

Industrial Park (IP) Bylaw

Side-by-Side Redline-Style Comparison

Summary of Key Updates

- Adds explicit performance standards in the preamble (noise, vibration, odor, emissions)
- Creates a new "Small Clean Energy Infrastructure" category with fire/life safety codes, security, and a decommissioning bond. Importantly the state is allowing these by right and we must follow state law (M.G.L.c.164, §1), this bylaw follows the state and seeks to add additional protections for the Town of Southborough
- Introduces "Data Centers" as a special permit by Planning Board in use with siting, screening, and operational safeguards. This is a proactive bylaw to place Southborough in control with ANY proposed data centers and limits data centers to 50,000 Sq ft. This as written provides many protections for the Town of Southborough in safeguarding our residents.
 - Requires proactive public notification and at least two neighborhood meetings for Data Center proposals.
 - Requires 1,000-foot setbacks from Residential/Conservation districts for Data Centers and Small Clean Energy Infrastructure.
- Expands setbacks to 100 ft (front, rear and side) for any proposed use abutting conservation or residential districts- currently at 50ft.
- Clarifies Life Science uses and expressly prohibits BL-3/BL-4 laboratories, prohibiting infectious disease and toxic chemicals from being researched and/or developed
- Buffers wholesale/distribution uses from Route 9 by 1,000 feet.
- Carries forward the Town-wide prohibition on recreational marijuana establishments (medical remains permitted per prior bylaw).

Table of Use Changes: Current Town Code vs. Proposed

Description	Current Town Code IP Bylaw	Proposed IP Town Code
Permitted Uses	A (1) All uses permitted in the Conservation District.	Retained B (1)
	A (2) Dwelling on the premises for a night watchman or janitor.	Removed
	A (3) Cafeteria on the premises for use by employees and not for the general public.	Retained B (4); now includes additional description (commercial kitchen, café, or restaurant.)
		B (2) Private or non-profit school, childcare nursery, or kindergarten (moved FROM Special Permit)
		B (3) Private or non-profit assisted living resident, adult day health center (moved FROM Special Permit)
Permitted up to 50,000 Sq Ft	B (1) Newspaper, job printing and publishing.	Retained C (1), expanded to include Data Processing, Digital Services, Media Production, Publishing
	B (2) Office, bank, office building.	Retained in C (2) Office and C (7) Retail establishments, banks, and consumer services
	B (3) Wholesale distribution and storage within a building other than a solid waste transfer station.	Retained C (9) Indoor facilities for Wholesale Trade, Distribution, and Storage of Goods and Materials
	B (4) Scientific research and development, including manufacturing, instruction and other activities clearly incidental thereto at the maximum density of three employees per acre of lot and with a direct access to an arterial street, as defined by the Town of Southborough Planning Board.	Retained. Placed in Uses by Special Permit D (6) Laboratories, Life Science Research and Development Commercial Manufacturing and removed personnel density
		Office: Added C (2)
		Creative Workplace: Added C (3)
		Brewery, Distillery, Cidery, Winery; Added C(4)

		Indoor or Outdoor Recreation, Fitness, Cultural, or Arts Facilities: Added C (5)
		Small Clean Energy Infrastructure: Added C (6)
		Retail Establishments, Banks, Consumer Services (No Manufacturing): Added C (7); inclusive of Farmer's markets and food trucks
		Medical Clinics, Outpatient Care, and Diagnostic Laboratories: Added C (9)
		Light Manufacturing: Added C (10)
		Stand-alone Electric Vehicle Charging Stations, Pay-to-park Facilities, and Parking Garages; Added C (11)
Uses Requiring a Special Permit		
	C (1) All uses permitted in Subsection B that exceed 50,000 square feet.	Retained D (1)
	C (2) Accessory apartment	Removed in Prior ADU bylaw
	C (3) Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet.	Removed
	C (4) Mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.	Removed
	C (5) Multifamily housing for the elderly, owned by a public or nonprofit community housing organization.	Removed
	C (6) Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.	Partially Retained in C (4): Indoor or Outdoor Recreation, Fitness, Cultural, or Arts Facilities Removed boat livery, cemetery, ski tow Public Utility retained in Special Permit D (3)

	C (7) Hospital, nursing home, home for the aged.	Retained in B (3) Private or non-profit assisted living residence, adult day health center and D (4) Hospitals, inpatient care facilities, and emergency medical centers.
	C (8) Private school nursery or kindergarten.	Retained and moved into permitted use by right B (2)
	C (9) Veterinarian, animal hospital, dog kennel.	Retained D (5) Veterinary clinics, animal hospitals, dog kennels, and equestrian centers; no livestock farming
	C (10) Private garage or parking for more than three cars or more than one truck or other commercial vehicle.	Modified and placed in permitted uses by right up to 50K Sq. ft. C (11) Stand-alone Electric Vehicle Charging Stations, Pay-to-park Facilities, and Parking Garages
	C (11) Light manufacturing, fabrication, assembly and processing utilizing electric or other similar quiet motive power and processes and generating no adverse impacts on the neighborhood and properties therein.	Retained in uses by right up to 50Ksq.ft C (11) Light Manufacturing
	C (12) Hazardous waste storage and disposal facilities, other than small generators	Retained as is D (8)
	C (13) Adult bookstore, adult video store, adult paraphernalia store, adult motion-picture theater, adult live entertainment	Retained as is D (9)
	C (14) Heliport or landing place for helicopter	Retained as is D (10)
	C (15) Registered marijuana dispensary	Retained as is D (11)
		Highway Major Retail D (12) as amended at 10-27-2025 Special Town Meeting (i.e. Costco)
		Data Centers D (13)
Prohibited Uses	Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the	Retained (E)

	zoning regulations are prohibited.	
Development Standards	E (1-5) Minimum Setbacks 50 ft: front (75 if Route 9), rear, side and other	Retained F (3) with stipulations for: <ul style="list-style-type: none"> • Energy Infrastructure 1000 ft. • Data Center 1000 ft • Any development abutting residential or conservation 100 ft • Indoor facilities for wholesale trade, 1000 ft from Route 9
	F. The operation of any marijuana establishment as defined in MGL c. 94C, § 1, including without limitation a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana facility is prohibited in all zoning districts of the Town. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes, licensed under Chapter 369 of the Acts of 2012 and currently permitted in the Town of Southborough. [Added 4-25-2017 ATM by Art. 32]	Retained G