

# CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: July 23, 2019

Time: 5:30 PM

Location: City Council Chamber, 2<sup>nd</sup> Floor, City Hall, 140 Main Street

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH

2019 JUL 16 A 9:35

## New Business:

1. 06-17-2019 – **Order No. 19-1007716:** Communication from the Mayor, regarding Draft Zoning Petition related to the Route 20 East corridor.

-Refer to Urban Affairs Committee

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



# IN CITY COUNCIL

Marlborough, Mass., JUNE 17, 2019

**ORDERED:**

That the Communication from the Mayor, re: Draft Zoning Petition related to the Route 20 East corridor, as detailed in the attached pages, be and is herewith refer to **URBAN AFFAIRS COMMITTEE**.

ADOPTED

ORDER NO. 19-1007716

06 - 12 - 2019

**§ 650-XX. Route 20 East Zoning District. [Added DATE by Ord. No. X]**

Within the Route 20 East Zoning District (R20E), the following provisions govern. Where these provisions conflict with other sections of the Zoning Ordinance, the provisions of this section shall apply. The Route 20 East Zoning District is located on Boston Post Road East (Route 20) as indicated on the **City Zoning Map**.

- A. Purpose and vision. The purpose of the Route 20 East Zoning District is to implement smart growth principles with development that will enhance compatible land uses and encourage desired growth patterns for a traditionally automobile centered commercial corridor for the benefit of public health, safety and welfare, by promoting integrated, pedestrian-friendly, commercial mixed-use development including retail, housing, and workplaces within close proximity to each other that are consistent with the stated economic development objectives of the City and contribute to enhanced streetscape and designed to further promote livability and quality of life within the district.
- (1) Commercial mixed-use development.
- (a) For the purposes of this Zoning District, a commercial mixed-use development shall include any eligible use set forth in Subsection E below, which shall be commingled into a single structure or multiple structures with other eligible uses on the same property. Accordingly, commercial mixed-use developments shall benefit the public health, safety and welfare, through the sharing of parking lots and driveway curb cuts, to minimize the amount of impervious paved parking area and driveway curb cuts, to reduce automobile trips and traffic congestion, and accordingly to improve air quality.
- (b) All developments shall be designed to be pedestrian-friendly and that shall include site design, building layout, and pedestrian circulation features and amenities in compliance with the design standards of this Zoning District. Pedestrian-friendly developments shall benefit the public health, safety and welfare, through the encouragement of walking and physical activity.
- B. Site plan review. Projects within the Route 20 East Zoning District shall be subject to site plan review as provided in § 270-2, entitled "Site plan review and approval," of the Marlborough City Code.
- (1) Applicability.
- (a) In all instances, a development which proceeds within the Route 20 East Zoning District is subject to site plan approval in accordance with § 270-2 of the Marlborough City Code.
- (b) Site plan review applies to both as of right and uses available by grant of a special permit within the Route 20 East Zoning 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. [See § 270-2(3).]
- (c) Site plan review shall be conducted administratively, as provided in § 270-2, except for multifamily uses, hotel uses, and 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.

- (d) The City Council may elect to vary the dimensional and parking requirements of this section by 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 Route 20 East Zoning District.

D. Exclusivity/control. This section (§ 650-XX) of the Zoning Ordinance exclusively controls the establishment, development, and design of any development undertaken in the Route 20 East Zoning District and supersedes any other provision of the Zoning Ordinance. In the event of any conflict between the provisions of this section (§ 650-XX) and any other provision of the Zoning Ordinance, the provisions of this section shall govern and control.

E. Eligible uses. Except as specifically provided herein, any uses which are not permitted, whether as of right or by a special permit, within the Route 20 East Zoning District (R20E) under § 650-17, Table of Use Regulations, of the Zoning Ordinance, shall be prohibited.

- (1) The following uses are permitted by right in the Route 20 East Zoning District, and are encouraged to be combined as a commercial mixed-use development:
- (a) Customary home occupations
  - (b) Yards sales, charitable sales bazaars
  - (c) Artist studio/live/work gallery space
  - (d) Recording studio/live/work space
  - (e) Convert buildings to office, bank, insurance use
  - (f) Retail sales and services <75,000 square feet gross floor area
  - (g) Office, banks, insurance and financial institutions
  - (h) Schools, for business, trade, music, dance, and television or radio broadcasting studios (but not including towers)
  - (i) Medical office/clinic
  - (j) Dental clinics
  - (k) Consumer service establishments
  - (l) Brew pubs
  - (m) Copy shops, newspaper offices
  - (n) Restaurant, café
  - (o) Restaurants serving food outdoors
  - (p) Restaurants for employee use
  - (q) Churches and religious buildings
  - (r) Public, private and religious schools, museums, libraries, parks, recreation facilities, buildings and playgrounds
  - (s) Child-care centers
  - (t) Public buildings
  - (u) Floodplain and Wetland Protection District
  - (v) Water Supply Protection District
  - (w) Associated/accessory research uses
  - (x) Recreation center, indoor and outdoor

- (2) The following additional uses are also permitted by special permit in the Route 20 East Zoning District, and are encouraged to be combined as a commercial mixed-use development:
  - (a) Retail sales and services >75,000 square feet gross floor area
  - (b) Commercial radio and television towers and wireless communications facilities
  - (c) Hotels <100 rooms
  - (d) Recreation center
  - (e) Self-service laundry
  - (f) Mixed use development
  - (g) Car parking lots, garages (which are not accessory to an on-site allowed use)
  - (h) Shopping malls
  - (i) Dry cleaning
  - (j) Accessory uses and service buildings, in the Route 20 East Zoning District only, accessory shall be defined to include uses on a non-adjacent parcel, e.g. across the street from the parcel with the primary use. Accessory uses and service buildings must also comply with Route 20 East Zoning District Design Standards that follow.
- (3) All uses not noted in Subsection E (1) and Subsection E (2) above shall be deemed prohibited, except where to so deem would interfere with or annul any other City of Marlborough ordinance, rule, regulation, permit or license, or any state or federal law or regulation.

F. Dimensional requirements. The Route 20 East Zoning District shall be subject to the dimensional standards in accordance with Article VII of the Zoning Ordinance, with the following exceptions:

- (1) The Route 20 East Zoning District shall consist of lots with a minimum area of 5,000 square feet.
- (2) Minimum lot frontage measurement shall be no less than 50 feet for any lot.
- (3) Minimum front yard measurement shall be no less than 30 feet.
- (4) Minimum side yard measurement shall be no less than 25 feet.
- (5) Minimum rear yard measurement shall be no less than 25 feet.
- (6) Maximum building height shall not exceed 52 feet permitted by-right and 85 feet permitted by special permit. 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.
- (7) Maximum lot coverage shall not exceed 80% of the lot area.

G. 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.

- (1) General. In the Route 20 East Zoning District, adequate off-street parking shall be provided. The City Council and the applicant shall have as a goal, for the purposes of defining adequate off-street parking, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose. In implementing this goal, the City Council shall consider complementary or shared use parking areas by activities having different peak demand times, and the applicant shall locate adjacent uses in such a manner as will facilitate the complementary use of such

parking areas. Implementation of such complementary use of parking areas may result in permitted reductions in the parking requirements.

- (2) Parking locations.
  - (a) Parking shall be located to the side and/or rear of all new building structures that front on Route 20 East, an existing connecting street, or a new internal access street.
  - (b) Parking may be provided at ground level, underground, or in a parking garage. Parking garages can be freestanding or as part of buildings 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 access. Where a proposed parking lot is adjacent to an existing parking lot of a similar use, providing vehicular and pedestrian connections between the two parking lots shall be required. This access shall allow vehicular circulation between parking areas without the need to travel on Route 20. This access shall allow the unobstructed flow of pedestrians between adjacent properties, businesses, and parking areas. A sidewalk shall be provided on at least one side of the driveway.
- (4) Parking requirements. Parking in the R20E 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.
- (5) Parking reductions. The applicant may seek a reduction in the number of required parking spaces, through a Special Permit. Consideration may be given to the hours of peak use, amount of parking that could be shared with other uses, the amount of parking located conveniently accessible to the property, as well as other relevant information to assist in the determination of parking relief. Relief may be granted provided that it is demonstrated that the additional demand for such spaces can be reasonably met without placing an undue burden on existing facilities already relying on such spaces under the following conditions:
  - (a) Allow parking areas to be shared with adjoining businesses based upon having peak user demands at different times provided that all businesses sharing parking are located on the same lot.
  - (b) Parking spaces on a separate lot or lots within a radius of six hundred feet, measured from the lot line of the principal use, may be counted, provided that a safe and convenient pedestrian connection through the use of sidewalks, crosswalks, or multi-use paths is created to the separate lot or lots.
- (6) Parking dimensions. Each parking space shall be no less than nine feet by eighteen feet. Aisle widths shall be a minimum of 11 feet for one-way travel lanes and 22 feet for two-way travel lanes.
- (7) Curb cuts. Curb cuts shall be minimized. All new curb cuts are subject to Site Plan Review. To the extent feasible, vehicular access shall be provided through one of the following methods:
  - (a) Through a common driveway serving multiple lots, or
  - (b) Through an existing side or rear street.
- (8) Landscape strips. Continuous landscaping strips shall be provided no less than 10 feet to the right-of-way line along Boston Post Road East (Route 20), not including the width of sidewalks.
- (9) Parking landscape islands. The location of landscaped islands in parking lots shall be placed so that a portion of every parking space is not more than 90 feet from a landscaped



area on the perimeter or interior of the parking lot. Portions of these landscape islands may be used to establish safe pedestrian walkways through parking lots.

- (10) Streetscape planting quantity. Plantings shall consist of at least one shade tree per every 50 linear feet of street frontage. Plantings may be grouped, not evenly spaced, but groups of trees shall be spaced no further apart than 75 linear feet.
- (11) Stormwater management. The site shall be designed to infiltrate all stormwater on site and avoid run-off onto adjacent properties.
- (12) Granting relief. The City Council may, during the site plan approval process, waive any of the foregoing requirements or the requirements of § 650-47, § 650-48 and § 650-49 if it makes a finding that to do so will enhance the overall design of the Route 20 East Zoning District.

#### H. Design standards.

In addition to the following design standards herein which apply to all developments within the Route 20 East Zoning District, Route 20 East Zoning District mixed-use including residential development should incorporate design guidance from the City of Marlborough Multifamily Development Review Criteria and Design Guidelines.

- (1) Site layout
  - (a) Site and building layout. Buildings shall be located in close proximity to streets and access ways with parking located to the rear or to the side of buildings. Buildings shall be oriented to frame street frontage and define outdoor spaces in coordination with adjacent buildings located on the same property or abutting property.
  - (b) Site and parking layout. Parking shall be located to the rear or to the side of buildings that front on a street. Where an existing parking lot is in front of a building that will be redeveloped, landscaping shall be placed to screen parking and enhance the visual appeal of the site and street frontage. Where a new parking lot is to the side or rear of a building, but adjacent to a street, landscaping shall be used to screen the parking and reduce the visual impact of the parking.
  - (c) Site buffer. The setback abutting an existing residential or industrial use shall include landscape plantings and features that screen and separate adjacent residential or business uses from new commercial mixed-use development. This requirement does not need to be provided where adjacent to an existing commercial mixed-use development, retail, or restaurants.
- (2) Pedestrian and bicycle circulation
  - (a) Pedestrian circulation. Safe, convenient, and attractive pedestrian access shall be incorporated into plans for new construction of buildings and parking areas, and should be designed in concert with landscape plans. Where appropriate, new pedestrian and bicycle paths shall connect the site with abutting trails, amenities, or parks to promote pedestrian and bicycle circulation and safety. Where appropriate, pedestrian access should be expanded into a shared-use path to provide safe, convenient, and attractive bicycle access. When parking is located to the rear of the building, pedestrian access via a pedestrian-oriented alley or walkway through to the primary street is encouraged.
  - (b) Pedestrian amenities. Sidewalks shall provide access from internal site uses, building entries, and parking areas to Route 20 and between adjacent sites.

- (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) Outdoor Pedestrian Spaces
- (a) Useable Outdoor Pedestrian Space. Buildings and site features shall be arranged to create functional public and private outdoor spaces, including sidewalks, patios, entryways, courtyards, and other types of spaces. Useable and accessible outdoor pedestrian space shall be provided and integrated with the site plan and building design. Such outdoor pedestrian spaces shall provide space to enhance visual connections between buildings, streets, open spaces, and pedestrian circulation, but that is set back from major vehicular ways and is appropriate to the anticipated level of foot traffic.
- (b) Uses with outdoor seating. Outdoor seating areas may be provided for restaurants, cafes, coffee shops, or other establishments with seating and may overlap with outdoor pedestrian spaces.
- (c) Location of outdoor seating. Outdoor pedestrian spaces and seating areas shall be oriented to street frontage, with side streets and secondary access streets the preferred locations, and integrated with the streetscape. Amenities and seating shall not reduce the required sidewalk widths or impact pedestrian or bicycle circulation.
- (4) Building design
- (a) Mixed-uses. Route 20 East Zoning District would benefit from mixed-use development that combines several uses that are allowed as of right or by special permit in the district. These uses could be provided in a cluster of separate buildings, or combined vertically in a single building. A mix of uses in close proximity would enhance the creation of smaller, walkable clusters that enhance the Route 20 East corridor and provide opportunities for residents and patrons to circulate between uses without the use of a vehicle.
- (b) Façade step back. A step back in the façade of a building shall occur at the upper floor(s) for all buildings above 3-stories in height. For example, the fourth story of a 4-story building shall be recessed from the lower 3-stories of the primary façade with a step back. Or, the fourth and fifth story of a 5-story building shall be recessed from the lower 3-stories of the primary façade with a step back. The step back shall be a minimum of 5 feet.
- (c) Multiple buildings. In mixed-use developments with multiple buildings, recurring forms and materials shall be used to unify the development, while establishing an overall hierarchy of buildings for visual interest and orientation.
- (d) Define corners. Prominent corners of sites and buildings should be defined and celebrated by the layout and design of the building(s). Prominent building corners may use design elements such as towers, arches, unique building massing, or roof forms to serve as identifiable and memorable landmarks.
- (e) Roof forms. Gable, hip, mansard, gambrel, stepped, and peaked roofs add variety and interest to buildings and shall be incorporated into mixed-use developments. Flat roofs may be incorporated into the roof design with other roof forms and features.



- (f) Blank walls. Large portions of building facades which are unarticulated or blank walls shall be avoided through the careful placement of doors, windows, façade features, and transitions in façade materials and finishes.
  - (g) Design quality. Building massing and façade design shall be of a high quality with well composed and articulated building forms using a variety of techniques to create visual interest and character with architectural details, vertical and horizontal projections and recesses, changes in height, roof forms, cornice treatments, pilasters, window reveals, materials, colors, and prominent building entrances or other design features.
  - (h) Building materials. Use of traditional, natural, and sustainable building materials such as wood, brick, and stone shall be preferred over other synthetic materials.
  - (i) Placement of utilities. HVAC equipment, transformers, fans, generators, and other utility structures shall be located on buildings and sites so that they are not visible on roofs visible from streets and access ways or visible in building frontage areas. Where such utility structures occur, they shall be suitably screened from view through architectural or landscape elements.
- (5) Exterior lighting
- (a) Lighting quality. The use of lighting should be integrally designed as part of the site layout and building design. Use of high-quality light, which provides uniform visibility while avoiding light pollution, is encouraged. Consider illuminating sidewalks, parking areas, and other multi-use pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of intense shadows and glare.
  - (b) Lighting consistency. Lighting shall be consistent throughout the development and coordinated in appearance between site lighting and any building-mounted light fixtures. Consistent fixture selection for design and coordinated decorative poles shall be used throughout the development.
  - (c) Lighting shielding. Light fixtures shall be shielded as to prevent light pollution beyond the lot boundary or upward into the night sky.
- (6) Signage
- (a) Sign quality. Signs and sign locations shall be an integral part of high quality development, designed to be consistent with the scale, image and style of the associated buildings. Sign design and materials shall relate to the building and site elements.
  - (b) Informational signs. Parking, wayfinding, or other information signs shall be simple and understated and located to provide convenient direction and information.
  - (c) Integrated signs. Signs mounted on buildings shall be integrated with the architectural design of the building and should not be located to cover or obscure architectural elements. The building design should offer an integrated location on the building façade to receive signs. For buildings with multiple tenants, a consistent and integrated location on the building façade should be designed to receive signs for each separate tenanted space.
  - (d) Awnings. Awnings, trellises, or canopies are encouraged above windows, doors, and entrances to provide shade and architectural relief from flat facades while providing an alternative location for signage.

## (7) Landscape

- (a) Landscape quality. The landscape design shall use natural and informal patterns of high canopy trees and clusters of low height shrubs. The area between the street and the front building façade shall receive additional landscape attention with more plantings and a design to complement the site and building design. A mix of deciduous and evergreen plantings shall be utilized. Landscape features shall be used to highlight site and building features and entries, and to screen and conceal utilities and parking areas.
- (b) Stormwater treatment and features. The site and landscape design should integrate 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.
- (c) Landscape maintenance. Landscape areas shall be associated with a maintenance plan and maintained after installation including watering, removal of debris, pruning and replacement of plants when necessary. Site drainage improvements shall be designed as part of the landscape and feature drainage as part of the natural landscape.

## I. Signage.

- (1) Except as otherwise provided in this section, signage shall conform to the provisions of Chapter 526 of the City Code, the Sign Ordinance.
- (2) Granting relief. The City Council may waive any of the requirements of the Sign Ordinance if it makes a finding that to do so will enhance the overall design of the Route 20 East Zoning District.
- (3) Prohibited signs include, but are not limited to signs which contain or consist of pennants, ribbons, streamers, spinners, or devices which flash, rotate, or make noise. Signs which have blinking, flashing, or fluttering lights. Signs which are inflatable. Signs which would interfere with safety or traffic operations.

## J. Application.

- (1) Special permits. An application for a special permit for a use in a development in the Route 20 East Zoning 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 Route 20 East Zoning District shall comply with the requirements of Chapter 270 the City Code, Article II, Permits and Approvals, § 270-2.

## K. Site plan approval review criteria.

- (1) Review criteria. The City Council in connection with a special permit and/or site plan application in the Route 20 East Zoning District shall review such applications with respect to the following review criteria:
  - (a) Compliance of the design with the § 650-XX section H Design Standards
  - (b) Compliance of sidewalks with Americans with Disabilities Act (ADA) design standards;
  - (c) Scale of buildings relative to surroundings and relative to City of Marlborough Multi-family Development Review Criteria and Design Review Guidelines;
  - (d) Quality of design and materials for building facades visible from public ways;
  - (e) Quality of design and materials for public space;
  - (f) Placement of utilities and wiring underground, to the extent practical; and

- (g) External lighting shall be sensitive to the night sky, utilizing Illuminating Engineering Society of North America (IESNA) guidance for any lighting design, and avoid light spillage onto adjacent properties.
- (2) Submission requirements:
  - (a) Site plan depicting proposed development, buildings, parking, vehicular, pedestrian, and bicycle circulation, open space
  - (b) Building elevations
  - (c) Landscape plan
  - (d) Lighting plan with photometrics
  - (e) Site and building signage plan
- (3) Public presentation. Concurrent with any public hearing/meeting associated with a special permit and/or site plan filing, the applicant shall make a presentation to the City Council to present the proposed architectural design and shall consider the comments and input from the City Council. A final building elevation shall be submitted prior to the close of the public hearing/meeting.

L. Standards for roadways and drainage.

- (1) Roadways. Internal Route 20 East Zoning District roadways shall be private ways and shall be maintained by owners/developers of the Route 20 East Zoning District and portions thereof. Private ways within the Route 20 East Zoning 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 roadways shall be adequate for the intended vehicular and pedestrian traffic and shall be maintained by the owner/developer or an association of owners.
- (2) Stormwater management system. Developments proposed in the Route 20 East Zoning District shall have a stormwater management system designed in accordance with the City of Marlborough Subdivision Regulations and the Department of Environmental Protection's Storm Water Handbook and Standards and the City's Stormwater Ordinance (Chapter 271), as amended.

M. Amendments. After approval, the owner/developer may seek amendments to the approved permits. Minor amendments to a special permit and major or minor amendments to a site plan approval may be made by a super majority (2/3) vote of the City Council. It shall be a finding of the City Council, not subject to dispute by the applicant, whether a requested amendment is deemed to be a major amendment or a minor one. In general, a minor modification shall not produce more than a material increase in the scale of a project nor produce more than a material increase in impact on City services, the environment or the surrounding neighborhood. If it is determined that revisions to a special permit are not minor, per § 650-59 of the Zoning Ordinance, an application for a revised special permit shall be filed, and a public hearing shall be held in the same manner as required for a new application, subject to the fee schedule under Subsection C(3) of § 650-59.

ZONING

650 Attachment 1

03 - 20 - 2019

City of Marlborough

FOR ILLUSTRATIVE PURPOSES ONLY – ALL ZONING DISTRICTS ARE NOT SHOWN

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]

**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.

Changes from existing underlying zones are highlighted

	Zoning District Abbreviations				
	Existing Underlying Zones			Recommended Route 20 East Zoning District	
	RCR	B	LI	Proposed R20E	(Compare to) Wayside OD
<b>Residential Use</b>					
Single-family	Y	N	N	N	N
Single-family, attached (1)	N	N	N	N	N
Conversion of detached one-family to a two-family (2)	N	N	N	N	N
Two-family homes	N	N	N	N	N
Conversion of a two-family dwelling to a three (3)	N	SP	N	N	N
Multifamily dwelling (4) (42)	N	SP	N	N	Y (up to 100 units) SP (more than 100)
Comprehensive developments (§ 650-27)	Y	Y	Y	N	N
Boarding and lodging homes	N	SP	N	N	N
Tourist home\bed-and-breakfast	N	N	N	N	N
Open space development (§ 650-28)	N	N	N	N	N
Trailer mobile homes (5)	SP	SP	SP	N	N
Retirement Community Overlay (§ 650-22)	N	N	SP	N	N
Residential accessory uses (6)	Y	Y	Y	N	N
Customary home occupations (7)	Y	Y	Y	Y	N
Yard sales, charitable sales bazaars (8)	Y	Y	Y	Y	N

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



MARLBOROUGH CODE

	Zoning District Abbreviations				
	Existing Underlying Zones			Recommended Route 20 East Zoning District	
	RCR	B	LI	Proposed R20E	(Compare to) Wayside OD
Two residential structures on a lot less than 80,000 square feet (9)	N	N	N	N	N
Artist studio/live/work gallery space	N	N	N	Y	N
Recording studio/live/work space	N	N	N	Y	N
Assisted living facilities (44)	N	N	N	N	N
<b>Business Uses</b>					
Convert buildings to office, bank, insurance use (18)	N	N	N	Y	N
Commercial kennels and animal hospitals	N	N	N	N	N
Veterinary hospital	N	N	N	N	N
Commercial kennels	N	Y	N	N	N
Riding academy	N	SP	N	N	N
Retail sales and services <75,000 square feet gross floor area (19) (43)	N	Y	SP	Y	Y
Retail sales and services >75,000 square feet gross floor area (19) (43)	N	SP	SP	SP	SP
Offices, banks, insurance and financial institutions	N	Y	Y	Y	Y
Schools, for business, trade, music, dance, and television/or radio broadcasting studios (but not including towers)	N	Y	N	Y	N
Commercial radio and television towers and wireless communications facilities (20)	N	SP	SP	SP	N
Hotels (41)	N	SP	SP	N	N
Hotels <100 rooms				SP	
Hotels with conference facilities and commercial uses (21)	N	SP	SP	N	N
Residential conference and training center with food and recreation services (22)	N	N	Y	N	N
Recreation center (23)	N	N	SP	SP	Y
Private clubs, nonprofit	N	SP	N	N	N
Clubs (24)	N	Y	N	N	N
Self-service laundry	N	Y	N	SP	N
Medical office/clinic	Y	Y	N	Y	Y
Dental clinics	Y	Y	N	Y	Y

ZONING

	Zoning District Abbreviations				
	Existing Underlying Zones			Recommended Route 20 East Zoning District	
	RCR	B	LI	Proposed R20E	(Compare to) Wayside OD
Consumer service establishments	N	Y	N	Y	Y (complimentary to other principal uses)
Salesroom	N	N	N	N	N
Wholesale office or showroom	N	N	N	N	N
Wholesale sale and warehousing	N	N	N	N	N
Commercial greenhouse	N	Y	Y	N	N
Motels	N	SP	SP	N	N
Mixed use development (42)	N	SP	N	SP	Y
Brew pubs	N	SP	N	Y	N
Copy shops, newspaper offices	N	Y	N	Y	N
Place of repair for cars, boats, trucks and farm equipment (25)	N	N	N	N	N
Places of assembly	N	SP	N	N	N
Outdoor recreation uses	N	SP	SP	N	N
Outdoor storage (26)	N	Y	SP	N	N
Car parking lots, garages (27)	N	SP	N	SP	Y
Gasoline filling stations (28)	N	SP	N	N	N
Auto service facilities for minor repairs, changing tires and lubrication (28)	N	SP	N	N	N
Auto sales and service (25)	N	N	N	N	N
Car wash (28)	N	SP	N	N	N
Open air markets (29)	N	SP	N	N	N
Shopping malls	N	N	SP	SP	N
Soil removal (30)	Y	Y	Y	N	N
Accessory uses	Y	Y	Y	N	N
Funeral homes, parlors and mortuaries	N	N	N	N	N
Public, private or commercial recreation establishments, recreation grounds or places of amusement	N	SP	SP	N	N
Restaurant, cafe	N	Y	SP	Y	Y
Restaurant with drive-in or drive-thru facilities (31)	N	SP	N	N	N
Restaurants serving food outdoors (31)	N	Y	SP	Y	Y
Restaurants for employee use	N	N	Y	Y	N
Drive-thru facilities	N	SP	N	N	N
Adult bookstore (32)	N	N	N	N	N



MARLBOROUGH CODE

	Zoning District Abbreviations				
	Existing Underlying Zones			Recommended Route 20 East Zoning District	
	RCR	B	LI	Proposed R20E	(Compare to) Wayside OD
Adult video store (32)	N	N	N	N	N
Adult paraphernalia store (32)	N	N	N	N	N
Adult movie theatre (32)	N	N	N	N	N
Adult live entertainment establishment (32)	N	N	N	N	N
Tattoo and body piercing parlors and shops (32)	N	N	N	N	N
Narcotic detoxification and/or maintenance facility		N	SP	N	N
Medical marijuana treatment center	N	N	N	N	N
<b>Agriculture, Public, and Institutional Use</b>					
Agriculture, horticulture or floriculture >5 acres (10)	Y	Y	Y	N	N
Forest, woodlots, portable, woodworking mills (11)	N	N	N	N	N
Livestock farms > 10 acres (12)	N	N	N	N	N
Farms and poultry farms (13)	Y	N	N	N	N
Cemeteries	N	N	N	N	N
Hospitals and sanitarium	N	N	N	N	N
Correctional institutions	N	N	N	N	N
Golf courses, country clubs and beaches (14)	N	N	N	N	N
Charitable and philanthropic buildings	N	N	N	N	N
Churches and religious buildings (15)	Y	Y	Y	Y	N
Public recreation and conservation	N	N	N	N	N
Day camps	N	SP	N	N	N
Public, private and religious schools, museums, libraries, parks, recreation facilities, buildings and playgrounds	Y	Y	Y	Y	N
Child-care centers (16)	N	Y	Y	Y	N
Public utilities, not including storage yards or repair shops	Y	Y	Y	N	N
Public buildings (17)	Y	Y	Y	Y	N
Water towers, reservoirs	Y	Y	Y	N	N
Floodplain and Wetland Protection District (§ 650-23)	Y	Y	Y	Y	N

ZONING

	Zoning District Abbreviations				
	Existing Underlying Zones			Recommended Route 20 East Zoning District	
	RCR	B	LI	Proposed R20E	(Compare to) Wayside OD
Water Supply Protection District (§ 650-24)	Y	Y	Y	Y	N
Convalescent and nursing homes	N	N	N	N	N
<b>Industrial Uses</b>					
Airports and heliports	N	N	Y	N	N
Newspaper printing and publishing, job printing	N	N	Y	N	N
Manufacturing where the majority of items are sold on premises to the consumer	N	N	N	N	N
Transportation terminal and freight depots	N	N	SP	N	N
Food processing plants	N	N	N	N	N
Research, experimental labs (33)	N	N	Y	N	N
Bakery (nonretail)	N	N	N	N	N
Light non-nuisance manufacturing	N	N	Y	N	N
Light manufacturing, using portable electric machinery (34)	N	N	N	N	N
Light manufacturing incidental to research	N	N	Y	N	N
Associated/accessory research uses (35)	N	N	SP	Y	N
Manufacturing and/or warehousing (36)	N	N	Y	N	N
Manufacturing or warehouse (37)	N	N	N	N	N
Retail sales accessory to manufacturing (38)	N	N	N	N	N
Recreation center, indoor and outdoor	N	SP	SP	Y	Y (health, sports and fitness clubs)
Power laundries	N	N	N	N	N
Dry cleaning	N	Y	N	SP	Y (pick-up/drop-off)
Dye works	N	N	N	N	N
Packaging or bottling plants	N	N	N	N	N
Electric power substation for changing bulk power to distribution voltage	N	N	SP	N	N
Accessory uses and service buildings (39)	N	N	Y	SP	N
Large tract development (40)	N	N	N	N	N
Data storage/ telecommunications facilities	N	N	Y	N	N

ZONING

650 Attachment 2

03 - 20 - 2019

City of Marlborough

FOR ILLUSTRATIVE PURPOSES ONLY – ALL ZONING DISTRICTS ARE NOT SHOWN  
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
							Distance from Residential Zone (feet)	Height <sup>6,10</sup> (feet)	
Existing Underlying Zones	Retirement Community	15 acres	250 <sup>7</sup>	25 <sup>8</sup>	50 <sup>8</sup>	---	2 ½ stories		50% <sup>9</sup>
	Business B	5,000 square feet	50	25 <sup>3</sup>	50	None	52 feet		30% for residential; 80% for all other uses
	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		
Recommended Route 20 East Zoning District	Proposed R20E	5,000 square feet	50	25	30	25	52 feet (by-right) 85 feet (by special permit)		80%
	(Compare to) Wayside OD	5,000 square feet	50	25	30	None	52		85%

## MARLBOROUGH CODE

### NOTES:

- <sup>1</sup> Note deleted.
- <sup>2</sup> Applies to all buildings erected on or after January 27, 1969; all others, 10 feet.
- <sup>3</sup> 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.
- <sup>4</sup> Except where abutting a residence district, shall be 50 feet.
- <sup>5</sup> Except for buildings extending through a block or to a railroad siding.
- <sup>6</sup> 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.
- <sup>7</sup> However, this frontage need not be contiguous.
- <sup>8</sup> 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.
- <sup>9</sup> 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.
- <sup>10</sup> 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.
- <sup>11</sup> Maximum lot coverage for a Large Tract Development Lot shall be 50%.
- <sup>12</sup> 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.)
- <sup>13</sup> Within the Marlborough Village District, special permits may allow for an increase in lot coverage.
- <sup>14</sup> 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.
- <sup>15</sup> 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.



