

ZONING

155 Attachment 2

SCHEDULE I LOT, YARD AND HEIGHT REGULATIONS³

Town of Marlborough

Chapter 155, Zoning

[Amended 3-8-1999 by L.L. No. 1-1999; 11-25-2002 by L.L. No. 8-2002;
5-27-2003 by L.L. No. 2-2003; 9-24-2018 by L.L. No. 5-2018; 9-26-2022 by L.L. No.
8-2022]

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre ¹	1 acre ¹			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000		1.5 acres	
With public water and sewer and natural gas (square feet)	7,500						
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	4	2½
Height (feet)	35	35	35	35	35	45 ²	35

NOTES:

¹ Minimum lot sizes in R-1 and R-Ag-1 are subject to percolation tests required under § 155-42, but in no event are less than one (1) acre.

² For buildings in excess of 35 feet in height in the HD Zone, there shall be a visual impact analysis prepared under SEQRA because the HD Zone includes property within the Coastal Boundary Zone. Regarding the alternative means of measurement of height by feet or by number of stories, the lesser of the two alternatives shall apply.

³ Minimum setbacks are subject to § 155-52 in R-Ag-1, R-1, and HD Zones that are next to active agricultural lands in efforts to preserve and protect agricultural practices. This minimum setback of 75 feet from the property line will supersede other minimum setbacks identified in Schedule I.