

ZONING

650 Attachment 2

City of Marlborough

Table of Lot Area, Yards, and Height of Structures

(§ 650-41)

[Amended 12-1-2014 by Ord. No. 14-1005947C; 12-19-2016 by Ord. No. 16-1006667D; 11-19-2018 by Ord. No. 18-1007337E; 12-17-2018 by Ord. No. 18-1007404D; 12-16-2019 by Ord. No. 1007716E; 12-4-2023 by Ord. No. 22/23-1008721M; 8-19-2024 by Ord. No. 24-1009147D]

District	Minimum Lot Area	Minimum Lot Frontage (feet)	Minimum Side Yard (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Height	Maximum Lot Coverage <sup>7</sup>
Rural Residence RR	1 acre	180	25	40	50	2 ½ stories	20%
Residence A-1	22,500 square feet	150	20 <sup>2</sup>	30	40	2 ½ stories	25%
Residence A-2	18,000 square feet	120	15 <sup>2</sup>	30	40	2 ½ stories	30%
Residence A-3	12,500 square feet	100	15 <sup>2</sup>	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 <sup>2</sup>	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 <sup>7</sup>	25 <sup>8</sup>	50 <sup>8</sup>	— <sup>8</sup>	2 ½ stories	50% <sup>9</sup>
Neighborhood Business NB	5,000 square feet	50	10	15 to 25 <sup>16</sup>	15 to 25 <sup>16</sup>	2 1/2 stories minimum; 52 feet maximum	75%
Wayside	5,000 square feet	50	25	30	25	52 feet (by-right) 85 feet <sup>17</sup> (by special permit)	80%
Business B	5,000 square feet	50	25 <sup>3</sup>	50	None	52 feet	30% for residential; 80% for all other uses
Commercial and Automotive CA	5,000 square feet	50	50 <sup>3</sup>	50	None	2 stories (no limit where use is exclusively for industry)	80%

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Marlborough Village District MV	5,000 square feet	25	10 <sup>3</sup>	10 <sup>14</sup>	10 <sup>15</sup>	Minimum: 35 feet or 2.5 stories; Maximum: 4 stories: not to exceed a maximum of 60 feet <sup>12</sup>		80% <sup>13</sup>
Limited Industrial LI	2 acres	200	50	50	50	<b>Distance from Residential Zone (feet)</b>	<b>Height<sup>6, 10</sup> (feet)</b>	60
						0 to 150:	30	
						151 to 250:	36	
						251 to 400:	40	
						401 to 500:	52	
Donald Lynch Boulevard	2 acres <sup>18</sup>	200 <sup>18</sup>	50 <sup>18</sup>	50 <sup>18</sup>	50 <sup>18</sup>	<b>Distance from Residential Zone<sup>18</sup> (feet)</b>	<b>Height<sup>18</sup> (feet)</b>	60% <sup>18</sup>
						0 to 150:	30	
						151 to 250:	36	
						251 to 400:	40	
						401 to 500:	52	
Industrial I	1 acre	50	25 <sup>4</sup>	40	40 <sup>5</sup>	— <sup>10</sup>		60 <sup>11</sup>

**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

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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 for a roof deck. [See § 650-34F.]

<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.

<sup>16</sup> 15 feet for structures under 35 feet; increases to 25 feet for structures 35 feet or taller.

<sup>17</sup> 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.

<sup>18</sup> 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 §650-39.2D). 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.