

ZONING

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; 12-4-2023 by Ord. No. 22/23-1008721M; 7-22-2024 by Ord. No. 24-  
1009136D; 8-19-2024 by Ord. No. 24-1009147D; 9-8-2025 by Order No. 25-1009477D]

**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	Wayside	DLB
<b>Residential Use</b>															
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

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

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<b>Residential Use</b>															
Comprehensive developments (§ 650-27)	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	N	Y	Y
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

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<b>Business Use</b>															
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	SP	N	SP
Hotels < 100 rooms	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP
Hotels with conference facilities and commercial uses (21)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	SP

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<b>Business Use</b>															
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	SP	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

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<b>Business Use</b>															
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

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<b>Business Use</b>															
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	N	SP	SP	SP	N	N	SP
Medical marijuana treatment center (45)	N	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	N	N	SP	N	SP	N	N	SP	SP
Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer, craft marijuana cooperative, marijuana micro business, marijuana courier, marijuana delivery operator, marijuana research facility, or transporter (47)	N	N	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	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

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	Zoning District Abbreviations														
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<b>Agriculture, Public and Institutional Use</b>															
Agriculture, horticulture or floriculture >5 acres (10)	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
Livestock farms > 10 acres (12)	Y	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
Cemeteries	SP	SP	SP	SP	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
Correctional institutions	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
Charitable and philanthropic buildings	SP	SP	SP	SP	SP	SP	N	SP	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
Public recreation and conservation	Y	SP	SP	SP	N	N	N	Y	N	N	N	N	N	N	Y
Day camps	SP	SP	SP	SP	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
Child-care centers (16)	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	N	Y
Public buildings (17)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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<b>Agriculture, Public and Institutional Use</b>															
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

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	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside	DLB
<b>Industrial Uses</b>															
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

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<b>Industrial Uses</b>															
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	N	SP
Self-service storage facility	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N
Coffee roastery	N	N	N	N	N	N	N	SP	SP	N	SP	SP	SP	SP	SP