

ZONING

300 Attachment 1

Town of Sturbridge

Zoning Derivation Table

The following table identifies the chapters and sections of the Zoning Bylaw before it was codified as Chapter 300 of the 2021 Town Code and shows amendments to various sections adopted prior to the 2021 codification.

1965 Zoning Bylaw Prior to 1998 Recodificationⁱ	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codificationⁱⁱ
Chapter 1	Chapter 1, Purpose	Part 1, Art. I	
	1.01	§ 300-1.1	4-27-1998 by Art. 92
	1.02	§ 300-1.2	4-26-1999 by Art. 38
	1.03	§ 300-1.3	4-26-1999 by Art. 39
Chapter 2	Chapter 2, Definitions	Part 1, Art. II	3-11-1968 by Arts. 38, 39, 41, 42; 4-29-1974 by Art. 37; 11-5-1979 by Art. 121; 6-29-1981 by Art. 83; 12-14-1981 by Arts. 32, 33; 4-17-1984 by Arts. 32, 35; 4-27-1987 by Arts. 51, 53; 9-28-1987 by Art. 64; 4-25-1988 by Art. 124; 4-29-1991 by Arts. 37, 42; 4-27-1992 by Arts. 24, 36; 4-25-1994 by Art. 29; 9-24-1984 by Art. 51; 4-29-1996 by Art. 31; 4-27-1998 by Arts. 64, 65, 66, 67, 69, 71, 73, 74, 75, 95, 96, 97, 98, 134, 140, 165; 4-26-1999 by Art. 26; 4-30-2001 by Arts. 13, 14, 16; 4-30-2007 by Art. 17; 6-4-2012 by Art. 21; 6-3-2013 ATM by Art. 6; 6-2-2014 ATM by Arts. 20, 21; 6-1-2015 by Art. 25; 6-6-2016 ATM by Art. 36; 6-5-2017, 6-12-2017 ATM by Arts. 30, 31; 10-29-2018 STM by Art. 51; 1-27-2020 STM by Art. 52; 6-29-2020 ATM by Art. 33
	Intro. Paragraph	§ 300-2.1	
	Second Paragraph and terms	§ 300-2.2	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
Chapter 3	Chapter 3, Establishment of Districts	Part 2, Art. III	
	3.01, Types of Districts	§ 300-3.1	4-27-1992 by Art. 53; 4-27-1998 by Arts. 80, 81, 104; 6-3-2013 by Arts. 4, 5; 6-2-2014 ATM by Art. 21
	3.02, Location of Districts	§ 300-3.2	4-28-1986 by Art. 99; 4-27-1998 by Art. 130
	3.03 – 3.09, District boundaries	§ 300-3.3	4-29-1974 by Art. 38
	3.10 – 3.18, Floodplain District	§ 300-3.4	4-26-1982 by Art. 23; 4-24-1995 by Art. 41; 4-27-1998 by Art. 105; 4-27-2009 by Art. 11; 6-6-2011 by Art. 23
Chapter 4	Chapter 4, Use Regulations	Part 2, Art. IV	
	4.01 – 4.05	§ 300-4.1	4-29-1985 by Art. 89; 4-27-1987 by Arts. 47, 50; 4-24-1989 by Art. 63; 4-27-1998 by Arts. 106, 107, 108; 4-25-2005 by Art. 10
Chapter 4.1	Chapter 5, Use Regulations – Rural Residential District RR	§ 300-4.2	3-11-1968 by Arts. 43, 46; 4-13-1981 by Art. 72; 4-26-1982 by Art. 24; 4-11-1983 by Arts. 25, 26, 28, 32, 35, 36, 37, 39; 4-29-1985 by Art. 92; 4-28-1986 by Arts. 101, 103; 6-30-1986 by Art. 125; 4-29-1991 by Art. 43; 4-27-1992 by Art. 37; 4-24-1995 by Art. 40; 6-17-1996 by Art. 86; 4-27-1998 by Arts. 113, 129, 135; 4-25-2005 by Art. 11; 4-27-2009 by Art. 17; 6-5-2017, 6-12-2017 ATM by Arts. 32, 34
	5.01 – 5.03	Subsections A – C	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
Chapter 4.15	Chapter 6, Use Regulations – Suburban Residential District (SR)	§ 300-4.3	10-20-1969 by Art. 15; 4-13-1981 by Art. 70; 4-11-1983 by Arts. 35, 37, 39; 4-28-1986 by Arts. 101, 103; 6-30-1986 by Art. 125; 4-27-1992 by Art. 38; 4-24-1995 by Art. 40; 4-29-1996 by Art. 30; 4-27-1998 by Arts. 113, 135; 4-25-2005 by Art. 11; 4-27-2009 by Art. 17; 6-5-2017, 6-12-2017 ATM by Art. 34
	6.01 – 6.03	Subsections A – C	
Chapter 4.20	Chapter 7, Use Regulations – Commercial District (C)	§ 300-4.4	4-11-1983 by Arts. 35, 37; 4-17-1984 by Art. 38; 4-29-1985 by Art. 94; 6-30-1986 by Art. 125; 4-27-1987 by Art. 46; 6-18-1990 by Art. 96; 4-29-1991 by Arts. 44, 45, 46, 47; 4-24-1995 by Art. 40; 4-27-1998 by Arts. 113, 117, 137, 139; 4-26-1999 by Art. 162; 4-28-2008 by Art. 67; 6-6-2011 by Art. 24; 6-5-2017, 6-12-2017 ATM by Art. 30; 6-29-2020 ATM by Art. 34
	7.01 – 7.03	Subsections A – C	
Chapter 4.30	Chapter 8, Use Regulations – Commercial Tourist District (CT)	§ 300-4.5	4-11-1983 by Art. 37; 4-24-1989 by Art. 68; 4-27-1992 by Arts. 33, 39; 6-6-2016 by Art. 35; 4-29-1991 by Art. 48; 4-24-1995 by Art. 40; 4-27-1998 by Arts. 119, 120; 4-26-1999 by Arts. 27, 163; 4-27-2009 by Art. 12; 6-6-2011 by Art. 24; 6-6-2016 by Art. 35; 6-29-2020 ATM by Art. 35
	8.01 – 8.03	Subsections A – C	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
Chapter 4.40	Chapter 9, Use Regulations – General Industrial District (GI)	§ 300-4.6	6-29-1981 by Art. 88; 4-11-1983 by Art. 35; 4-28-1986 by Art. 103; 4-24-1995 by Art. 40; 4-27-1998 by Art. 117; 4-30-2007 by Arts. 31, 33; 4-27-2009 by Art. 12; 6-6-2011 by Art. 24; 6-29-2020 ATM by Art. 36
	9.01 – 9.03	Subsections A – C	
Chapter 4.50	Chapter 10, Use Regulations – Industrial Park District (IP)	§ 300-4.7	4-11-1983 by Art. 35; 4-17-1984 by Art. 38; 4-24-1989 by Art. 58; 4-30-1990 by Arts. 37, 38; 6-18-1990 by Art. 95; 4-27-1992 by Art. 26; 4-24-1995 by Art. 40; 4-27-1998 by Art. 117; 4-26-1999 by Art. 43; 4-26-2004 by Art. 34; 4-30-2007 by Art. 31; 4-27-2009 by Art. 12; 6-6-2011 by Art. 24; 6-29-2020 ATM by Art. 37
	10.01 – 10.03	Subsections A – C	
Chapter 4.60	Chapter 11, Use Regulations – Commercial II District (C2)	§ 300-4.8	4-11-1983 by Art. 35; 4-29-1985 by Art. 94; 4-27-1992 by Art. 47; 4-25-1995 by Art. 40; 4-27-1998 by Arts. 113, 117, 137; 6-6-2011 by Art. 24; 6-5-2017, 6-12-2017 by Art. 30; 6-29-2020 ATM by Art. 38
	11.01 – 11.03	Subsections A – C	
Chapter 4.70	Chapter 12, Wireless Communications Facilities	Part 3, Art. IX	12-10-1997 by Art. 74; 4-26-1999 by Art. 28; 6-6-2016 by Art. 31
	12.01, Purpose	§ 300-9.1	
	12.02, Definitions	§ 300-9.2	
	12.03, Use regulations	§ 300-9.3	
	12.04, Safety standards	§ 300-9.4	
	12.05, Procedure	§ 300-9.5	
	12.06, Monitoring and maintenance	§ 300-9.6	
	12.07, Modifications	§ 300-9.7	
	12.08, Abandonment and discontinuance	§ 300-9.8	
	12.09, Exceptions	§ 300-9.9	
	12.10, Severability	§ 300-9.10	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification	
Chapter 4.80	Chapter 13, Use Regulations – Historic Commercial District (HC)	§ 300-4.9	4-27-1998 by Art. 58; amended 6-4-2012, 6-18-2012 by Art. 20	
	13.01 – 13.04	Subsections A – D		
Chapter 4.90	Chapter 14, Special Use District (SU)	§ 300-4.10	4-27-1998 by Art. 60; 4-28-2008 by Art. 21; 4-27-2009 ATM by Art. 17; 6-5-2017, 6-12-2017 by Arts. 34, 35; 1-27-2020 STM by Art. 53	
	14.01 – 14.04	Subsections A – D		
Chapter 4.94	Chapter 15, Planned Unit Business Development (PUBD)		Repealed 1-27-2020 STM by Art. 53	
	Chapter 16, Groundwater Protection District	Part 2, Art. V	4-29-2002 by Art. 11	
	16.01, Purpose	§ 300-5.1		
	16.02, Scope of authority	§ 300-5.2		
	16.03, Definitions	§ 300-5.3		
	16.04, Establishment and delineation of aquifers and recharge areas	§ 300-5.4		4-27-2009 ATM by Art. 9
	16.05, District boundary disputes	§ 300-5.5		
	16.06, Use regulations	§ 300-5.6		
	16.07, Procedures for issuance of special permit	§ 300-5.7		
	16.07, Severability	§ 300-5.8		
	Chapter 17, Open Space Residential Development	Part 3, Article VIII		4-27-2009 ATM by Art. 14; 6-5-2017, 6-12-2017 ATM by Art. 33
	17.01, Purpose and intent	§ 300-8.1		
	17.02, Definitions	§ 300-8.2		
	17.03, Applicability	§ 300-8.3		
	17.04, Pre-application procedures	§ 300-8.4		
	17.05, Application for OSRD	§ 300-8.5		
	17.06, Design process	§ 300-8.6		
	17.07, Design standards	§ 300-8.7		
	17.08, Open space requirements	§ 300-8.8		
	17.09, Use and dimensional standards	§ 300-8.9		
	17.10, Reduction of	§ 300-8.10		

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
	dimensional requirements		
	17.11, Bonus dwelling units	§ 300-8.11	
	17.12, Decision of the Planning Board	§ 300-8.12	
	17.13, Severability	§ 300-8.13	
	Chapter 18, Accessory Dwelling Units	Part 3, Art. XI	4-27-2009 by Art. 15
	18.01, Accessory dwelling units	§ 300-11.1	
	18.02, General description	§ 300-11.2	
	18.03, Purpose	§ 300-11.3	
	18.04, Accessory dwelling unit standards	§ 300-11.4	
	18.05, Application procedure	§ 300-11.5	
	18.06, Transfer of ownership of a dwelling with an accessory dwelling unit	§ 300-11.6	
	18.07, Accessory units in existence before the adoption of the Accessory Dwelling Unit Bylaw	§ 300-11.7	
	18.08, Required renewal	§ 300-11.8	
Chapter 5	Chapter 19, Intensity Regulations	Part 4, Art. XIV	
	First three undesignated paragraphs	§ 300-14.1	4-30-2001 by Art. 10
	Table of standards	§ 300-14.2	4-30-2001 by Art. 8; 6-6-2016 ATM by Art. 34; 1-27-2020 STM by Art. 54; 6-29-2020 ATM by Art. 39
Chapter 6	Chapter 20, General Regulations	Part 4, Art. XV	
	20.01, Existing uses not affected	§ 300-15.1	
	20.02, Nonconforming uses and structures	§ 300-15.2	4-27-1992 by Art. 43; 4-29-2002 by Art. 9; 4-28-2003 by Art. 7
	20.03	§ 300-15.2 (introductory para)	
	20.04	Repealed 4-30-2007 ATM by	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
		Art. 29	
	20.05, Change in nonconforming use and structures	§ 300-15.2A	
	20.05.1, Alteration of nonconforming residential structure	§ 300-15.2B	
	20.06, Replacement of destroyed buildings	§ 300-15.2C	4-30-2007 by Art. 29
	20.07, Abandonment	§ 300-15.2D	
	20.08, Changes	§ 300-15.2E	
	20.09, Reserved for future use	Not included	
	20.10, Width of lot	§ 300-15.3	4-27-1998 by Art. 126
	20.11, Reduction of lot size	§ 300-15.4	
	20.12, Lots of less than required width or area	§ 300-15.5	4-30-2001 by Art. 12
	20.13, Dwellings	§ 300-15.6	6-29-1981 by Art. 86
	20.14, Accessory buildings	§ 300-15.7	
	20.15, Trailer coach	§ 300-15.8	
	20.16	§ 300-15.8A	3-3-1969 by Art. 55
	20.17	§ 300-15.8B	
	20.18, Projections	§ 300-15.9	
	20.19, Obstruction of view	§ 300-15.10	
	20.20, Prohibited uses	§ 300-15.11	11-5-1979 by Art. 121; 4-11-1983 by Art. 30; 4-17-1984 by Art. 40
	20.21 – 20.23, Reserved	Not included	
	20.24, Fence	§ 300-15.12	
	20.25	§ 300-15.12A	4-27-1987 by Art. 53
	20.26	§ 300-15.12B	4-27-1987 by Art. 53
	20.27	§ 300-15.12C	4-27-1987 by Art. 53
	20.28	§ 300-15.12D	4-27-1987 by Art. 53
	20.29	§ 300-15.12E	4-27-1987 by Art. 53
	20.30	§ 300-15.12F	4-26-1999 by Art. 29
	20.31, Driveways	§ 300-15.13	4-25-1988 by Art. 124; 4-29-1991 by Art. 53
Chapter 7	Chapter 21, Off-Street Parking, Loading and Drive-Thru Standards	Part 4, Art. XVI	6-5-2017, 6-12-2017 ATM by Art. 36
	21.01, Purpose	§ 300-16.1	
	21.02, Motor vehicle parking	§ 300-16.2	
	21.03, Space dimensions	§ 300-16.3	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
	21.04, Drive aisles	§ 300-16.4	
	21.05, Surface materials and space delineation	§ 300-16.5	
	21.06, Lighting	§ 300-16.6	
	21.07, Electric vehicle parking	§ 300-16.7	
	21.08, Pedestrian circulation	§ 300-16.8	
	21.09, Parking lot landscaping	§ 300-16.9	
	21.10, Shared parking	§ 300-16.10	4-30-2007 by Art. 30
	21.11, Parking spaces required	§ 300-16.11	
	21.12, Reductions in required parking	§ 300-16.12	
	21.13, Bicycle racks	§ 300-16.13	
	12,14, Drive-thru facilities	§ 300-16.14	
Chapter 8	Chapter 22, Signs	Part 4, Art. XVII	6-3-2013 ATM by Art. 6
	22.01, Purpose and intent	§ 300-17.1	
	22.02, Applicability	§ 300-17.2	
	22.03, Exemptions	§ 300-17.3	
	22.04, Prohibited signs	§ 300-17.4	
	22.05, Requirements applicable to all districts	§ 300-17.5	
	22.06, Requirements applicable to residential districts	§ 300-17.6	
	22.07, Requirements applicable to commercial, special use and industrial districts	§ 300-17.7	
	22.08, Temporary signs	§ 300-17.8	
	22.09, Administration	§ 300-17.9	
	22.10, Violations	§ 300-17.10	
	22.11, Appeals	§ 300-17.11	
Chapter 9	Chapter 23, Removal of Sand and Gravel	Part 3, Art. XII	3-11-1968 by Art. 45; 4- 26-1982 by Art. 26
	23.01, first paragraph	§ 300-12.1	
	23.01, second paragraph and (a) – (e)	§ 300-12.2	
	23.01, second paragraph (f)	§ 300-12.3	
	23.02	§ 300-12.4	
	23.03	§ 300-12.5	
	23.04	§ 300-12.6	

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	23.05	§ 300-12.7	
	23.06	§ 300-12.8A	
	23.07	§ 300-12.8B	4-24-1989 by Art. 57
	23.08	§ 300-12.8C	
	23.09	§ 300-12.8D	
	23.10	§ 300-12.8E	
	23.11, Performance bond	§ 300-12.9	
	23.12, Expiration and revocation of permits	§ 300-12.10	
Chapter 10	Chapter 24, Administration	Part 5, Art. XVIII	
	24.01, Enforcement	§ 300-18.1	
	24.02	§ 300-18.1A	4-26-1999 by Art. 40
	24.03	§ 300-18.1B	
	24.04	§ 300-18.1C	
	24.05	§ 300-18.1D	
	24.06, Zoning Board of Appeals	§ 300-18.2	
	24.07	§ 300-18.2A	4-27-1992 by Art. 27; 4- 30-2001 by Art. 11
	24.08, Appeals	§ 300-18.2B(1)	
	24.09, Special permits	§ 300-18.2B(2)	4-11-1983 by Art. 87; 4- 28-1986 by Art. 104; 4- 26-1993 by Art. 21
	24.10, Variances	§ 300-18.2B(3)	
	24.11	§ 300-18.2B(3) (c)	
	24.12, Duplication	§ 300-18.3	
Chapter 11	Chapter 25, Site Plan Review	Part 5, Art. XIX	4-29-1985 by Art. 103; 4-28-2008 by Art. 17
	25.01, Purpose and intent and administration	§ 300-19.1	
	25.02, Applicability	§ 300-19.2	4-27-1987 by Art. 49
	25.03, General requirements	§ 300-19.3	
	25.04, Procedure	§ 300-19.4	4-25-1988 by Art. 125; 4-27-2009 by Art. 13
	25.05, Criteria for approval	§ 300-19.5	
	25.06, Standards for site plan review	§ 300-19.6	4-30-1990 by Art. 35; 4- 29-1991 by Art. 58; 4- 27-1992 by Art. 32
	25.07, Landscaping, screening and buffers	§ 300-19.7	
	25.08, Landscaping bonds	§ 300-19.8	

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1965 Zoning Bylaw Prior to 1998 Recodification	Chapter/Section in 1998 Codification	Location in Chapter 300	Amendments Prior to 2021 Codification
	25.09, Final approval	§ 300-19.9	
	Chapter 26, Expedited Permitting MGL Ch. 43D	Part 5, Art. XX	4-26-2010 by Art. 11
	Introductory paragraph	§ 300-20.1	
	26.1, General	§ 300-20.2	
	26.2, Review periods	§ 300-20.3	
	26.3, Project review	§ 300-20.4	
	26.4, Fees	§ 300-20.5	
	26.5, Automatic grant of approval	§ 300-20.6	
	26.6, Consolidated and streamlined appeals	§ 300-20.7	
	26.7, Transfers, renewals, permit modification requests, expiration	§ 300-20.8	
	Chapter 27, Village Gateway District	Part 2, Art. VI	6-6-2013 by Art. 4
	27.01, Purpose	§ 300-6.1	
	27.02, Establishment	§ 300-6.2	
	27.03, Authority	§ 300-6.3	
	27.04, Use provisions	§ 300-6.4	6-5-2017, 6-12-2017 ATM by Art. 41
	27.05, Dimensional requirements	§ 300-6.5	
	27.06, Design standards	§ 300-6.6	
	Chapter 28		
	Chapter 29, Solar Zoning Bylaw	Part 3, Art. X	1-7-2013 by Art. 33; 6-1-2015 by Art. 25
	29.1, Purpose	§ 300-10.1	
	29.2, Applicability	§ 300-10.2	
	29.3, General requirements	§ 300-10.3	
	29.4, Utility notification	§ 300-10.4	
	29.5, Dimension and density requirements	§ 300-10.5	
	29.6.1, Design standards	§ 300-10.6	
	29.7, Emergency services	§ 300-10.7	
	29.8, Monitoring and maintenance	§ 300-10.8	
	29.9, Modifications	§ 300-10.9	
	29.10, Discontinuance, decommissioning, abandonment and removal	§ 300-10.10	
	29.11, Abandonment	§ 300-10.11	

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	29.12, Financial surety	§ 300-10.12	
	Chapter 30, Medical Marijuana Overlay District	Part 2, Art. VII	6-2-2014 ATM by Art. 21
	Registered Marijuana Dispensaries		
	30.01, Purpose	§ 300-7.1	
	30.02, Definitions	§ 300-7.2	
	30.03, Location	§ 300-7.3	
	30.04, Procedure	§ 300-7.4	
	30.05, Additional requirements/conditions on RMDs or OMMDs	§ 300-7.5	
	30.06, Prohibition against nuisances	§ 300-7.6	
	30.07, Findings	§ 300-7.7	
	30.08, Severability	§ 300-7.8	
	Chapter 31, Adult Use Marijuana	Part 3, Art. XIII	10-29-2018 by Art. 50
	31.01, Purpose	§ 300-13.1	
	31.02, Applicability	§ 300-13.2	
	31.03, Use regulations	§ 300-13.3	
	31.04, Procedure	§ 300-13.4	
	31.05, Application requirements	§ 300-13.5	
	31.06, Findings	§ 300-13.6	
	31.06, Severability	§ 300-13.7	

- ⁱ The Zoning Bylaw was originally adopted 3-1-1965 by Art. 46 and was renumbered and recodified 4-27-1998 by Art. 33.
- ⁱⁱ Amendments adopted after the 2021 recodification are set forth within the text at the article, section or subsection amended.