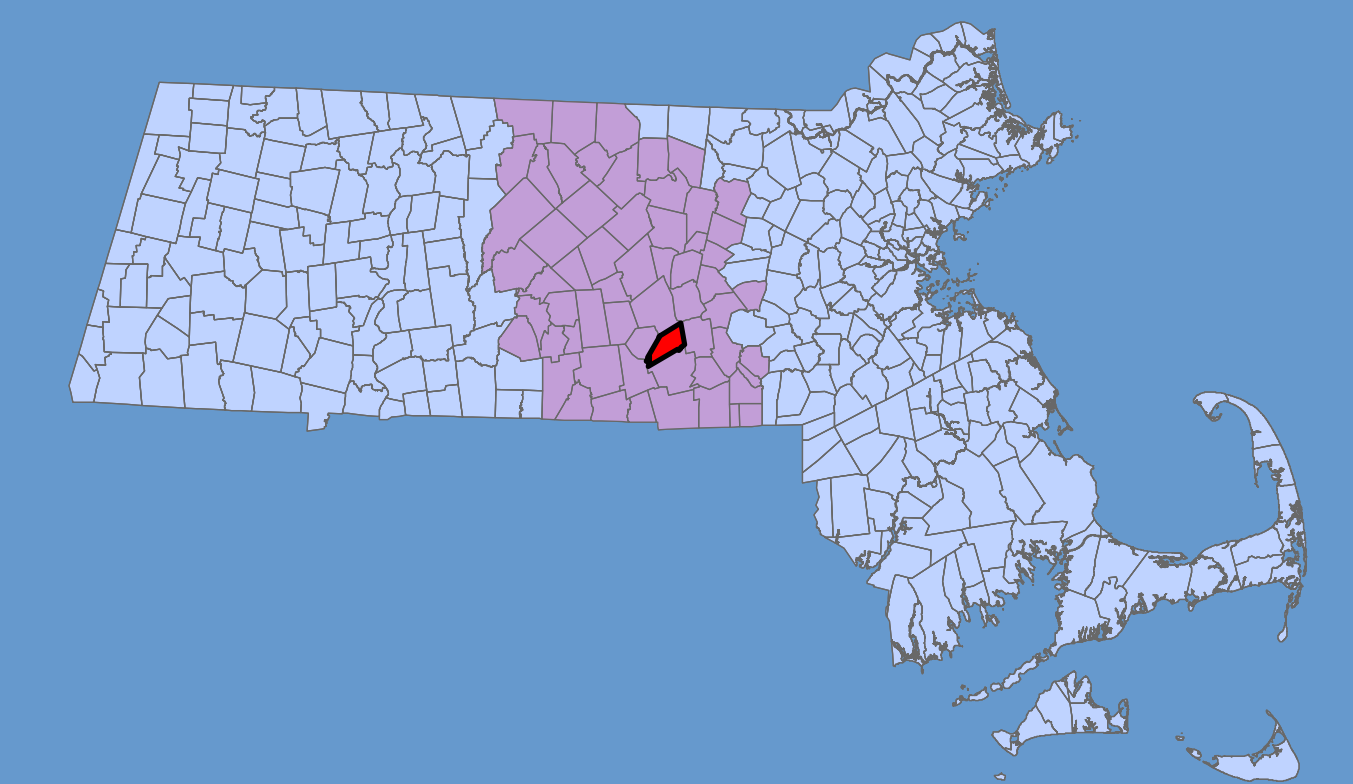


REVISED BY	DATE
CMRPC	ATM Citizen Petition – May 3, 2022
CMRPC	ATM Article – June 23, 2020
CMRPC	ATM Article – May 1, 2018
CMRPC	Zoning Update – October 2015
CMRPC	Zoning Update – August 18, 2014
CMRPC	Overlay Update – November 2010
CMRPC	Overlay/Zoning Update – October 2009
CMRPC	Overlay Update – April 26, 2007
Michael Morin	Final Draft – April 26, 2005
Michael Morin	Draft – April 11, 2005

TOWN OF MILLBURY OFFICIAL ZONING MAP



Legend

Zoning Districts

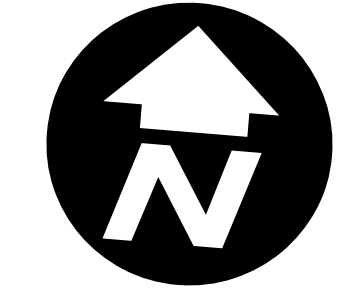
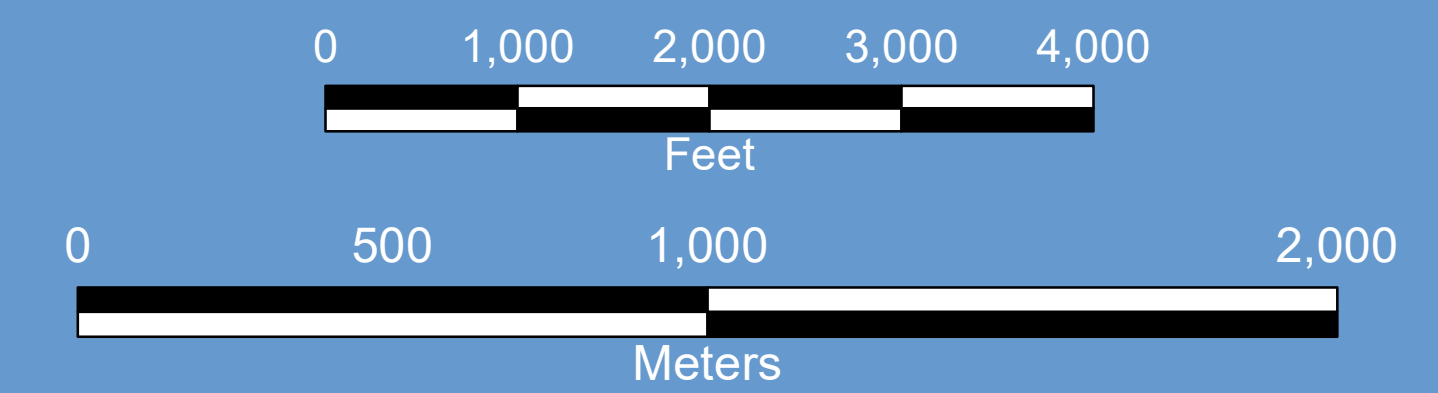
- R-1 Residential I
- R-2 Residential II
- R-3 Residential III
- S-1 Suburban I
- S-2 Suburban II
- S-3 Suburban III
- S-4 Suburban IV
- EMB East Millbury Business
- BV Bramanville Village
- B-1 Business I
- B-2 Business II
- I-1 Industrial I
- I-2 Industrial II

Overlay Districts

- Route 146 Highway Corridor Overlay District
- Residential Office Overlay
- Adaptive Reuse Overlay
- Aquifer Protection Overlay Area A
- Aquifer Protection Overlay Area B

Other Features

- Municipal Boundary
- Mass. Turnpike
- Major Road
- Public Road
- Private Road
- Active Rail
- Abandoned Rail
- Stream
- Intermittent stream



Town of Millbury Dimensional Regulations (See Millbury Zoning Bylaws for More Information)

Zoning Code	Zoning District	Area Without Water or Sewer (Sq. Ft.)	Area With Water (Sq. Ft.)	Area With Sewer (Sq. Ft.)	Area With Water & Sewer (Sq. Ft.)	Minimum Frontage (Ft.)	Minimum Front Yard (Ft.)	Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Min. Open Space (% Lot Area)
R-I	Residential I	40,000	32,000	20,000	12,500	100	25	10	10	
R-II	Residential II	40,000	32,000	20,000	12,500	100	25	10	10	
R-III	Residential III	40,000	32,000	20,000	12,500	100	25	10	10	
S-I	Suburban I (Within AWPC-B)	60,000 80,000	60,000 80,000	60,000 80,000	60,000 80,000	150 200	25 25	10 10	10 10	
S-II	Suburban II	40,000	32,000	15,000	15,000	150	25	10	10	
S-III	Suburban III	40,000	32,000	20,000	20,000	150	25	10	10	
S-IV	Suburban IV	40,000	32,000	20,000	20,000	150	25	10	10	
BV	Bramanville Village (see note)	5,000	5,000	5,000	5,000	60	(1)	10	10	25%
B-I	Business I • Dwellings	12,500	12,500	12,500	12,500	100	25	10	10	
	• All Other	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	
B-II	Business II • Dwellings	12,500	12,500	12,500	12,500	100	25	10	10	
	• All Other	16,500	16,500	16,500	16,500	250	75	10	10	
EMB	East Millbury Business	15,000	15,000	15,000	15,000	100 (2)	20	15 (3)	25	10%
I-I	Industrial I	80,000	80,000	80,000	80,000	150	30	20	20	
I-II	Industrial II	80,000	80,000	80,000	80,000	200	30	20	20	

(1) The front yard setback requirement for a property containing exclusively residential uses shall be a minimum of 18' and a maximum of 25'. The front yard setback requirement for a property containing non-residential uses or mixed uses shall be a minimum of 0' and a maximum of 18'.
(2) May be reduced by the Planning Board by site plan approval for business development on a lot with shared/common driveway access and a single curb cut serving an adjacent lot used for business purposes.
(3) Side setback may be waived by the Planning Board by site plan approval for business or mixed-use development on a lot with shared and lateral access to rear parking.



Sources data:
Traditional zoning and zoning overlay developed by CMRPC and the Town of Millbury.
Hydrography derived from USGS Digital Line Graph files and later enhanced by MassGIS.
Road centerlines derived from MassDOT.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

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Map Edited May 23, 2022

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