

ARTICLE 23-3
ZONING DISTRICTS

SECTION 3.1 ESTABLISHMENT OF DISTRICTS

The City of Pittsfield is hereby divided into the following classes of zoning districts:

SECTION 3.101 RESIDENCE DISTRICTS

R – 43	Low Density One-Family Residence
R - 20	One - Family Residence
R - 12	One - Family Residence
R - 6	One - and - Two Family Residence
R - G	Medium Density Multi - Family Residence
R - M	High Density Multi - Family Residence

SECTION 3.102 BUSINESS DISTRICTS [Amended 4-13-2021 by Ord. No. 1237]

B - C	Grouped Business
B - G	General Business
C - W - S	Commercial, Warehousing and Storage

SECTION 3.103 INDUSTRIAL DISTRICTS

I - L	Light Industrial
I - G	General Industrial

SECTION 3.104 SPECIAL DISTRICTS [ORD #439-1983; ORD #938-2005; 9-9-2008 by Ord. No. 1019; 10-28-2008 by Ord. No. 1021; amended 4-13-2021 by Ord. No. 1237; 2-13-2024 by Ord. No. 1274]

L - D - I	Limited Industrial
B - N	Neighborhood Business
S-G-O-D	Smart Growth Overlay District
D-C	Downtown Creative District
BESS-OD	Battery Energy Storage System Overlay District

SECTION 3.2 PURPOSE OF SPECIFIC ZONING DISTRICTS

SECTION 3.201 R - 43 LOW DENSITY ONE - FAMILY RESIDENCE

This district is established to provide reasonable safeguards for the protection and preservation of low density development; to maintain rural character through the establishment of low density; and to provide safeguards for development of areas with unusual terrain characteristics and natural features which may be difficult to serve with public utilities such as sewer and water.

SECTION 3.202 R - 20 ONE-FAMILY RESIDENCE

This district is established to allow the creation of new neighborhoods and to preserve existing one-family residential areas at a density compatible with existing development and in keeping with the more open character of area located outside the higher density core areas of the City.

SECTION 3.203 R - 12 ONE-FAMILY RESIDENCE

This district is established to allow for one-family dwellings within the more intensely developed areas of the City at a density compatible with existing densities and to provide for the creation of new neighborhoods reflecting and extending the urban one-family residential characteristics of the City.

SECTION 3.204 R-6 ONE-AND-TWO FAMILY RESIDENCE

This district is established to permit high density one-and-two family residential areas; to maintain the integrity of areas where one-family and two-family dwellings exist as an integral part of the neighborhood; and to allow for the creation of new neighborhoods, reflecting such high density one-family and two-family residential characteristics.

SECTION 3.205 R-G MEDIUM DENSITY MULTI-FAMILY RESIDENCE

This district is established to provide for apartment type living at a higher density than one-family and two-family developments, but with more open space amenities than can be found in higher density districts.

SECTION 3.206 R-M HIGH DENSITY MULTI-FAMILY RESIDENCE

This district is established to provide for apartment type living at a high density.

SECTION 3.207 B-C GROUPED BUSINESS

This district is established to provide for a grouping of commercial retail and service outlets including centers designated and constructed as a single planned unit.

SECTION 3.208 B-G GENERAL BUSINESS

This district is established to provide for certain business uses generally located along major routes of travel.

SECTION 3.209 (RESERVED)¹

SECTION 3.210 C-W-S COMMERCIAL, WAREHOUSING AND STORAGE

This district is established to provide for a wholesaling, warehousing, storage, and heavy commercial uses generally supporting the downtown or other commercial areas. It provides locations for activities which are neither strictly industrial nor compatible with retail sales and services and office uses.

¹ Editor's Note: Former Section 3.209, B-D Downtown Business, was repealed 4-13-2021 by Ord. No. 1237.

SECTION 3.211 I-L LIGHT INDUSTRIAL

This district is established primarily for a wide range of manufacturing, processing and other uses incompatible with residential and commercial development which can be built and operated with a minimum of noise, smoke, odor and other nuisances and which do not create unusual adverse effects upon adjacent uses. These districts provide for the development of these uses and low densities and subject to special front yard landscaping requirements.

SECTION 3.212 I-G GENERAL INDUSTRIAL

This district is established primarily to provide locations for those uses which are industrial in nature and other uses incompatible with residential and commercial development which may create adverse conditions but not to the extent so as to substantially affect adjacent uses.

SECTION 3.213 L-D-I LIMITED INDUSTRIAL

This district is established to provide for use by research laboratories, office buildings, high technology and a variety of other industrial and associated uses. **(ORD #439-1983)**

SECTION 3.214 B-N NEIGHBORHOOD BUSINESS

This district is established to provide for small business centers primarily serving the surrounding neighborhoods and including professional offices, convenience retail, and personal service establishments. **(ORD #938-2005)**

3.215 S-G-O-D SMART GROWTH OVERLAY DISTRICT. [Added 9-9-2008 by Ord. No. 1019]

This district is established to encourage smart growth in accordance with the purposes of MGL c. 40R, and to foster a range of diverse housing opportunities in the urban center of the city for households of all incomes, ages and sizes with development standards to allow context-sensitive design and creative site planning.

3.216 D-C DOWNTOWN CREATIVE DISTRICT. [Added 10-28-2008 by Ord. No. 1021; amended 4-13-2021 by Ord. No. 1237]

This district is established to modernize the City's land use regulations in the downtown area by focusing on building form and placement. This district is established to enhance vitality in downtown by fostering a mix of uses through increasing downtown housing opportunities and fostering business growth, while acknowledging arts-related development and the creative economy; encouraging greater pedestrian activity as part of entertainment and residential uses mixed with traditional retail and business activities; encouraging economic revitalization and active evening uses; contributing to public safety; and nurturing artistic contributions to the City and region. The reduction of urban sprawl and efficient use of City infrastructure by concentrating a compatible mix of uses is an important component of this district.

3.217 TYLER STREET OVERLAY DISTRICT. [Added 2-11-2020 by Ord. No. 1221]

3.218 BESS-OD BATTERY ENERGY STORAGE SYSTEM OVERLAY DISTRICT [Added 2-13-

2024 by Ord. No. 1274]

This ordinance including the BESS-OD is created to achieve the following goals:

1. To provide regulatory guidelines for the responsible and intentional location, construction and operation of battery energy storage systems and battery energy storage system facilities in the Battery Energy Storage System (BESS) Overlay District and throughout the City of Pittsfield.
2. To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems.
3. To provide locations for the use of battery energy storage systems and facilities which are compatible for placement to ensure the preservation of residential development and conservation efforts.
4. To avert the environmental impacts of battery energy storage systems on agricultural land, forests, floodplains, riparian ways, and wildlife (hereafter, "the land") and in residential zoning districts.
5. In all instances where the uses of this section are in conflict with other sections of this Zoning Ordinance, the requirements of this section shall take precedence within this overlay district.

SECTION 3.3 DISTRICT BOUNDARY LINES, OFFICIAL ZONING MAP

SECTION 3.301 OFFICIAL MAP FILED OFFICE OF THE BUILDING INSPECTOR

The location and boundaries of the zoning districts shall be shown on a map in two sections entitled, "Pittsfield Zoning Map", dated February 17, 1973, and bearing the signatures of the President of the City Council, the Mayor and the City Clerk, and filed in the Office of the Building Inspector, which map, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

SECTION 3.302 AMENDMENT, OFFICIAL MAP

If, in accordance with the provisions of this ordinance and Chapter 40A of the General Laws, changes are made in zoning districts, district boundaries, or other matter portrayed on the official zoning map, such changes shall be recorded on the official zoning map after the amendment has been approved by the City Council, with an entry signed by the President of the City Council, the Mayor and attested by the City Clerk.

SECTION 3.4 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

For the purpose of interpretation of district boundaries as shown on the Official Zoning Map, the following rules shall apply:

SECTION 3.401

Boundaries which appear to follow the center lines of street, railroads or streams shall be construed to follow such center lines.

SECTION 3.402

Boundaries indicated as following shore lines of lakes or ponds shall be construed to follow such shore lines.

SECTION 3.403

Boundaries which appear to run parallel to the features indicated above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

SECTION 3.405

Where a district boundary line divides a lot which was in single ownership on the effective date of this ordinance, the entire lot shall be deemed to be in that district in which the greater part of the lot lies; except that in a case where a lot so divided contains land at least equal to the minimum required for a principal permitted use in each district, the Building Inspector may permit the lot to be divided to provide for such separate use, in accordance with Subdivision Rules and Regulations and other applicable provisions of the statutes or the City Code.

SECTION 3.406

Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

SECTION 3.407 [Amended 7-10-2001 by Ord. No. 894]

In cases of uncertainty or disagreement concerning the exact location of a district boundary line or where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered herein, the district boundary shall be determined by the Community Development Board.