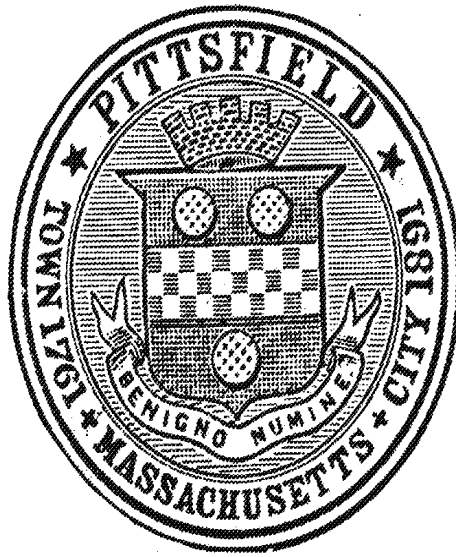


CITY OF PITTSFIELD



ZONING ORDINANCE

**ZONING MAP AMENDMENTS
UPDATED LIST**

ORDINANCE NO.	FILE NO.	LOCATION	YEAR ADOPTED
203	72-73-4	EAST STREET (NET GARAGE)	1973
231	74-75-1	BD DISTRICT EXPANSION	1975
242	74-75-3	KITTREDGE ROAD (R12 ADJUST)	1975
267	75-76-2	COLUMBUS AVENUE (CWS TO RM)	1976
275	75-76-3	YORKSHIRE AVENUE (R12 TO BC)	1976
285	76-77-1	BURKE AVENUE (R20 TO R6)	1977
299	76-77-4	FENN STREET (RM TO BG)	1978
316	77-78-5	WEST HOUSATONIC ST.	1978
360	78-79-1	FIRST STREET	1979
363	78-79-3	MILL STREET	1979
395	79-80-7	WAHCONAH STREET (CWS)	1981
396	79-80-9	MOUNTAIN DRIVE (R43 TO R20)	1981
397	80-81-1	SOUTH STREET (LIPTON)	1981
402	80-81-2	SOUTH STREET (R43 TO IL)	1982
419	81-82-3	PONTOOSUC SCHOOL (RM TO IL)	1982
428	81-82-6	DAWES SCHOOL (R6 TO BG)	1982
427	81-82-7	LANDERGREN (BC TO IL)	1982
430	81-82-8	OLD COLONY-WAHCONAH STREET (RM TO BC)	1982
442	82-83-2	MILL STREET (R6 TO CWS)	1983
448	82-83-5	SOUTH STREET - GEARY CORPORATION (LDI)	1983
461	82-83-6	AIRPORT ZONING (LDI)	1983
	83-84-1	CRANE SCHOOL (R6 TO RM)	1983
491	83-84-3	TURNER AVENUE (RM TO CWS)	1984
492	83-84-5	PECKS ROAD (R6/R12 TO BG)	1984
521	84-85-5	BARKER ROAD (R43 TO DIDD)	1985
512	84-85-6	FOURTH STREET (CWS TO IL)	1985
516	84-85-7	FEDERICO OFFICE PARK (R12 TO LDI)	1985
520	85-86-3	BARTLETT SCHOOL (R6 TO RM)	1985
557	85-86-4	SANTA MARIA PLACE HUNGERFORD STREET (IG TO R6)	1985
536	85-86-10	STEVENSON-MCARTHUR (R20 TO RM)	1986
541	85-86-12	EAST ACRES ROAD (R20 TO R6)	1986
550	85-86-13	ST. CHARLES SCHOOL (R6 TO RM)	1986
557	86-87-1	SOUTH STREET (GEARY) (R43 TO LDI)	1986
552	86-87-2	POMEROY SCHOOL (R6 TO RM)	1986
562	86-87-4	CENTER STREET (RM TO BG)	1986
570	86-87-6	SOUTH STREET (R43 TO IL)	1987
576	86-87-7	ALBRO-COLUMBUS AVE.(R6 TO RM)	1987
589	86-87-10	DAN FOX DRIVE (IL TO LDI)	1987
592	86-87-14	SOUTH STREET (R20 TO RM)	1987
594	86/87-15	LEBANON AVENUE (R20/R12 TO IL)	1987
595	87/88-1	CHESHIRE ROAD (IL TO IG)	1987

ORDINANCE NO.	FILE NO.	LOCATION	YEAR ADOPTED
600	87-88-2	WEST HOUSATONIC STREET (R12 TO BG)	1988
608	87-88-5	LEBANON AVENUE (R20 TO R12)	1988
612	87-88-6	TAMARACK ROAD (R43 TO LDI)	1988
641	88-89-2	WEST HOUSATONIC STREET (R12 TO BG)	1989
640	88-89-5	GAMWELL AVENUE (RM TO R12)	1989
639	88-89-6	BARKER ROAD (R6 TO R12)	1989
538	88-89-7	CLARK AVENUE (IL TO R6)	1989
642	88-89-9	BARKER ROAD (IG TO R12)	1989
646	89-90-3	PECKS ROAD (R12 TO BG)	1989
647	89-90-1	BMC (RM TO BG)	1989
654	88-89-12	WAHCONAH STREET (RM TO BG)	1989
669	90-91-2	PONTOOSUC/LENOX AVE. (RM TO R6)	1990
684	90-91-6	HUBBARD AVENUE (R12 TO IL)	1991
703	91-92-1	DAN FOX DRIVE (LDI TO BG)	1992
713	91-92-3	TAMARACK ROAD (LDI TO R43)	1992
	92-93-2	DALTON AVENUE PLAZA (R12 TO BC)	1992
740	93-94-1	SOUTH STREET/DAN FOX DRIVE (R12/R43/IL/BG TO LDI)	1993
752	94-94-4	WEST HOUSATONIC STREET (RM TO R43)	1994
783	94-95-3	WEST HOUSATONIC STREET (BC TO R12)	1995
789	94-95-5	WEST HOUSATONIC STREET STEARNSVILLE BUSINESS PARK (R6/R20/IG TO LDI)	1995
824	96-97-2	PETRICCA REZONING CHESHIRE ROAD (R20-LDI)	1997
839	97-98-3	MEADOW RIDGE DRIVE(R43 to R20)	1998
854	98-99-4	DALTON AVENUE (PITTSFIELD CO-OP BANK) (RM & CWS to BG)	1999
855	98-99-5	CHATHAM STREET(IL to RM)	1999
862	99-00-3	FREDERICO DRIVE(RG-LDI)	1999
890	00-01-2	CLOVERDALE STREET(IL to R20)	2001
895	01-02-2	BARKER ROAD(DIDD to R43)	2002
899	01-02-5	JONES AVENUE(BG to R12)	2002
910	02-03-2	SOUTH STREET AT DAN FOX DRIVE(IL to BG)	2003
933	04-05-1	FIRST STREET (RM to BG)	2004
935	04-04-3	COLTSVILLE (BC to BG)	2004
939		NORTH STREET (R6 to BN)	2005
959		DAN FOX DRIVE AND ROUTE 7 (LDI to BG)	2005

ORDINANCE NO.	FILE NO.	LOCATION	YEAR ADOPTED
974		PARCELS G2-1-103 AND 303 AND ALPINE DRIVE (LDI to R-43)	2006
986		1745 - 1747 East Street, 1749 East Street, 1755 East Street, and 1769 East Street (IG TO R20)	2006
995		Parcel G6-2-35 (I-L to R-12), and Parcels H6-5-110 and H^5-210 from both I-L and R-M to R-M)	2007
998		A portion of land behind 877 South Street (L-D-I to R-43)	2007
1006		Entire C-W-S Zone on the westerly portion of Wahconah Street which includes 127-133 Wahconah Street (Assessor's No. H11-1-120) (C-W-S to B-G)	2007
1008		Portion of land located at South Mountain Road (L-D-I to R-43)	2007
1009		Parcel adjacent to and south of the Pittsfield/Lanesboro town line on the west side of Housatonic Railroad Easement (R-20 to L-D-I)	2007

ORDINANCE NO.	FILE NO.	LOCATION	YEAR ADOPTED
1018		Parcels on the southwestern side of the intersection at Hungerford Street and West Housatonic Street: south of West Housatonic Street and north of Hungerford Street (R-12 to B-G)	2008
1059		Parcels located in Block 16 bounded by Tyler Street to the north, First Street to the east, Burbank Street to the south and North Street to the west (R-M to B-G)	2012
1064		Parcels located adjacent to Dalton Avenue (R-12 to I-L)	2013
1075		Parcels on the east side of First Street between East Street to the south and the railroad right-of-way that abuts the Common to the north (B-G to B-D and R-M to B-D)	2014
1105		Two parcels on the south side of Union Street between North Street on the east and Center Street on the west and one parcel on the north side of Summer Street at the corner of Summer Street and Center Street (R-M to B-D)	2014
1199		Parcels owned by the City of Pittsfield Airport Commission located on South Mountain Road, from the frontage of the affected parcels halfway into the right-of-way of South Mountain Road as currently laid out (R-20 and R-12 to L-D-I)	2018
1221		Creating Tyler Street Overlay District; land extending 200 feet south of Tyler Street measured from the center line of Tyler Street between Winter Street and Woodlawn Avenue (B-G); two split zoned parcels located on the east side of First Street adjacent to and proximate to Tyler Street (R-M to B-G); properties fronting on Parker Street and the majority of Plunkett Street (C-W-S to R-M); properties fronting on Parker Street and the majority of Plunkett Street (C-W-S to B-G); a portion of a property with frontage on Brown Street (R-M to B-G)	2020
1237		Removal of the Downtown Arts Overlay District and Downtown Business District; creation of Downtown Creative District	2021

ORDINANCE NO.	FILE NO.	LOCATION	YEAR ADOPTED
1325		Addition of definitions and short-term rental regulations	2025

AMENDMENTS TO THE TEXT OF THE ZONING ORDINANCE
As of February 2024

Description of Amendment	Ordinance Number	Year Adopted
ARTICLE 23-2 - DEFINITIONS		
Nomenclature change: "Planning Board" to "Community Development Board"	Ord. # 1250	2022
SECTION 2.2 - GLOSSARY		
Day Care Services; Lot Frontage	Ord. # 425	1982
Group Homes; Institutional Uses	Ord. # 489	1984
Hospitals & Sanatoriums	Ord. # 647	1989
Governmental Archives	Ord. # 712	1992
DELETE "Sign," "Sign, Area Of," "Sign, Number Of," "Sign, Type of"; ADD "billboards"	Ord. # 786	1995
Assisted Living Residence	Ord. # 791	1995
Animal Shelter	Ord. # 861	1999
Time Share	Ord. # 912	2003
Delete "tourist home" from definition of "Tourist homes, rooming or lodging homes" and add Bed-and-Breakfast Home, Tourist Home	Ord. # 913	2003
Waste Transfer Station	Ord. # 925	2004
Add definitions of "adult bookstore," "adult entertainment establishment," "adult live entertainment establishment," "adult motion picture theater," "adult paraphernalia store," "adult video store" and "substantial or significant portion of stock"	Ord. # 936	2004
Add definitions of "access/curb cuts" and "access management"	Ord. # 958	2005
Add definition of "hospice house"	Ord. # 1000	2007
Add definitions of "accessory apartment," "affordable units," "artist and/or creative services live/work units," "creative services," "phased development" and "specialty artistic manufacturing"; amend definition of "town house"	Ord. # 1021	2008
Add definition of "medical marijuana dispensary"	Ord. # 1070	2013
Add definition of "self storage mini-warehouse"	Ord. # 1076	2014
Add definitions of "marijuana testing and research," "marijuana cultivation, manufacturing and processing," "medical marijuana retail," "outdoor marijuana cultivation," and "recreational marijuana retail"; repeal definition of "medical marijuana dispensary"	Ord. #1202	2018
Add definitions of "accessory use," "municipal solar systems," "photovoltaic system," "principal use," "rated nameplate capacity," "solar collector," "solar energy," "solar energy system," "solar energy system, active," "solar energy system, ground-mounted," "solar energy system, large-scale," "solar energy system, medium-scale," "solar energy system, roof-mounted," "solar energy system, small-scale," "solar hot water"	Ord. # 1214	2019
Amend definition of "dwelling types"	Ord # 1221	2020

Description of Amendment	Ordinance Number	Year Adopted
Add definitions of “accessory dwelling unit,” “co-working space,” “frontage type,” “maker space,” “parking management plan,” and “street type”; remove definition of “accessory apartment”	Ord. # 1237	2021
Add definitions of “accessory ground-mounted solar energy installation,” “ANSI,” “battery(ies),” “battery energy storage system,” “battery energy storage system facility(ies),” “Building Code,” “building-mounted solar energy installation,” “canopy structure,” “cell,” “commissioning,” “decommissioning,” “dedicated-use building,” “electric vehicle (EV),” “electric vehicle (EV) charging station,” “electric vehicle supply equipment (EVSE),” “Energy Code,” “facilities,” “Fire Code,” “forest cutting plan,” “flywheel mechanical batteries,” “iron-air batteries,” “lithium-ion batteries,” “nationally recognized testing laboratory (NRTL),” “NEC,” “NFPA,” “non-dedicated-use building,” “occupied community building,” “operation and maintenance manual,” “public utility,” “remediation plan” (which includes “commissioning plan,” “decommissioning plan,” “development impact statement,” “emergency preparedness plan,” and “hazard mitigation plan”), “transmission rights-of-way,” “utility corridor,” and “wetlands”; amend definition of “lot coverage.”	Ord. # 1274	2024
Amended definition of “accessory dwelling unit”	Ord. # 1315, § I	2025
Add definitions of “short-term rental,” “short-term rental intermediary (intermediary),” “short-term rental operator,” “short-term rental owner (owner),” and “short-term renter”	Ord. # 1325, § I	2025
SECTION 3.102 - BUSINESS DISTRICTS		
Remove B-D Downtown Business	Ord. # 1237	2021
SECTION 3.104 - SPECIAL DISTRICTS		
Limited Industrial District (LDI)	Ord. # 439	1983
Neighborhood Business District (B-N)	Ord. #938	2005
Smart Growth Overlay District (S-G-O-D)	Ord. # 1019	2008
Downtown Arts Overlay (D-A)	Ord. # 1021	2008
Remove Downtown Arts Overlay (D-A); add Downtown Creative (D-C)	Ord. # 1237	2021
Battery Energy Storage System (BESS) Overlay District	Ord. #1274	2024
SECTION 3.209 - B-D DOWNTOWN BUSINESS		
Remove B-D Downtown Business	Ord. # 1237	2021
SECTION 3.213 L-D-I LIMITED INDUSTRIAL		
Limited Industrial District (LDI)	Ord. #439	1983
SECTION 3.214 B-N NEIGHBORHOOD BUSINESS		
Neighborhood Business District (B-N)	Ord. #938	2005
SECTION 3.215 S-G-O-D SMART GROWTH OVERLAY DISTRICT		

Description of Amendment	Ordinance Number	Year Adopted
Smart Growth Overlay District (S-G-O-D)	Ord. # 1019	2008
SECTION 3.216 D-A DOWNTOWN ARTS OVERLAY DISTRICT		
Downtown Arts Overlay District (D-A)	Ord. # 1021	2008
Remove Downtown Arts Overlay District (D-A); add Downtown Creative (D-C)	Ord. # 1237	2021
SECTION 3.217 TYLER STREET OVERLAY DISTRICT		
Tyler Street Overlay District	Ord. # 1221	2020
SECTION 3.218 BESS-OD BATTERY ENERGY STORAGE SYSTEM OVERLAY DISTRICT	Ord. # 1274	2024
Battery Energy Storage System Overlay District (BESS-OD)		
ARTICLE 23-4 – DISTRICT REGULATIONS		
Nomenclature change: “Planning Board” to “Community Development Board”	Ord. # 1250	2022
SECTION 4.202 - TABLE OF PRINCIPAL PERMITTED USES		
Churches, Temples or other places of Worship - BR - LDI zone	Ord. # 437	1983
Educational Uses - SR - LDI zone	Ord. # 437	1983
Administrative Office devoted to single use - BR - LDI zone	Ord. # 437	1983
General Business or Professional Offices - BR - LDI zone	Ord. # 437	1983
Planned Office Uses - BR - LDI zone	Ord. # 437	1983
Airports or Heliports - SP - LDI zone	Ord. # 437	1983
Public/Quasi Public Utilities - SP - LDI zone	Ord. # 437	1983
Telephone Exchanges or Similar Structures SP - LDI zone	Ord. # 437	1983
Television or Radio Broadcasting Studios - BR LDI zone	Ord. # 437	1983
Terminals, Trucks, Rail or Freight - SP LDI zone	Ord. # 437	1983
Baking, Bottling, or Dairy Processing Plants - BR - LDI Zone	Ord. # 437	1983
Food Processing - BR - LDI zone	Ord. # 437	1983
Freezer and Ice Plants - BR - LDI zone	Ord. # 437	1983
Laboratories: Analytical, Experimental, Testing or Industrial Processing - BR - LDI zone	Ord. # 437	1983
Manufacturing, Processing or Fabrication: Unlisted uses, any unlisted manufacturing processing or fabrication or any product of any material - SR - LDI zone		
Listed Uses: Manufacturing or processing of textiles, electrical components; fabrication of wood, leather, paper, water, or plastic products; fabrication or assembly of products from previously prepared materials - BR - LDI zone		

Description of Amendment	Ordinance Number	Year Adopted
Printing Plants - BR - LDI zone	Ord. # 437	1983
Shops for building trades and similar uses; shops and yards for builders, contractors, carpenters, electricians, masons, plumbers, etc., woodworking, sheet metal, upholstering, appliance repair, or machine shops - BR - LDI zone		
Steam Laundries or Dry Cleaning Plants - BR - LDI zone	Ord. # 437	1983
Storage Warehouse and Yards - SP - LDI zone	Ord. # 437	1983
Wholesale or Jobbing Establishments - BR - LDI zone	Ord. # 437	1983
Camps: Private Camps -SP - R43, R20, R12, R6 zones	Ord. # 509	1985
Retail Sales of propane and liquefied petroleum gas from a bulk storage tank (in which the volume does not exceed 1,000 gallons (3,785 liters) and 150 pounds per square in pressure) - BR - CWS, IL, IG zones	Ord. #527	1985
Retail Sales of propane and liquefied petroleum gas from a bulk storage tank (in which the volume does not exceed 1,000 gallons (3,785 liters) and 150 pounds per square in pressure) - SP - B-C, B-G, B-D	Ord. #863	1999
Car Washes - SP - BG, CWS, IL, IG zones	Ord. #534	1986
Hospitals or Sanatoriums - SR - BG zone	Ord. # 647	1989
General Business or Professional - SP - IG zone	Ord. # 656	1990
Governmental Archives - SP - R43, R20, R12, RG zones	Ord. # 712	1992
Governmental Archives - BR - BG, BC, BD, CWS, IL, IG, LDI	Ord. # 712	1992
General Business or Professional Offices - SP - IL, IG zones	Ord. #721	1992
Charitable, welfare or health centers or institutions or day care services for children - SP - R43, R20, R12, R6, RG, RM, BG, BD, CWS, IL, IG zones	Ord. #732	1993
Offices, General business or Professional, Banks, Real Estate or Insurance, Drive-In, Drive-Up or Drive Through - SP - BC, BG, BD, CWS, IL, IG, LDI zones	Ord. #769	1994
Eating Establishments - Drive-In, Drive-UP, Drive Through - SP, BC, BD, BG, CWS, IL, IG	Ord. # 768	1994
Retail Sales & Services - Drive-In, Drive-Up, Drive-Through, SP, BC, BG, BD, CWS, IL, IG zones	Ord. # 768	1994
Assisted Living Residences - SP, R43, R20, R12, R6, RG, RM, BG, BD zones	Ord. # 791	1995
Automotive sales lots and showrooms - BR - BC, BG, CWS, IL, IG	Ord. # 865	2000

Description of Amendment	Ordinance Number	Year Adopted
Used car lots - BR - BG, CWS, IL, IG	Ord. # 898	2002
Theaters: movie theaters or theaters for the performing arts - BR - BC, BG, BD	Ord. # 906	2002
Rooming / lodging house - BR - RM, BG Bed-and-breakfast, tourist homes - BR - RM, BG Bed-and-breakfast, tourist homes - SP - R6	Ord. # 913	2003
Parks and playgrounds - BR - all districts	Ord. # 923	2004
Waste transfer station - SP - IL, IG, LDI	Ord. # 925	2004
Adult entertainment establishments - SP - IL	Ord. # 936	2004
Added B-N District column to table, various permitted uses in certain use groups	Ord. # 938	2005
Allow manufacturing/processing of listed uses such as plastics - SP - CWS	Ord. # 979	2006
Flexible development - SP - R-42, R-20, R-12, R-6, R-G, R-M, B-G, B-D, B-N, D-A, C-W-S	Ord. # 988	2007
Hospice houses - SP - R-43	Ord. # 1000	2007
Medical marijuana dispensary – SP – B-C, B-G, B-D, C-W-S, I-L, I-G	Ord. # 1070	2013
Self storage mini-warehouses – SP – BR, B-C, C-W-S, I-L, I-G, L-D-I	Ord. # 1076	2014
Billboards – SP - B-C, B-G, B-D, C-W-S, I-L, I-G	Ord. # 1083	2014
Remove Medical marijuana dispensary – SP – B-C, B-G, B-D, C-W-S, I-L, I-G	Ord. # 1202	2018
Add Outdoor marijuana cultivation (less than 20,000 square feet) – SR - R-43, R-20, R-12, C-W-S, I-L, I-G, L-D-I	Ord. # 1202	2018
Add Outdoor marijuana cultivation (greater than 20,000 square feet) – SP - R-43, R-20, R-12, C-W-S, I-L, I-G, L-D-I	Ord. # 1202	2018
Add Recreational and/or medical marijuana retail - SP – B-C, B-G, B-D, C-W-S, I-L, I-G, L-D-I	Ord. # 1202	2018
Add Marijuana cultivation, manufacturing, processing – SR – C-W-S, I-L, I-G, L-D-I SP – B-C, B-G, B-D	Ord. #1202	2018
Add Marijuana testing and research - SR – C-W-S, I-L, I-G, L-D-I SP – B-C, B-G, B-D	Ord. # 1202	2018
Remove Agricultural Uses, Except those involving Livestock – BR – R-43, R-20, R-12, R-6, R-G, R-M, B-C, B-G, B-D, C-W-S, I-L, I-G; add Agricultural uses (as defined under MGL c. 40A, § 3) – BR – R-43, R-20, R-12, R-6, R-G, R-M, B-C, B-G, B-D, C-W-S, I-L, I-G, L-D-I, B-N	Ord. # 1202	2018
Solar energy systems – Principal: SR, SP (small-scale ground-mounted, medium-scale ground-	Ord. # 1214	2019

Description of Amendment	Ordinance Number	Year Adopted
mounted, large-scale ground-mounted): B-C, B-G, B-D, C-W-S, I-L, I-G, L-D-I Accessory: BR (roof-mounted, small-scale ground-mounted): R-43, R-20, R-12, R-6, R-G, R-M, B-C, B-G, B-D, C-W-S, I-L, I-G, L-D-I, B-N SP (medium-scale ground-mounted): C-W-S, I-L, I-G, L-D-I		
Dwellings-three family (BR) – R-G, R-M, B-N	Ord. # 1221	2020
Remove B-D and D-A columns the table; remove Residential Development in the Business District from the table	Ord. # 1237	2021
Add BESS-OD column to the table	Ord. # 1274	2024
Add commercial/industrial-scale battery energy storage system and BESS facility (for commercial, industrial, manufacutnr and/or research) (principal) – SP – I-L, I-G, LDI, BESS-OD	Ord. # 1274	2024
Add small-scale battery energy storage system (for retail, customer service and employee use by owner, landlord, or developer or for commercial, industrial, manufacturing and/or research) (principal) – SP – CWS, I-L, I-G, LDI, B-N, BESS-OD	Ord. # 1274	2024
Add residential-scale battery energy storage system (for private residential use by owner, landlord, or housing developer) (accessory) – BR –All districts	Ord. # 1274	2024
Add small-scale battery energy storage system (for retail, customer service and employee use by owner, landlord, or developer or for commercial, industrial, manufacturing and/or research) (accessory) – SP – B-C, B-G, DCD, CWS, I-L, I-G, LDI, B-N, BESS-OD	Ord. # 1274	2024
Add commercial/industrial-scale battery energy storage system and BESS facility (for commercial, industrial, manufacturing and/or research) (accessory) – SP – I-L, I-G, LDI, B-N, BESS-OD	Ord. # 1274	2024
SECTION 4.203 - SCHEDULE OF INTENSITY REGULATIONS		
Limited Industrial District (LDI)	Ord. # 575	1983?
Strike the section in its entirety and replace	Ord. # 894	2001
Add Neighborhood Business District (B-N)	Ord. # 938	2005
Amending High Density Multi-Family (R-M)	Ord. # 1221	2020
SECTION 4.302 - BUILDING OR STRUCTURES TO HAVE ACCESS ON STREETS		
New Section	Ord. # 587	1987

Description of Amendment	Ordinance Number	Year Adopted
SECTION 4.304 - FRONT YARDS		
Subsection B - Landscaping in IL and LDI Districts	Ord. # 437	1983
SECTION 4.306 - PROJECTIONS INTO YARDS		
Subsection F	Ord #423	1982
Add new Subsection F	Ord #885	2001
Amend Subsection F	Ord #920	2003
SECTION 4.307 - CORNER LOT VARIATION		
New Section	Ord #864	2000
SECTION 4.309 - SCREENING REGULATIONS		
Subsection A2	Ord #423	1982
SECTION 4.310 - REGULATIONS PERTAINING TO REMOVAL OF EARTH MATERIALS		
Manufacturing, Processing or Fabrication: Unlisted uses, any unlisted manufacturing processing or fabrication or any product of any material - SR - LDI zone	Ord #747	1994
SECTION 4.311 - REGULATIONS PERTAINING TO THE PARKING, STORING OR USE OF MAJOR RECREATIONAL OR COMMERCIAL EQUIPMENT OR VEHICLES IN RESIDENCE DISTRICTS.		
Entire New Section	Ord #817	1997
SECTION 4.313 - CONVERSIONS		
Include B-N District	Ord # 938	2005
SECTION 4.314 - TRANSITION REQUIREMENTS		
Lot abutting upon residence district	Ord # 564	1987
Access through L-D-I District for use in R-43 District	Ord. # 999	2007
SECTION 4.317 - RADIOACTIVE WASTE DISPOSAL FACILITIES		
New Section	Ord. # 486	1981
SECTION 4.318 - REQUIREMENTS FOR LOTS ON LEGALLY EXISTING WAYS AS SHOWN ON PLANS PREPARED AND RECORDED PRIOR TO THE JULY 4, 1953 ENACTMENT OF THE SUBDIVISION CONTROL LAW MGL CH. 41, SECTION 81K-81GG		
New Section	Ord. # 587	1987
Changed section number	Ord. # 840	1998
SECTION 4.319 - REGULATIONS PERTAINING TO MEDICAL AND/OR HAZARDOUS WASTE		
New Section	Ord. # 685	1991
SECTION 4.320 - DOWNTOWN ARTS OVERLAY DISTRICT (D-A)		
New Section	Ord. #1021	2008

Description of Amendment	Ordinance Number	Year Adopted
Amended Subsections C, E and F	Ord. # 1073	2013
Remove	Ord. # 1237	2021
SECTION 4.321 - SMART GROWTH OVERLAY DISTRICT (SGOD)	Ord. # 1019	2008
New Section		
SECTION 4.322 – WIRELESS COMMUNICATION FACILITIES	Ord. # 1210	2019
New Section		
SECTION 4.323 – TYLER STREET OVERLAY DISTRICT	Ord. # 1221	2020
New Section		
Amended Subsection D	Ord. # 1282	2024
SECTION 4.324 – DOWNTOWN CREATIVE DISTRICT		
New Section	Ord. # 1237	2021
Amended Subsection C, use table	Ord. # 1315, § III	2025
SECTION 4.330 - DFC DAN FOX CORRIDOR DISTRICT		
New Section	Ord. # 958	2005
SECTION 4.331 - BATTERY ENERGY STORAGE SYSTEMS, BATTERY ENERGY STORAGE SYSTEM FACILITIES, AND BATTERY ENERGY STORAGE SYSTEMS (AND FACILITIES) IN THE CITY OF PITTSFIELD AND IN THE BATTERY ENERGY STORAGE SYSTEM OVERLAY DISTRICT		
New Section	Ord. # 1274	2024
SECTION 5		
Section deleted in its entirety	Ord. # 992	2007
ARTICLE 23-6		
Section replaced in its entirety	Ord. # 1107	2015
Article replaced in its entirety	Ord. # 1292	2024
ARTICLE 23-7 – CONDITIONAL USES		
Nomenclature change: “Planning Board” to “Community Development Board”	Ord. # 1250	2022
SECTION 7.856 – SHORT-TERM RENTALS		
Add new section	Ord. # 1325, § II	2025
SECTION 7.710 - ENTIRE SECTION REMOVED		
Section removed, see Section 7.836	Ord. # 534	1986
SECTION 7.711 - ENTIRE SECTION REMOVED		
Section removed, see Section 7.852	Ord. #1083	2014
SECTION 7.715 - DWELLINGS, MULTI-FAMILY REQUIREMENTS		
Revised entire section	Ord. # 655	1990
Subsection 4 amended to include B-N District	Ord. # 938	2005

Description of Amendment	Ordinance Number	Year Adopted
SECTION 7.717 - TERMINALS, TRUCK, RAIL OR FREIGHT REQUIREMENTS		
Subsection B	Ord. # 438	1983
Subsection A-2	Ord. # 667	1990
SECTION 7.719 - HOSPITALS OR SANATORIUMS REQUIREMENTS		
Subsections K - L	Ord. # 647	1989
SECTION 7.733 - GROUP HOMES		
Revised entire section	Ord. # 489	1984
SECTION 7.733 - GROUP HOMES		
Deletion of Subsection I	Ord. # 821	1997
SECTION 7.735 - MARIJUANA CULTIVATION, MANUFACTURING, PROCESSING; MARIJUANA TESTING AND RESEARCH IN I-L, I-G, C-W-S, or L-D-I ZONING DISTRICTS		
Add new section	Ord. # 1202	2018
SECTION 7.736 - OUTDOOR MARIJUANA CULTIVATION REQUIREMENTS		
Add new section	Ord. # 1202	2018
SECTION 7.737 – SMALL-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS, PRINCIPAL USE	Ord. # 1214	2019
Add new section		
SECTION 7.815 - CAMPS, PRIVATE, REQUIREMENTS		
Revised entire section	Ord. # 509	1985
SECTION 7.831 - RESIDENTIAL DEVELOPMENT IN THE DOWNTOWN ARTS OVERLAY DISTRICT		
Revised entire section	Ord. # 1021	2008
Removed section	Ord. # 1237	2021
SECTION 7.835 - STORAGE, WAREHOUSES & YARDS		
Revised entire section	Ord. # 438	1983
SECTION 7.836 - AUTO CAR WASH REQUIREMENTS		
Revised entire section	Ord. # 534	1986
SECTION 7.837 - OFFICE USE, GENERAL BUSINESS OR PROFESSIONAL USE IN AN IG DISTRICT		
Add new section	Ord. # 656	1990
SECTION 7.838 - GOVERNMENTAL ARCHIVES IN R-43, R-20, R-12, R-G, REQUIREMENTS		
Add new section	Ord. # 712	1992
SECTION 7.839 - EATING ESTABLISHMENTS, DRIVE-IN, DRIVE-UP, DRIVE-THROUGH, REQUIREMENTS		
Add new section	Ord. # 768	1994
Amended Subsections C and D(2)	Ord. # 892	2001

Description of Amendment	Ordinance Number	Year Adopted
Added Subsection F	Ord. # 954	2005
SECTION 7.840 - RETAIL SALES AND SERVICE, DRIVE-IN, DRIVE-UP, DRIVE-THROUGH, REQUIREMENTS		
Add new section	Ord. # 768	1994
Amended Subsections C and D(2)	Ord. # 892	2001
Added Subsection F	Ord. # 954	2005
SECTION 7.841 - OFFICES, GENERAL BUSINESS OR PROFESSIONAL, BANKING, REAL ESTATE OR INSURANCE, DRIVE-IN, DRIVE-UP, DRIVE-THROUGH, REQUIREMENTS		
Add new section	Ord. # 768	1994
Amended Subsections C and D(2)	Ord. # 892	2001
Added Subsection F	Ord. # 954	2005
SECTION 7.842 - ASSISTED LIVING RESIDENCE, REQUIREMENTS		
Add new section	Ord. # 791	1995
SECTION 7.843 - RETAIL SALES OF PROPANE AND LIQUEFIED PETROLEUM		
Add new section	Ord. # 863	1999
SECTION 7.844 - TOURIST HOMES, BED-AND-BREAKFAST HOMES		
Add new section	Ord. # 913	2003
SECTION 7.846 - WASTE TRANSFER STATION		
Add new section	Ord. # 925	2004
SECTION 7.847 - ADULT ENTERTAINMENT ESTABLISHMENTS		
Add new section	Ord. # 936	2004
Amended Subsection E(1)	Ord. # 969	2005
SECTION 7.848 - FLEXIBLE DEVELOPMENT		
Add new section	Ord. # 988	2007
SECTION 7.849 - HOSPICE HOUSE REQUIREMENTS		
Add new section	Ord. # 1000	2007
SECTION 7.850 – RECREATIONAL MARIJUANA RETAIL AND/OR MEDICAL MARIJUANA RETAIL REQUIREMENTS		
Add new section	Ord. # 1070	2013
Amended section	Ord. # 1202	2018
SECTION 7.851 – SELF STORAGE MINI-WAREHOUSES		
Add new section	Ord. # 1076	2014
SECTION 7.852 – BILLBOARDS, REQUIREMENTS		
Add new section	Ord. # 1083	2014

Description of Amendment	Ordinance Number	Year Adopted
SECTION 7.853 – MARIJUANA CULTIVATION, MANUFACTURING, PROCESSING; MARIJUANA TESTING AND RESEARCH IN B-G, B-D, or B-C ZONING DISTRICTS		
Add new section	Ord. # 1202	2018
SECTION 7.854 – OUTDOOR MARIJUANA CULTIVATION REQUIREMENTS		
Add new section	Ord. # 1202	2018
SECTION 7.855 – MEDIUM- AND LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS; MEDIUM-SCALE GROUND-MOUNTED SOLAR ENERGY ACCESSORY USES	Ord. # 1214	2019
Add new section		
ARTICLE 23-8 – NON-CONFORMITIES		
Nomenclature change: “Planning Board” to “Community Development Board”	Ord. # 1250	2022
SECTION 9.101 - RESTRICTIONS, ACCESSORY BUILDINGS OR USE		
Subsection F	Ord. # 424	1982
Subsection G	Ord. # 897	2002
Revise entire section; add new Subsection H	Ord. # 1315, § II	2025
SECTION 9.206 - DISH ANTENNAS		
Revised entire section	Ord. # 477	1984
SECTION 9.207 – ACCESSORY SOLAR ENERGY SYSTEMS		
Add new section	Ord. # 1071	2013
Revise entire section	Ord. # 1214	2019
SECTION 9.3 - HOME OCCUPATIONS		
Revised entire section	Ord. # 788	1995
SECTION 9.301 - PERMITTED HOME OCCUPATIONS		
Subsection B	Ord. # 424	1982
Subsection B	Ord. # 1066	2013
SECTION 9.301 - PERMITTED HOME OCCUPATIONS		
Revised entire section	Ord. # 788	1995
SECTION 9.302 - REQUIREMENTS - HOME OCCUPATIONS		
Subsection C	Ord. # 424	1982
SECTION 9.302 - REQUIREMENTS - HOME OCCUPATIONS		
Revised entire section	Ord. # 788	1995
Add exclusion for short-term rentals	Ord. # 1325, § III	2025
SECTION 9.405 - SIGNS IN BUSINESS AND		

Description of Amendment	Ordinance Number	Year Adopted
INDUSTRIAL DISTRICTS		
Subsection C	Ord. # 436	1982
SECTIONS 9.4, 9.401, 9.402, 9.403, 9.404, 9.405 DELETED AND TAKEN OUT OF ZONING (ALL PERTAINING TO SIGNS)	Ord. # 786	1995
SECTION 9.501 – BATTERY ENERGY STORAGE SYSTEMS IN RESIDENTIAL DISTRICTS		
New Section	Ord. # 1274	2024
SECTION 9.502 – BATTERY ENERGY STORAGE SYSTEMS IN BUSINESS AND COMMERCIAL DISTRICTS		
New Section	Ord. # 1274	2024
SECTION 9.503 – BATTERY ENERGY STORAGE SYSTEMS IN INDUSTRIAL DISTRICTS		
New Section	Ord. # 1274	2024
ARTICLE 23-10 – OFF-STREET PARKING AND LOADING		
Nomenclature change: “Planning Board” to “Community Development Board”	Ord. # 1250	2022
SECTION 10.110 - COMPUTING, REQUIREMENTS		
Subsection F	Ord. # 422	1982
Subsection F	Ord. # 835	1999
SECTION 10.111 - TABLE OF OFF STREET PARKING REQUIREMENTS		
Add Assisted Living Residence	Ord. # 791	1995
Add Bed-and-Breakfast Home / Tourist Home	Ord. # 913	2003
Add Waste Transfer Station	Ord. # 925	2004
Add Adult Entertainment Establishments	Ord. # 936	2004
Add Hospice House	Ord. # 1000	2007
Add Dwellings-Three Family	Ord. # 1221	2020
Add Commercial/Industrial-Scale Battery Energy Storage System Facilities	Ord. # 1274	2024
SECTION 10.208 - OFF STREET LOADING REQUIREMENTS		
Add Subsection C	Ord. # 791	1995
SECTION 10.212 - MODIFICATION OF REQUIREMENTS AND/OR DESIGN STANDARDS		

Description of Amendment	Ordinance Number	Year Adopted
Added new section	Ord. # 853	1999
SECTIONS 10.3, 10.301, 10.302 DELETED - ORDINANCE # 768, 1994		
ARTICLE 23-11, BOARD OF APPEALS		
Nomenclature change: "Planning Board" to "Community Development Board"	Ord. # 1250	2022
ARTICLE 23-12 – ADMINISTRATION AND ENFORCEMENT		
Nomenclature change: "Planning Board" to "Community Development Board"	Ord. # 1250	2022
SECTION 12.6 - CRIMINAL PENALTIES		
Revised entire section	Ord. # 663	1990
SECTION 12.6 - CRIMINAL PENALTIES		
Revised entire section	Ord. # 672	1991
SECTION 12.7 - NON-CRIMINAL PENALTIES		
Revised entire section	Ord. # 672	1991
SECTION 12.8 - SCHEDULE OF FEES, CHARGES AND EXPENSES		
Revised entire section	Ord. # 672	1991
ARTICLE 23-13 – ADMINISTRATIVE PROCEDURES		
Nomenclature change: "Planning Board" to "Community Development Board"	Ord. # 1250	2022
SECTION 13.202 – REQUIRED HEARING AND NOTICE		
Amended entire section	Ord. # 1237	2021

CITY OF PITTSFIELD

In the Year One Thousand Nine Hundred and Seventy Three



AN ORDINANCE

Repealing the Present Zoning Ordinance and Substituting Therefore a New Zoning Ordinance.

Be it ordained by the City Council of the City of Pittsfield, as follows:

Section 1: That the Pittsfield City Code, Chapter 23, as amended, by and hereby is further amended by striking out said Chapter 23, as amended, and by substituting therefore a new Chapter entitled "Zoning", a copy of which is attached hereto and made a part hereof.

Section 2: This ordinance shall take effect upon enactment.

**Approved as to Form and Legality,
February 16, 1973**

**SAMUEL LANDA
City Solicitor**

Includes All Amendments Through the Last Following Date:

March 1989	February 1994	
November 1989	October 1994	February 2001
January 1990	July 1995	March 2003
July 1991	October 1995	October 2004
December 1991	July 1996	March 2005
September 1992	February 1997	December 2007
November 1993		