



IN CITY COUNCIL

SEPTEMBER 8, 2014
Marlborough, Mass., PAGE 1

ORDERED:

ORDERED:

MARLBOROUGH DOWNTOWN VILLAGE DISTRICT ZONING

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

- I. Chapter 650, is hereby amended by inserting in paragraph B. of § 650-5, entitled "Definitions, word usages", the following new definitions:

Artist Studios/Live/Work Gallery Space

The use of all or a portion of a structure for both habitation and work by persons engaged in the creation, manufacture or assemblage of commercial graphic arts; fine arts, including but not limited to painting, printmaking, sculpting, or ceramics; art and document restoration; the performing and visual arts, including but not limited to dance, choreography, photography or filmmaking, or the composition of music (but not to include Adult Entertainment). Sales of artist-created work are also permitted in a portion of the space.

Bed and Breakfast

An owner-occupied dwelling unit in which 8 or fewer rooms without kitchen facilities are let on an overnight basis, as a temporary sleeping quarters for persons who have their residence elsewhere. Food and beverage service is limited to breakfast for registered, paying overnight guests at no additional cost. The length of occupancy by a registered guest does not exceed 14 days. Hotels, motels, boarding, lodging or rooming houses are not classified as Bed and Breakfast establishments. Extended stay may be permitted beyond fourteen days with the approval of the Building Inspector. Such approval shall be granted only when an occupant has a verifiable employment contract or agreement coincident with the length of stay requested.

Brew Pub

Restaurants which are licensed by the United States Department of Alcohol, Tobacco and Firearms and the Commonwealth of Massachusetts, under the farmer's brewers statutes, to produce and sell beer and/or ale at the location and whose primary business is the sale and preparation of food to be consumed on the premises, but which also produces beer and/or ale on the premises which may be sold wholesale to other establishments, but not more than 20% of the production capacity.



IN CITY COUNCIL

SEPTEMBER 8, 2014
Marlborough, Mass., _____ PAGE 2

ORDERED:

Hotel

An establishment providing lodging for guests on a short-term basis; dining rooms, function rooms and other support services may be included. Access to the individual sleeping rooms is through the lobby and interior corridors. This definition does not include boarding, lodging or rooming houses.

Motel

An establishment providing lodging for guests on a short-term basis; dining rooms, function rooms and other support services may be included. Access to the individual sleeping rooms is directly from parking spaces or by an exterior walkway.

Drive-thru Facilities

The use of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or window or automated machine, to persons remaining in motorized vehicles that are in a designated stacking lane. A drive-in facility does not include a vehicle washing facility, a vacuum cleaning station accessory to a vehicle washing facility, or an automobile/gasoline service station.

Mixed Use

A combination of Permitted (Y) or Special Permit (SP) Residential/Business Uses as listed in the Table of Use Regulations for particular zoning District, on the same lot, arranged vertically in multiple stories of a structure or horizontally adjacent to one another in one or more buildings.

The mix of uses shall be balanced and compatible and shall contribute to a vibrant downtown atmosphere, including a combination of ground floor street front uses such as retail or restaurant.

Ground floors of buildings fronting streets or public access ways shall be reserved for non-residential uses, except as specified below:

Dwelling units shall be allowed on ground floors of buildings if:

- a) The building is set behind another building that has commercial uses on the ground floor, OR
- b) The residential portion of the ground floor if a building is set behind street-front non-residential uses within the same building,



IN CITY COUNCIL

SEPTEMBER 8, 2014
Marlborough, Mass., _____ PAGE 3

ORDERED:

Retail Stores and Services

Establishments offering goods and services, not specifically listed in the Table of Uses, to the public. Sales of a wide variety of goods and services include, but are not limited to: antiques, apparel, books, food, drugstore, sporting goods, and similar; custom services such as tailoring, photography, framing and similar; and services such as banks; dry-cleaning and laundry drop-off stations; hairdressers and barbers; health clubs, gyms, dance or yoga studios; repair services for appliances, shoes, etc; catering and similar. Retail Stores and Services do not include Adult Entertainment; check cashing services; pawn shops; gold exchange shops; medical marijuana facilities or drug treatment facilities.

- II. Section 7 of Chapter 650, entitled "Districts Enumerated," is hereby amended as follows:
 - (1) By deleting from the first sentence the number "11" and by inserting in place thereof the number "12".
 - (2) By inserting at the end of the list of District types, the following:
Marlborough Village District MV

- III. Chapter 650, is hereby amended in § 650-17, entitled "Table of Uses," as provided in the highlighted portions of Exhibit "A" attached to this order, which Exhibit "A" includes amendments not limited to the following:
 - (1) By inserting under the heading entitled "Zoning District Abbreviations" a new zoning district abbreviation as follows: "MV", and by inserting beneath the new district abbreviation MV the letters "Y", "N" or "SP" as shown on said Exhibit "A".
 - (2) Under the heading entitled "Residential Use", by inserting a new Use category as follows: "Artist Studio/Live/Work/Gallery Space", and by inserting beneath the district abbreviations the letters "N" and "SP" as shown on said Exhibit "A".
 - (3) Under the heading entitled "Business Use", by deleting from the Use category entitled "Hotels and motels" the words "and motels", and by inserting after the word "Hotel" the following number: (41).
 - (4) Under the heading entitled "Business Use", by inserting the word "Motels", and by inserting beneath the district abbreviations the letters "Y", "N" or "SP" as shown on said Exhibit "A".
 - (5) Under the heading entitled "Business Use", a new Use category as follows: "Mixed Use Development", and by inserting beneath the district abbreviations the letters "Y", "N" or "SP" as shown on said Exhibit "A".



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 8, 2014
PAGE 4

ORDERED:

- (6) Under the heading entitled "Business Use", a new Use category as follows: "Brew Pubs", and by inserting beneath the zoning district abbreviations the letters "Y", "N" or "SP" as shown on said Exhibit "A".
 - (7) Under the heading entitled "Business Use", by inserting new Use categories as follows "Copy shops, newspaper offices", and by inserting beneath the zoning district abbreviations the letters "Y", "N" or "SP" as shown on said Exhibit "A".
 - (8) Under the heading entitled "Business Use", by inserting a new Use category entitled "Drive-thru facilities", and by inserting beneath the zoning district abbreviations the letters "Y", "N" or "SP" as shown on said Exhibit "A".
- IV. Chapter 650, is hereby amended by inserting at the end of paragraph A(4) of § 650-18, entitled "Conditions for uses," the following sentence: The above provision shall not apply to mixed-use or multi-family developments within the Marlborough Village District.
- V. Chapter 650, is hereby amended by inserting in paragraph (31) of § 650-18, entitled "Conditions for uses," the following new paragraph [6]:
- [6] Within the Marlborough Village District, a Special Permit may be granted to allow for roof-top, sidewalk, or other outdoor restaurant seating that varies the provisions of this section.
- VI. Chapter 650, is hereby amended by inserting after paragraph (40) of § 650-18, entitled "Conditions for uses," new paragraphs numbered (41), (42), and (43) as follows:
- (41) Hotels within the Marlborough Village District are by right subject to Site Plan
Approval by the City Council, with input from Department staff administrative Site Plan Review under § 270-2. See special provisions for Site Plan Review by City Council of Hotels in the Marlborough Village District in § 650-33 (B).
 - (42) Mixed Use development containing multi-family residential and commercial uses shall not be subject to special permit provisions for Multi-Family uses that are a component of the Mixed Use development.



IN CITY COUNCIL

SEPTMBER 8, 2014
Marlborough, Mass., _____ PAGE 5

ORDERED:

(43) A combination of permitted Business Uses is allowed, such as a coffee shop in a bookstore, or a restaurant in a food/wine shop, or entertainment/arcade elements accessory to a restaurant.

VII. Chapter 650, is hereby amended by inserting a new § 33, entitled "Special Provisions Applicable to the Marlborough Village District (MV)", as follows:

§ 650-33. Special Provisions Applicable to the Marlborough Village District (MV)

Within the Marlborough Village District (MV), the following provisions govern. Where these provisions conflict with other sections of the Zoning Ordinance, the provisions of this Section shall apply.

A. Purpose and Vision

The purpose of the Marlborough Village District is to implement smart growth principles with development that is compatible with the character of Downtown Marlborough. The Marlborough Village District is envisioned as the hub of community gathering places that reflects and celebrates the existing historic character and enhances the traditional village atmosphere. The vision is to build value and to support our employers with a Downtown that attracts visitors and helps to retain employees while creating new housing opportunities.

B. Site Plan Review

Projects within the Marlborough Village District shall be subject to Site Plan Review as provided in § 270-2, entitled "Site Plan Review And Approval", of the City Code.

(1) Applicability.

(a) Site Plan Review applies to both as of right and uses available by grant of a special permit within the Marlborough Village 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; increase in area of on-site parking or loading areas. (See § 270-2 (3).

(b) Site Plan Review shall be conducted as outlined in § 270-2, except for hotel uses.



IN CITY COUNCIL

SEPTMBER 8, 2014
Marlborough, Mass., _____ PAGE 6

ORDERED:

(2) Provisions for Hotel Site Plan Review

- (a) Within the Marlborough Village District, all hotel site plan reviews shall be conducted by the City Council. Site plan approval may contain conditions on the design and uses. The occupancy of the hotel may be limited to temporary and short term occupancy, ordinarily and customarily associated with hotel use. The approval may allow that extended stay may be permitted beyond thirty days with approval of the Building Inspector. The extended stay approval may be granted only when an occupant has a verifiable employment contract or agreement coincident with the length of stay requested. Extended stay may be permitted where the unit is rented by a business entity for use of its employees (customarily referred to as a Corporate Unit), so long as the occupant is an employee or guest of the business entity.

C. Special Permit Granting Authority

The City Council shall be the Special Permit Granting Authority within the Marlborough Village District.

D. Design Standards:

- (1) The purpose of the following design standards is to promote quality development emphasizing the City's sense of history and desire for contextual, pedestrian-scaled projects. Supporting streamlined development review, design standards are integral to the Marlborough Village District regulations and must be met as part of any Site Plan Review and Approval.
 - (a) To provide additional guidance, the Urban Affairs Committee of the City Council may promulgate more detailed design standards which shall be amendments to this section subject to approval by the City Council.
 - (b) Non-mandatory Design Guidelines which will complement the design standards of this section, and which will provide a guide to the desired appearance and quality of design in the Marlborough Village District, will be available at the Building Department and/or on the official website of the City.
- (2) All Site Plan review and approval applications in the Marlborough Village District shall be subject to the following Design Standards.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 8, 2014
PAGE 7

ORDERED:

(a) Building Scale:

[1] New buildings and/or substantial alterations shall be pedestrian-oriented and shall reflect the community preference for moderate-scale structures that are in harmony with the existing historic brick structures. Building design shall incorporate features to add visual interest while reducing the appearance of bulk or mass. Such features include varied facades, rooflines, roof heights, materials, and architectural details.

[2] Buildings shall relate to the pedestrian scale by:

[a] Including appropriate architectural details to add visual interest along the ground floor of all facades that face streets, squares, pedestrian pathways, parking lots, or other significant pedestrian spaces.

[b] Articulating the base, middle, and top of the facade by cornices, string cornices, step-backs or other similar features.

[c] Continuous lengths of flat, blank walls adjacent to streets, pedestrian pathways, or open spaces are discouraged. Continuous blank walls in excess of 50% of the wall frontage are not allowed. If windows cannot be installed, the façade should include different materials or a design element to vary the frontage.

(b) Roof Form:

[1] Mechanical equipment located on roofs shall be screened, organized and designed as a component of the roof design, and not appear to be a leftover or add-on element.

[2] Adverse impacts on abutters from vents, HVAC, etc. are to be minimized.

(c) Entrances:



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 8, 2014
PAGE 8

ORDERED:

[1] For visibility and accessibility, all primary commercial building entrances shall be

visible from the right-of-way and the sidewalk, and shall have an entrance directly accessible from the sidewalk.

[2] Doors shall not extend beyond the exterior facade into pedestrian pathways.

[3] Where parking is located to the rear of a building, any rear entrance is to be visible and accessible from the parking lot. Directional signage to the building entrance(s) shall be installed. All entrances are to have sufficient illumination at night time.

(d) External Materials and Appearance:

[1] Predominant wall materials shall be red brick, stone, or pre-cast concrete panels; wood siding may be used where the structures are adjacent to residential districts where the intent is to blend the structure more into the existing neighborhood. If painted, or coated, a non-metallic finish is to be used. Cladding materials should be consistent on all facades with the exception of special design elements such as turrets. Materials designed to "imitate" brick are not permitted.

(e) Acceptable Masonry Construction:

[1] Acceptable masonry construction will be of standard fired clay brick units bonded together with mortar. Acceptable applications include building components such as walls, stairs, columns, arches, planter beds etc.

[2] Utilize bricks which are sound, hard, well burnt with uniform color shape and size.

[3] The bricks should be compact, homogeneous, free from holes, cracks, flaws, air-bubbles, spawls and stone lumps.

[4] Frogged bricks shall be laid with the frogs pointing upwards.

[5] Mortar specifications shall comply with relative ASTM standards.



IN CITY COUNCIL

Marlborough, Mass., _____ SEPTEMBER 8, 2014
PAGE 9

ORDERED:

[6] The properties of masonry units should comply with the requirements of relevant ASTM Standards. Masonry units are classified into the following types: solid, hollow unit, cellular, perforated and frogged.

[7] Awnings and canopies shall be compatible with the architectural style of the building. Colors and patterns used for awnings and canopies shall be subdued and compatible with existing awnings on adjacent buildings, if any.

[8] Except for minor trim, the building shall avoid the appearance of reflective materials such as porcelain enamel or sheet metal. Window panes shall be non-reflective.

[9] Ground floor commercial building facades facing streets, squares, or other significant pedestrian spaces shall contain transparent windows encompassing a minimum of 35% of the facade surface.

(f) Landscaping and Sidewalk Amenities:

To the maximum extent possible projects shall provide pedestrian-friendly amenities, such as outdoor seating, patios, porches or courtyards. Window boxes are encouraged. Large windows that open up to provide the experience of "open air dining" are encouraged. Site landscaping shall be maximized. Links/sidewalks designed to connect Granger Street parking areas with adjacent developments are encouraged to further the goal of providing safe pedestrian access to businesses within downtown Marlborough.

(g) Service Areas, Utilities and Equipment:

Service and loading areas and mechanical equipment and utilities shall be unobtrusive or sufficiently screened so that they are not visible from streets or primary public open spaces and shall incorporate effective techniques for noise buffering from adjacent uses.

(h) Vehicle and Pedestrian Features:

Vehicle, pedestrian and bicycle features shall be designed to promote connectivity. Curb cuts shall be minimized.



IN CITY COUNCIL

Marlborough, Mass., _____ SEPTEMBER 8, 2014
PAGE 10

ORDERED:

(i) Parking:

To maintain a pedestrian-friendly environment, motor vehicle parking spaces shall be located behind or beside buildings wherever possible. Parking located directly between the building and the street alignment shall be discouraged.

(j) Bicycle Parking:

Bicycle parking shall be provided for all new development, and shall be located as close as possible to the building entrance(s). Any property required to have bicycle parking may establish a shared bicycle parking facility with any other property owner within the same block.

(k) Sustainable Building Design:

It is desirable that new buildings incorporate green building techniques (such as those developed by the U.S. Green Building Council).

(l) Historic District:

Proposed structures or alterations to existing structures within any Historic District shall be allowed the design waivers under § 650-29 but shall otherwise be as consistent as possible with both the Historic District (as determined by the Marlborough Historic District Commission) and these Design Review criteria.

(m) Other Historic or Landmark structures:

Historic structures not in the Historic District but which contribute to the character of the Marlborough Village District shall to the maximum extent possible be preserved.

E. Parking Requirements for the Marlborough Village District

(1) General Parking Requirements:

The following provisions are applicable within the Marlborough Village District.

(a) Residential Projects:



IN CITY COUNCIL

SEPTMBER 8, 2014
Marlborough, Mass., _____ PAGE 11

ORDERED:

[1] For Residential and the residential component of Mixed Use projects:

Studio and 1 bedroom units	.75 space per unit
Two bedroom units	1.25 spaces per unit

[2] Spaces in City-owned garages and lots within 1,000 feet of the development can be counted to fulfill the required spaces, with payment-in-lieu required.

(b) Retail, Restaurant, other Business Uses:

[1] Eliminate parking minimums per the existing Off-Street Parking (§ 650-48).

[2] A maximum of 3 spaces per 1,000 sq. ft. for these uses.

(c) Public Assembly:

For legal occupancy of up to 200 persons, no parking required. Over 200 persons legal occupancy, no parking required for the first 200; thereafter, a minimum of 1 space per 6 legal occupants and a maximum of 1 space per 4 legal occupants, except that parking may be reduced by special permit if the developer can show that there is adequate public parking available to service the place of assembly during the time that the facility will be used.

(d) Hotel:

Minimum of .75 spaces, maximum 1.0 spaces per room, no parking required for employees. For hotels with 30 rooms or less, spaces in City-owned garages and lots within 1,000 feet of the development can be counted to fulfill the required spaces, with payment-in-lieu required.

(3) Payment in Lieu of Parking:

In the Marlborough Village District, any new commercial or mixed use structure that is required to provide parking spaces may make payments to the City of Marlborough in lieu of providing for all or part of this on-site required parking.



IN CITY COUNCIL

SEPTEMBER 8, 2014
Marlborough, Mass., _____ PAGE 12

ORDERED:

- (a) Payment made to the City of Marlborough in-lieu of providing some or all of the required off-street parking spaces for a project in the Marlborough Village District (MV) shall be allowed by-right, subject to Site Plan and Design Review.
- (b) A one-time fee to be paid shall be \$10,000 per parking space, which shall be paid prior to the receipt of an occupancy permit.
- (c) Fees in-lieu of parking shall be deposited into the City of Marlborough Downtown Parking Reserve Account to be used solely for expenses related to maintenance and capital repairs to the existing parking garages, improving the utilization of existing parking spaces (e.g., signage, parking management activities), reducing the need for new parking to serve the Marlborough Village District (e.g., bicycle parking, improved transit), or expenses (e.g., land acquisition, design/engineering services and construction costs) related to adding parking spaces. Requests to appropriate funds out of this Reserve Account shall be filed with the City Council and referred to the City Council, which shall have 60 days to forward their comments and recommendations before a City Council vote of the appropriation is taken. Fees collected are not to be used for routine parking lot maintenance, such as sweeping or plowing snow, or for salaries of municipal staff.

(4) Additional Reduction in Parking Requirements:

Required on-site parking may be reduced by 10% if one of the on-site spaces is dedicated to use by a car-share service (such as ZIP Car) and an agreement with a car-share service to place a vehicle at the site is provided as part of the Site Plan Approval process.

F. Heights of Structures:

To encourage redevelopment and re-use of parcels within the Marlborough Village District, minimum and maximum heights are established. Minimum heights shall be 35 feet; maximum height is 70 feet except for where a proposed structure is within 50 feet of a residential lot boundary, where the height limit shall be 52 feet. By grant of a special permit, maximum building height may be increased to 80 feet.



IN CITY COUNCIL

SEPTMBER 8, 2014
Marlborough, Mass., PAGE 13

ORDERED:

G. Residential Development and Density:

The maximum number of residential units that may be constructed in a calendar year in the Marlborough Village District is one-hundred (100), including units developed as part of a mixed use development. This upper limit may be increased by Special Permit from the City Council.

H. Usable Open Space:

(1) Minimum Open Space:

The minimum amount of Open Space per residential unit shall be 100 sq. ft. The open space shall be designed as usable for sitting, recreation, etc., and shall not include the required buffer strips/plantings. Up to 50% of the required open space may be placed in the building (recreation rooms, pools); as individual unit balconies large enough for a table and chairs; or on the roof of the structure as a garden or sitting area.

(2) Ground Level Open Space:

All or a portion of ground level open space may be reserved for residents of the development, or available for public use.

(3) Joint Open Space:

Two or more developments may cooperate to share usable open space on one lot, as long as the minimum square footage per unit is maintained, and the joint open space is within 300 ft. of participating developments.

I. Signage:

A. In addition to the provisions of Chapter 526 of the Marlborough City Code, the following regulations apply within the Marlborough Village District. If the provisions of Chapter 526 conflict with this Chapter, the regulations in this Chapter apply.



IN CITY COUNCIL

SEPTMBER 8, 2014
Marlborough, Mass., PAGE 14

ORDERED:

(1) Display:

The City Council may grant a license to display, on the sidewalk, items for sale in the adjacent business, for example flowers and plant materials. The displays must enhance the pedestrian experience and not detract from the Village character.

(2) Other Business Signs:

To maximize parking and strengthen the business environment, "A" frame valet parking signs may be licensed by the City Council. The City Council may also license restaurant signage designed to allow for short-term parking for "take-out" orders (e.g., 10-15 minutes). These spaces may be shared by two or more establishments.

(3) Projecting (blade) signs:

Within the Marlborough Village District, one projecting sign per establishment shall be permitted by right, provided it meets the standards below. All projecting sign applications shall be subject to Site Plan Review and approval. Projecting signs exceeding these dimensions may be allowed by Special Permit.

- (a) The sign may not exceed six square feet in area (not including the area of the supporting bracket or hanger); the area of a hanging sign with but two (2) parallel display surfaces not over six (6) inches apart shall be determined by the measurement of a single face; for all other configurations, the area of a hanging sign shall be the sum of the areas of all display surfaces.
- (b) For single-story structures, the sign shall not project above the roofline or 18 feet, whichever is lower; for multistory structures projecting signs may not extend vertically above the window sill of the second story;
- (c) The projecting sign must clear sidewalks by at least eight feet from the bottom of the sign and may project no more than four (4) feet from a building or one-third the width of the sidewalk, whichever is less;



IN CITY COUNCIL

Marlborough, Mass., _____ SEPTEMBER 8, 2014
PAGE 15

ORDERED:

- (d) The projecting sign must clear the wall by at least six inches and must project from the wall at an angle of 90°. Angular projection from the corner of a building is prohibited.
- (e) Projecting signs which include 3-dimensional elements may be allowed by Special Permit.
- VIII. Chapter 650 is hereby amended by inserting at the end of paragraph (B) of § 650-44, entitled "General off-street requirements", the following sentence: Nothing herein shall prevent owners of abutting properties from jointly setting aside and managing an area for storage of refuse and like matter.
- IX. Chapter 650, is hereby amended by inserting into § 650 Attachment 2, entitled "Table of Lot Area, Yards and Height of Structures" as provided in Exhibit "B" attached hereto. **EXHIBIT "B"**
- X. Chapter 650, is hereby amended by inserting into § 650-47 the following:
- (1) By deleting paragraph E in its entirety and inserting in place thereof the following new paragraph E:
- Multi-family dwellings (except multifamily dwellings and mixed use structures in the Marlborough Village District): the minimum width of the required front yard.
- (2) By deleting paragraphs [a] and [b] of paragraph [3], entitled "Nonresidential use and districts" in their entirety and inserting in place thereof the following new paragraphs [a] and [b]:
- [a] Along Main Street in the Marlborough Village District: 0 feet
- [b] Commercial and Automotive Districts, and for all portions of the Marlborough Village District not fronting on Main Street: 10 feet.
- (3) By inserting in paragraph E(1)(b) after the words "In nonresidential districts" the followings parenthetical words: (except in the Marlborough Village District).



IN CITY COUNCIL

Marlborough, Mass., _____ SEPTEMBER 8, 2014
PAGE 16

ORDERED:

(4) By inserting in paragraph F and the words "Side line planting areas are required with the following minimum widths," the following words: except for where structures are built according to 0-foot side yard setbacks as allowed in the Marlborough Village District.

(5) By inserting at the end of paragraph P of § 47 the following sentence: Within the Marlborough Village District, where significant topographic change or other site conditions on the development lot or the abutting parcel would eliminate the benefits of the above landscaping and screening requirements on the abutting parcels, other more appropriate measures may be approved as part of Site Plan Review and approval.

XI. Chapter 650, is hereby amended by inserting into § 48, entitled "Off-Street parking", the following:

(1) By inserting beneath the title heading the following paragraph:

Except as may be superseded by the provisions of § 650-33 for the Marlborough Village District, the following provisions apply within all zoning districts in the City of Marlborough.

(2) By inserting at the end of paragraph (A)(6) the following sentences: All new commercial and mixed use buildings shall construct loading facilities. Renovated structures shall provide for loading facilities insofar as possible. Provision for loading facilities will be shown on site plans.

XII. The effective date of these amendments shall be the date of their passage.

That there being no objection thereto set **Monday, October 20, 2014** as a date for a **JOINT PUBLIC HEARING WITH THE PLANNING BOARD**, refer to **URBAN AFFAIRS COMMITTEE AND ADVERTISE.**

ADOPTED

ORDER NO. 14-1005947