



ZONING-RELATED WARRANT ARTICLES APPROVED AT 2026 ANNUAL TOWN MEETING APRIL 27, 28, 29

ARTICLE 6: Hospitality Overlay District

To see if the Town will vote to amend the Northborough Zoning Map and the Northborough Zoning Bylaw to create a Hospitality Overlay District as follows, or take any action relative thereto.

1. Amend the Northborough Zoning Map to create the “Hospitality Overlay District (HOD)” as depicted on the map entitled “Hospitality Overlay District Map” and described more particularly in Section 7-07-030 of the Zoning Bylaw, a copy of which map has been placed on file with the Town Clerk and Planning Department;
2. Amend Zoning Bylaw Section 7-04-010 Classification of districts to insert the underlined language as follows:
 - B. Overlay districts. There are hereby established the following overlay districts:
 - (1) Groundwater Protection Overlay District (GPOD).
 - (2) Floodplain Overlay District (FOD).
 - (3) Residential- Open Space Planning Overlay District (ROPOD).
 - (4) Multifamily Development Overlay District (MDOD).
 - (5) Hospitality Overlay District (HOD).
3. Amend the Zoning Bylaw to add a new Section 7-07-030 Hospitality Overlay District, as follows:

7-07-030 Hospitality Overlay District.

- A. Purpose. The purpose of the Hospitality Overlay District (HOD) is to allow options for hospitality uses in select locations within Northborough based on proximity to infrastructure and appropriateness of the site. The Hospitality Overlay District is intended to ensure that these uses serve the community’s cultural, economic, and social needs while minimizing adverse impacts to abutting uses.
- B. Definitions. Where used in this Section, the following term shall have the following meaning.

Assembly hall - A building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, ceremonial, religious or social purposes and may include a banquet hall, private club or fraternal organization.
- C. Applicability. The HOD is an overlay district superimposed over the underlying zoning districts as set forth on the map entitled “Hospitality Overlay District Map,” and consisting of Assessors’ Map 53, Parcels 73, 74, 75, and 155. This map is hereby made part of the Zoning Map – Town of Northborough, and is on file in the Office of the Town Clerk.

D. Use regulations.

(1) Permitted uses. The following uses, or a combination thereof, shall be permitted by right in the HOD. Uses are as defined in Section 7-05-020 and in subsection B of this section:

- (a) Restaurant, excluding alcoholic beverages.
- (b) Retail, up to 2,500 square feet of gross floor area.
- (c) Catering service.
- (d) Personal service establishment, up to 2,500 square feet of gross floor area.
- (e) Professional or business office.
- (f) Assembly hall.
- (g) Cultural use.
- (h) Uses accessory to a permitted principal use, as regulated by Section 7-05-020(J).

(2) Uses allowed by special permit. The Zoning Board of Appeals shall serve as special permit granting authority for the following uses:

- (a) Inn.
- (b) Conference center.
- (c) Restaurant, including alcoholic beverages.
- (d) Uses accessory to a permitted principal use allowed by special permit, as regulated by Section 7-05-020(J).

E. Density and dimensional regulations. The density and dimensional requirements in the Business East District shall apply to uses developed in accordance with this bylaw.

F. Design review and site plan approval. Development under this section requires design review by the Design Review Committee in accordance with Section 7-03-060 and site plan approval by the Planning Board for by-right uses and by the Zoning Board of Appeals for special permit uses in accordance with Section 7-03-050.

G. Other requirements.

- (1) Developments in the HOD shall comply with the site design standards in Section 7-09-020 that are associated with the Business East District.
- (2) All uses in the HOD shall comply with the off-street parking and loading regulations in Section 7-09-030 that are associated with the Business East District.
- (3) Signs in the HOD shall comply with provisions that apply to the Business East District in Section 7-09-040.

H. Special permit criteria. The Zoning Board of Appeals may grant a special permit for any use listed under subsection D(2) of this bylaw subject to any conditions it deems appropriate, upon finding that the proposal meets the criteria for approval in Section 7-03-040.