cut and landscaping requirements. Except as otherwise provided in this section, parking, circulation and landscape requirements shall conform with the provisions of § 650-47, § 650-48 and § 650-49 of the Zoning Ordinance. On a Development Lot, the requirements below shall only apply to that portion of the Development Lot which is proposed to be redeveloped.

- (1) General. In the Donald Lynch Boulevard District, adequate off-street parking shall be provided. The parking facilities provided should be used efficiently to minimize the area of land to be paved for this purpose. The City Council may consider, at its discretion, permitted reductions in the parking requirements for complementary or shared use of parking areas serving activities that have different peak demand times. It is the applicant's responsibility to determine and request a shared parking reduction for review by the City Council. The visual and environmental impact of large parking areas shall be reduced by breaking the total required parking into smaller parking areas that are integrated with the site design and landscape plan for any new or redeveloped parking areas. Low impact development techniques and green infrastructure shall be integrated within new or redeveloped parking areas.



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- (2) Parking locations. Parking shall be located to the side and/or rear of all building structures unless on a Development Lot. Existing parking that is redeveloped, as part of a redevelopment of a portion of a Development Lot or otherwise, which is located between a building and Donald Lynch Boulevard shall integrate enhanced landscaping into the parking area to reduce the visual impact of the parking through the addition of landscape islands and shade trees. Parking may be provided at ground level, underground, or in a parking garage. Parking garages can be freestanding or as part of a building that is dedicated to other permitted uses, but must be integrated with the surrounding site plan and oriented so as to minimize visual impact of the parking garage on surrounding uses.
 - (3) Parking requirements. Parking in the Donald Lynch Boulevard District shall be provided at a minimum of 1 parking space per 250 square feet of net floor area for retail and restaurant uses. Parking for other commercial uses shall be provided at a minimum of 1 parking space per 350 square feet of net floor area. Parking for residential units shall be provided at a minimum of 1 parking space per unit.
 - (4) Pedestrian and bicycle friendly. Vehicle, pedestrian and bicycle features shall be designed to promote connectivity. Curb cuts shall be minimized and shared between multiple parking areas and uses. Bicycle parking shall be provided for all new development and shall be located as close as possible to the building entrance(s).
 - (5) Location of landscaped islands in parking areas. Landscaped islands with shade trees shall be contained within or project into a parking lot and be so located that some part of every parking space is not more than 90 feet from a landscaped area on the perimeter or interior of the parking lot.
- F. Design standards.** The following design standards apply to all developments within the Donald Lynch Boulevard District, except where a development is proposed on a Development Lot, in which case the design standards shall only apply to that portion of the Development Lot which is proposed for redevelopment:
- (1) Site layout
 - (a) Site and building layout. Buildings shall be located to define shared outdoor spaces in coordination with adjacent buildings located on the same property or an abutting property and the design of the surrounding landscape.
 - (b) Site and parking layout. Parking shall not be the dominant feature of a site plan. Parking shall be one of the components integrated into a cohesive site and landscape design. Large parking lots shall be broken into smaller separated parking areas or through the use of islands and landscape. Landscape features such as plantings and berms shall be used to reduce the visual impact of parking and define shared outdoor spaces that are integrated with other features of the site. Pedestrian circulation shall be integrated into the design of the parking.



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- (c) Sustainability and green infrastructure. Sustainability and green infrastructure shall be integrated into the site layout and features in a meaningful way. Approaches may include protecting and retaining existing vegetation, supporting biodiversity, integrating low-impact stormwater management techniques, reducing impervious surfaces, reducing water use for irrigation, and renewable energy systems such as solar, geothermal, etc.
- (2) Pedestrian and bicycle circulation
 - (a) Pedestrian circulation. Safe, convenient, and attractive pedestrian circulation shall be incorporated into the site plan design. Where appropriate, new pedestrian and bicycle paths shall connect the site with abutting sidewalks, trails, amenities, or parks to contribute to a system of pedestrian and bicycle circulation. Where appropriate, pedestrian access should be expanded into a shared-use path to provide safe, convenient, and attractive bicycle access.
 - (b) Pedestrian connections. Sidewalks shall provide access from internal site uses, building entries, shared outdoor spaces, parking areas, amenities adjacent to the property, connections along Donald Lynch Boulevard, and connections between adjacent properties.
 - (c) Bicycle amenities. All developments shall include provisions for the parking of bicycles at locations that are safely separated from vehicular and pedestrian circulation and convenient to building entries. Bicycle racks shall be placed as to not obstruct pedestrian walkways or impede the parking area for automobiles.
- (3) Shared Outdoor Spaces
 - (a) Shared Outdoor Spaces. Buildings and site features shall be arranged to create functional shared outdoor spaces, including outdoor seating areas, outdoor gathering areas, outdoor areas for eating, and outdoor activities. Landscape features, topographic changes, art, or other features may accent these shared outdoor spaces. Shared outdoor spaces shall be provided and integrated with the site plan and building design. Multiple shared outdoor spaces should be integrated within a larger property. All shared outdoor spaces should be accessible through a network of connected sidewalks and paths. Shared outdoor spaces may include nonresidential balconies and rooftop spaces. Shared outdoor spaces shall enhance visual connections between buildings, streets, open spaces, and pedestrian circulation.
 - (b) Location of outdoor seating. Outdoor seating areas may be provided for restaurants, cafes, coffee shops, or other establishments with seating and may overlap with shared outdoor spaces. Outdoor seating areas shall be located adjacent to or near the use they are serving. Amenities and seating shall not reduce the required sidewalk widths of pedestrian circulation or negatively impact pedestrian or bicycle circulation.



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- G. Signage.** Except as otherwise provided in this section, signage shall conform to the provisions of Chapter 526 of the City Code, the Sign Ordinance. In the event of any conflict between the provisions of this section and any provision of Chapter 526 of the City Code, the provisions of this section shall govern and control.
- (1) **Signage plan.** A master sign plan for the premises shall be provided for review and approval by the City Council, setting forth the types, locations and dimensions of proposed new signs. A master sign plan shall be required for any project that involves more than two new signs. For a project that involves one or two signs, a master sign plan is not required. On a Development Lot, existing signs and signs that are modified as a result of re-tenanting are not subject to this requirement.
 - (2) **Sign Locations Permitted by Special Permit.** A special permit under this section may authorize the following types of signs at specified locations.
 - (a) **I-290 Visibility Signage.** In order to enhance visibility for uses within the DLB district from Interstate 290 on the north side of the interstate, a property owner may seek special permit approval for a sign that is coordinated for the entire district to project above the highest line of the roof, or to be mounted on the roof of the building, or on one freestanding pole, monument, or pylon sign designed for visibility from Interstate 290, or one off-premise sign location within the district for one freestanding pole, monument, pylon, or digital display sign when such a location has been identified and is available for such for the purpose of improving business visibility from Interstate 290. The total number not to exceed one (1) sign for the entire district. A sign under this sub-section shall be subject to the following requirements:
 - i. Sign design shall conform with § 526-9C unless waived by the City Council;
 - ii. Message board signs are prohibited for special permit sign locations;
 - iii. No freestanding sign shall be located closer than five feet to any property line;
 - iv. Signs, logos or cabinets should be externally illuminated where possible, otherwise with translucent or transparent faces if no reasonable alternative is possible; and
 - v. Sign location shall be integrated with landscaping into the overall site design, should not require clearance of trees or pose a risk to roadway safety.



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- (b) District Gateway Signage. In order to enhance visibility and wayfinding for the district at district gateways in a coordinated manner, a property owner may seek special permit approval for signs coordinated for the entire district at the principal points of entry to the district. The sign may be on one (1) freestanding pole, or a monument, ground, or pylon sign, that is coordinated for the entire district at the principal points of entry to the district. The total number not to exceed (3) signs for the entire district. A sign under this sub-section shall be subject to the following requirements:
- i. Additional secondary directional signs may also be approved by the City Council;
 - ii. The signs shall be coordinated in design and material and feature a reasonable number of individual tenants in a hierarchy that reinforces an identity for the district;
 - iii. The signs shall be designed in such a way that individual tenants can be changed to keep signs relevant and up to date with uses in the district;
 - iv. The total allowed illuminated cabinet square feet of signage shall not exceed 200 square feet per side, per freestanding sign;
 - v. The height of any freestanding sign shall not exceed 30 feet from the ground measured directly at the sign base;
 - vi. No freestanding sign shall be located closer than five feet to any property line;
 - vii. Sign, logos, or cabinets may be either externally illuminated or internally illuminated with translucent or transparent faces;
 - viii. Sign location shall be integrated with landscaping into the overall site design, should not require clearance of trees or pose a risk to roadway safety; and
 - ix. Signage profile shall be tall and narrow. A structural frame that is engineered to site specifications and sign materials that may include stone, brick, aluminum, or other metal materials to match the district identity.

H. Application.

- (1) Special permits. An application for a special permit for a use in a development in the Donald Lynch Boulevard District shall comply with the requirements of § 650-59 of the Zoning Ordinance.
- (2) Site plan approval. An application for site plan approval in the Donald Lynch Boulevard District shall comply with the requirements of Chapter 270 of the City Code, Article II, Permits and Approvals, § 270-2.



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ORDERED:

I. Site plan; special permit approval review criteria. An application for site plan approval or special permit approval in the Donald Lynch Boulevard District under this section shall adhere to the following review criteria, in addition to those specified in § 270-2 of the Marlborough City Code:

- (1) Compliance of the design with the Design Standards in the above subsection F;
- (2) Compliance of sidewalks and paths with Americans with Disabilities Act (ADA) design standards;
- (3) The placement of utilities and wiring underground, to the extent practical;
- (4) The placement of HVAC equipment, fans, generators, and other site-related structures and items so that they are not visible on roofs or building frontage areas, or that such features are suitably screened from view wherever reasonably practicable and where elevation permits;
- (5) Enhanced pedestrian amenities with sidewalks providing access from internal site uses to Donald Lynch Boulevard, property adjacent sidewalks or trails, between parking areas and uses, between abutting properties, to adjacent natural assets and amenities, and to outdoor open spaces on the property or abutting the property;
- (6) All lighting proposed shall be sensitive to the night sky, utilizing Illuminating Engineering Society of North America (IESNA) guidance for any lighting design;
- (7) Submission requirements, in addition to those specified in § 270-2 of the Marlborough City Code:
 - (a) Site plan depicting proposed development, buildings, parking, vehicular, pedestrian, and bicycle circulation, and outdoor open spaces;
 - (b) Building elevations;
 - (c) Landscape plan;
 - (d) Lighting plan with photometrics; and
 - (e) Site and building signage plan.

J. Standards for roadways and drainage.

- (1) Roadways. Internal Donald Lynch Boulevard District roadways and site circulation shall be private ways and shall be maintained by owners/developers. New private ways within the Donald Lynch Boulevard District, to the extent feasible, shall be constructed using the methods and materials prescribed in the City of Marlborough Subdivision Regulations, but shall not be required to conform to the dimensional requirements thereof, provided that those private ways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners. The design of private ways and parking circulation shall be as efficient as possible to reduce the overall development impact and area of impervious surfaces.



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- (2) Stormwater management system. On a Development Lot, the following requirements shall only apply to that portion of the Development Lot that is proposed to be redeveloped. Developments proposed in the Donald Lynch Boulevard District shall have a stormwater management system designed in accordance with the City of Marlborough Subdivision Regulations, the Department of Environmental Protection's Storm Water Handbook, and the Standards and the City's Stormwater Ordinance (Chapter 271 of the City Code), as amended. The stormwater design shall infiltrate all stormwater on site and avoid run-off onto adjacent properties and is encouraged to integrate low impact development techniques and green infrastructure such as porous pavement, bioswales, rain gardens, or other surface stormwater treatment features that are integral to the function of the site's stormwater management and highlighted as a landscape feature.
- IV. The Zoning Map described in § 650-8 is **amended** as shown in the accompanying Map (Exhibit C). The newly established Donald Lynch Boulevard District shall include all or portions of the properties shown on the Map existing at the passage of this Ordinance, which properties include the following parcels of land (herein identified by the Assessors' Map and Parcel Number):
 - Map 13, Parcels 2, 3, 4, 4A, 5, 5A, 6, 7, 8, and
 - Map 25, Parcels 1, 4, 4A, 5, 6, and
 - Map 26, Parcels 1, 1A, 7, 8, 9, 20, 21A, 21B, 22, 23, 24, 25, 26, 29, 30, 31, 32, and
 - Map 38, Parcels 1B, 1C, 2, 3, 4, 5, 6, 7, and
 - Map 39, Parcels 29A, and
 - Map 50, Parcels 1, 2, 3A, 3B, 3C, 3D, 3E, 4A, 4B, 4C, 7, 7B, 7C, 7D, 8, 9, and
 - Map 51, Parcels 5, 6, 7, and
 - Map 63, Parcel 900.
- V. The City Clerk is authorized to assign other numbering for the new section 650-39.2 as deemed appropriate for sequential ordering in the Zoning Ordinance.
- VI. The effective date of these amendments shall be the date of their passage.

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.



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ORDERED:

ADOPTED
In City Council
Order No. 24-1009147D
X 23-1008861

Approved by Mayor
J. Christian Dumais
Date: August 23, 2024

A TRUE COPY
ATTEST:


City Clerk

EXHIBIT "A"

650 Attachment 1 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. 12/13/14-1005247I; 12-1-2014 by Ord. No. 14-1005947C; 11-28-2016 by Ord. No. 16-1006631D; 10-16-2017 by Ord. No. 17-1006980B; 11-27-2017 by Ord. No. 17-1007002C; 4-2-2018 by Ord. No. 18-1007163-1C; 5-21-2018 by Ord. No. 18-1007163-2D; 9-10-2018 by Ord. No. 18-1007311C; 11-19-2018 by Ord. No. 18-1007337E; 12-16-2019 by Ord. No. 19-1007716E; 5-18-2020 by Ord. No. 20-1007915D; 6-22-2020 by Ord. No. 20-1007947H]

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													Wayside	DLB
	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	N	N
Single-family, attached (1)*	SP	SP	SP	SP	N	N	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	N	N
Two-family homes	N	N	N	N	Y	Y	N	Y	N	N	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	N	N
Multifamily dwelling (4)(42)	N	N	N	N	SP	SP	N	SP	SP	N	N	N	SP	SP	SP
Comprehensive developments (§ 650-27)	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	N	Y	Y

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

	Zoning District Abbreviations													Wayside	DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV		
Residential Use															
Boarding and lodging homes	N	N	N	N	N	SP	N	N	SP	N	N	N	N	N	N
Tourist home\bed-and-breakfast	Y	N	N	N	N	Y	N	Y	N	N	N	N	SP	N	N
Open space development (§ 650-28)	SP	SP	SP	SP	N	N	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	N	SP
Retirement Community Overlay (§ 650-22)	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N	SP
Residential accessory uses (6)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Customary home occupations (7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
Yard sales, charitable sales bazaars (8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
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	N	N
Artist studio/live/work gallery space	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y	SP
Recording studio/live/work space	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y	SP
Assisted living facilities (44)	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	N

	Zoning District Abbreviations														DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	
Business Use															
Convert buildings to office, bank, insurance use (18)	N	N	N	N	N	SP	N	Y	N	N	N	N	Y	Y	SP
Commercial kennels and animal hospitals	SP	N	N	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	N	SP
Commercial kennels	SP	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N
Riding academy	SP	N	N	N	N	N	N	N	SP	SP	N	N	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	Y	SP
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	SP	SP
Offices, banks, insurance and financial institutions	N	N	N	N	N	N	N	Y	Y	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	Y	SP
Commercial radio and television towers and wireless communications facilities (20)	SP	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	SP	SP
Hotels (41)	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	Y	N	SP
Hotels < 100 rooms														SP	SP
Hotels with conference facilities and commercial uses (21)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	Y	N	SP

	Zoning District Abbreviations														DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	
Business Use															
Residential conference and training center with food and recreation services (22)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Recreation center (23)	N	N	N	N	N	N	N	Y	N	N	SP	SP	N	SP	SP
Private clubs, nonprofit	N	N	N	N	N	Y	N	N	SP	SP	N	N	Y	N	SP
Clubs (24)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	SP
Self-service laundry	N	N	N	N	N	N	N	Y	Y	Y	N	N	SP	SP	SP
Medical office/clinic	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y	Y	Y
Dental clinics	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y	Y	SP
Consumer service establishments	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	SP
Salesroom	N	N	N	N	N	N	N	SP	N	Y	N	N	N	Y	N
Wholesale office or showroom	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Wholesale sale and warehousing	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Commercial greenhouse	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N	N	Y
Motels	N	N	N	N	N	N	N	N	SP	SP	SP	SP	N	N	SP
Mixed-use development (42)	N	N	N	N	N	N	N	SP	SP	N	N	N	Y	SP	SP
Brew pubs	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y
Copy shops, newspaper offices	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	Y	SP
Place of repair for cars, boats, trucks and farm equipment (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Places of assembly	N	N	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N
Outdoor recreation uses	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	SP
Outdoor storage (26)	N	N	N	N	N	N	N	N	Y	Y	SP	SP	N	N	N
Car parking lots, garages (27)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N

	Zoning District Abbreviations														DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	
Business Use															
Gasoline filling stations (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	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	N	N
Auto sales and service (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Car wash (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N
Open air markets (29)	N	N	N	N	N	N	N	N	SP	SP	N	N	Y	N	Y
Shopping malls	N	N	N	N	N	N	N	N	N	N	SP	SP	N	SP	SP
Soil removal (30)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	SP
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	SP
Funeral homes, parlors and mortuaries	N	N	N	N	N	Y	N	Y	N	Y	N	N	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	N	SP
Restaurant, cafe	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y	Y	Y
Restaurant with drive-in or drive-thru facilities (31)	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	SP	SP
Restaurants serving food outdoors (31)	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y	Y	SP
Restaurants for employee use	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y
Drive-thru facilities	N	N	N	N	N	N	N	N	SP	SP	N	N	N	SP	SP
Adult bookstore (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Adult video store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Adult paraphernalia store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N

	Zoning District Abbreviations														
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	M V	Wayside	DLB
Business Use															
Adult movie theatre (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Adult live entertainment establishment (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Tattoo and body piercing parlors and shops (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	SP
Narcotic detoxification and/or maintenance facility	N	N	N	N	N	N		N	N	SP	SP	SP	N	N	SP
Medical marijuana treatment center (45)	N	N	N	N	N	N		N	SP	N	SP	N	N	SP	SP
Adult use marijuana retail; marijuana accessories retail (46)	N	N	N	N	N	N			SP	N	SP	N	N	SP	SP
Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer or transporter (47)	N	N	N	N	N	N			N	N	SP	SP	N	N	SP
Winery, brewery, or distillery with tasting room	N	N	N	N	N	N	N		Y	Y	Y	Y	Y	Y	Y
Contractor's yard (48)	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N
Landscape contractor's yard (48)	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N

	Zoning District Abbreviations														Wayside	DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV			
Agriculture, Public and Institutional Use																
Agriculture, horticulture or floriculture >5 acres (10)	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Forest, woodlots, portable, woodworking mills (11)	Y	N	N	N	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	N	N	N
Farms and poultry farms (13)	Y	SP	SP	SP	N	N	Y	N	N	N	N	N	N	N	N	N
Cemeteries	SP	SP	SP	SP	N	N	N	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	N	N	N
Correctional institutions	N	N	N	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	N	N	N
Charitable and philanthropic buildings	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N	SP	N	N
Churches and religious buildings (15)	Y	Y	Y	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	N	N	N
Day camps	SP	SP	SP	SP	N	N	N	N	N	SP	SP	N	N	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	Y	Y	Y
Child-care centers (16)	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	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	Y	N	N
Public buildings (17)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

		Zoning District Abbreviations														
		RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	DLB
Agriculture, Public and Institutional Use																
Water towers, reservoirs		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Floodplain and Wetland Protection District (§ 650-23)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Water Supply Protection District (§ 650-24)		Y	Y	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	N	N
Chicken hens, personal use (6 or fewer) (49)		Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N
Chicken hens, personal use (between 7 and 12) (49)		Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N

	Zoning District Abbreviations													Wayside	DLB
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV		
Industrial Uses															
Airports and heliports	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	SP
Newspaper printing and publishing, job printing	N	N	N	N	N	N	N	N	N	Y	Y	Y	SP	N	Y
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	N	SP
Transportation terminal and freight depots	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	SP
Food processing plants	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Research, experimental labs (33)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Bakery (nonretail)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Light non-nuisance manufacturing	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Light manufacturing, using portable electric machinery (34)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	SP
Light manufacturing incidental to research	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Associated/accessory research uses (35)	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N	SP
Manufacturing and/or warehousing (36)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Manufacturing or warehouse (37)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Retail sales accessory to manufacturing (38)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	SP
Recreation center, indoor and outdoor	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP

	Zoning District Abbreviations														
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	DLB
Industrial Uses															
Power laundries	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Dry cleaning	N	N	N	N	N	N	N	N	Y	N	N	Y	N	SP	SP
Dye works	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Packaging or bottling plants	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Electric power substation for changing bulk power to distribution voltage	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N	SP
Accessory uses and service buildings (39)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y
Large tract development (40)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Data storage/telecommunications facilities	N	N	N	N	N	N	N	N	N	N	Y	Y		N	SP
Self-service storage facility	N	N	N	N	N	N	N		SP	SP	N	N	N	N	N
Coffee roastery	N	N	N	N	N	N	N		SP	N	SP	SP	SP	SP	SP

EXHIBIT “B”

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; 11-19-2018 by Ord. No. 18-1007337E; 12-17-2018 by Ord. No. 18-1007404D; 12-16-2019 by Ord. No. 1007716E]

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 to 25 ¹⁶	15 to 25 ¹⁶	2 1/2 stories minimum; 52 feet maximum	75%
Wayside	5,000 square feet	50	25	30	25	52 feet (by-right) 85 feet ¹⁷ (by special permit)	80%
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%

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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
Marlborough Village District MV	5,000 square feet	25	10 ³	10 ¹⁴	10 ¹⁵	Minimum: 35 feet; Maximum: 6 stories: not to exceed a maximum of 70 feet ¹²		80% ¹³
Limited Industrial LI	2 acres	200	50	50	50	Distance from Residential Zone (feet)	Height ^{6, 10} (feet)	60
						0 to 150:	30	
						151 to 250:	36	
						251 to 400:	40	
						401 to 500:	52	
Donald Lynch Boulevard DLB	2 acres ¹⁸	200 ¹⁸	50 ¹⁸	50 ¹⁸	50 ¹⁸	Distance from Residential Zone ¹⁸ (feet)	Height ¹⁸ (feet)	60% ¹⁸
						0 to 150:	30	
						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:

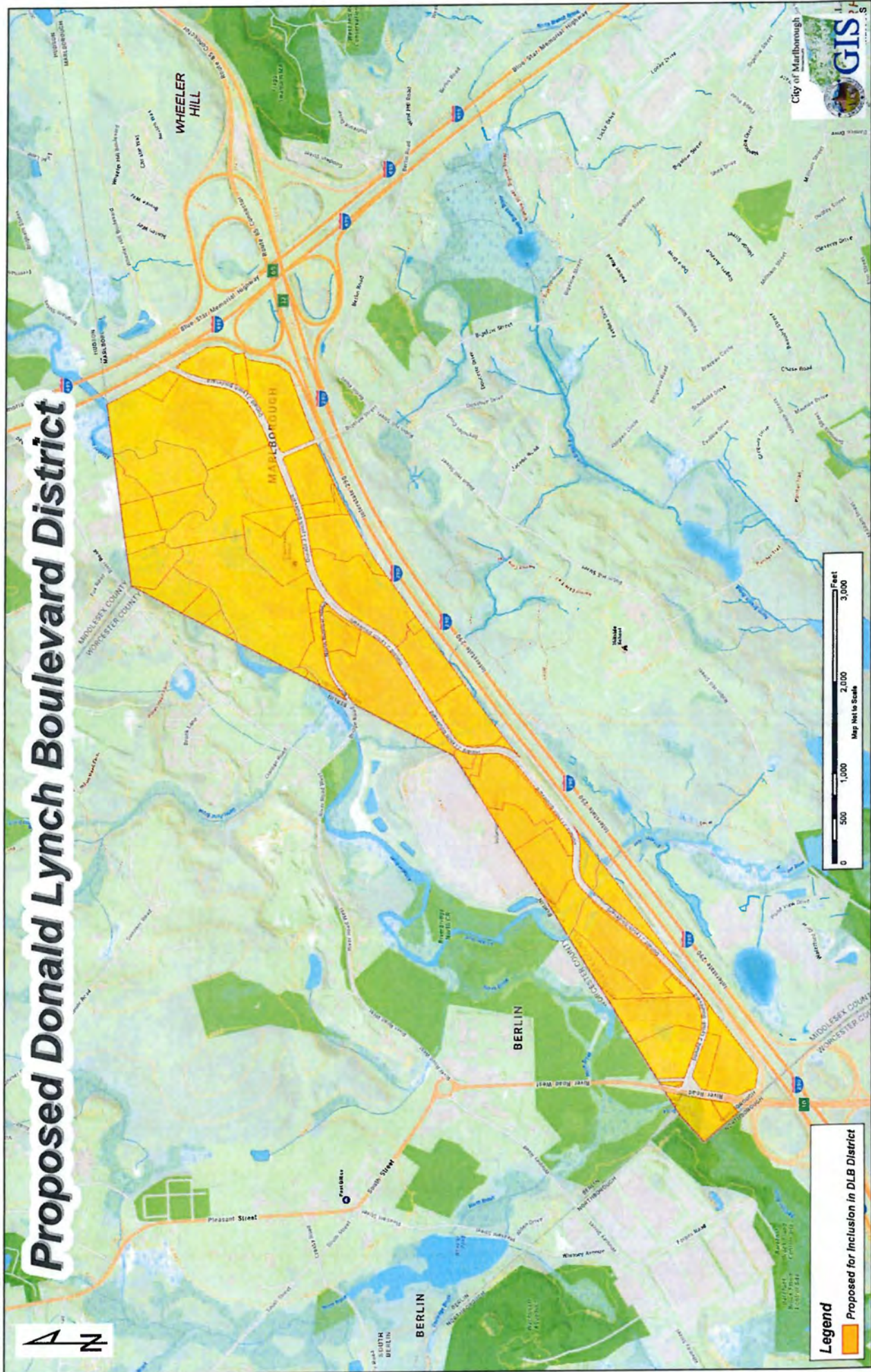
- ¹ Note deleted.
- ² Applies to all buildings erected on or after January 27, 1969; all others, 10 feet.
- ³ Where abutting a residence district or within the Marlborough Village District where abutting an existing structure that has side-facing windows at the structure's lot line; otherwise 0 feet.
- 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,

ZONING

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 7 stories and up to 85 feet; also, provided that the height of any development within 50 feet of a residential district boundary, shall be stepped down and shall not exceed 52 feet except where allowed by special permit. [See § 650-34F(1).]
- 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.
- ¹⁷ The special permit height of 85 feet shall step down to 52 feet when the building is within 50 feet setback from a property line that abuts a residential district.
- ¹⁸ Within the DLB, special permits may allow for: no minimum lot area, reduced minimum lot frontage of 50 feet, reduced minimum side yard of 10 feet, reduced minimum front yard of 30 feet, reduced minimum rear yard of 15 feet and increased maximum lot coverage of 80%, for a new parcel subdivided from an existing parcel, subject to the provisions set forth in §650-39.2(D). Within the DLB, special permits may allow for a maximum height of up to 60 feet (provided that, a maximum building height greater than 60 feet may be granted for the following uses: recreation center, recreation establishments) and elimination of the distance from a residential zone requirement in determining maximum height.

Proposed Donald Lynch Boulevard District



Legend
Proposed for Inclusion in DLB District