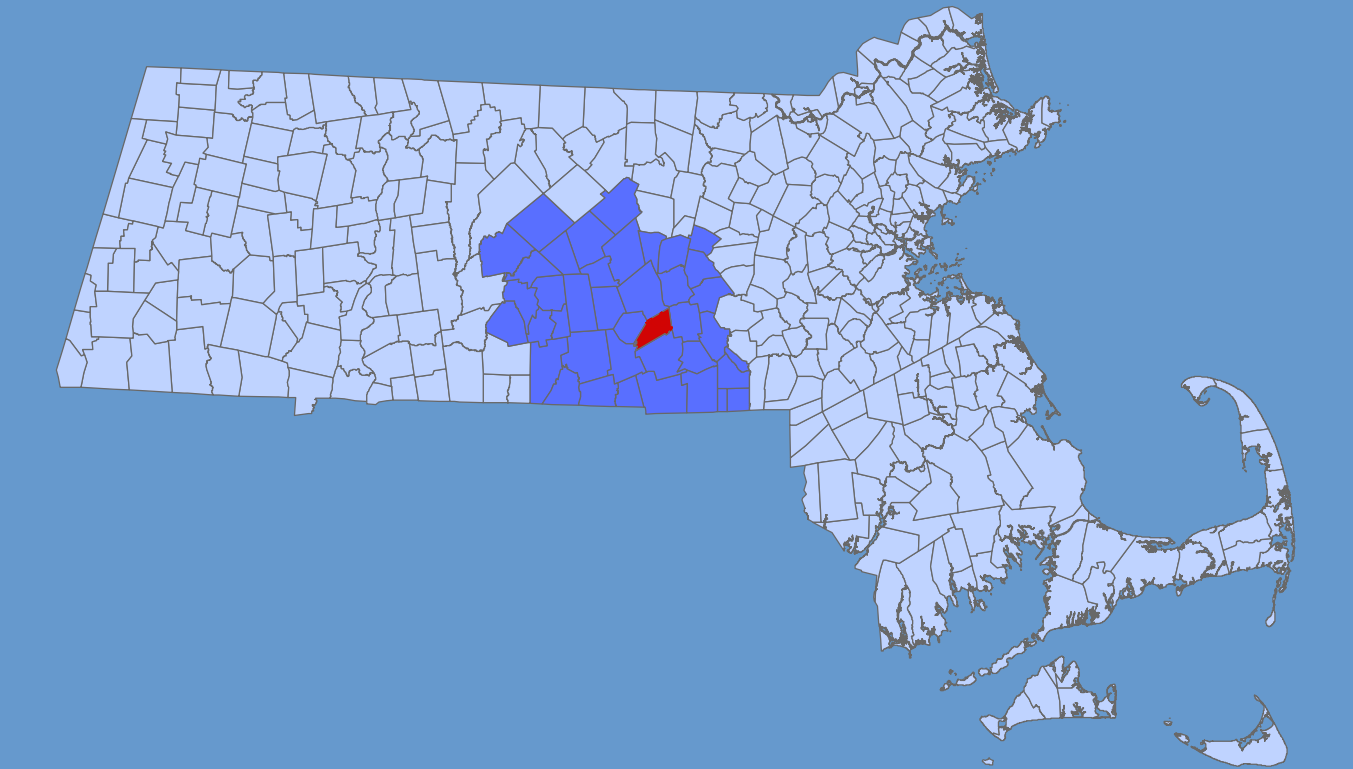


Town of Millbury Dimensional Regulations <i>(See Millbury Zoning Bylaws for More Information)</i>									
Zoning Code	Zoning District	Area Without Water or Sewer (Sq. Ft.)	Area With Water (Sq. Ft.)	Area With Sewer (Sq. Ft.)	Area With Water & Sewer (Sq. Ft.)	Minimum Frontage (Ft.)	Minimum Front Yard (Ft.)	Minimum Side Yard (%)	Minimum Rear Yard (Ft.)
R-1	Residential I	40,000	32,000	20,000	12,500	100	25	10	10
R-2	Residential II	40,000	32,000	20,000	12,500	100	25	10	10
R-3	Residential III	40,000	32,000	20,000	12,500	100	25	10	10
S-1	Suburban I	40,000	32,000	20,000	12,500	150	25	10	10
S-2	Suburban II	80,000	60,000	40,000	20,000	200	25	10	10
S-3	Suburban III	40,000	32,000	20,000	12,500	150	25	10	10
S-4	Suburban IV	40,000	32,000	20,000	12,500	150	25	10	10
BV	Bramanville Village (see note)	5,000	5,000	5,000	5,000	60	7	10	10
B-1	Business I	12,500	12,500	12,500	12,500	100	25	10	10
	□ Dwellings	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
	□ All Other	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
B-2	Business II	12,500	12,500	12,500	12,500	100	25	10	10
	□ Dwellings	16,000	16,000	16,000	16,000	250	25	10	10
	□ All Other	16,000	16,000	16,000	16,000	250	25	10	10
I-1	Industrial I	80,000	80,000	80,000	80,000	150	30	20	20
I-2	Industrial II	80,000	80,000	80,000	80,000	200	30	20	20

*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'.

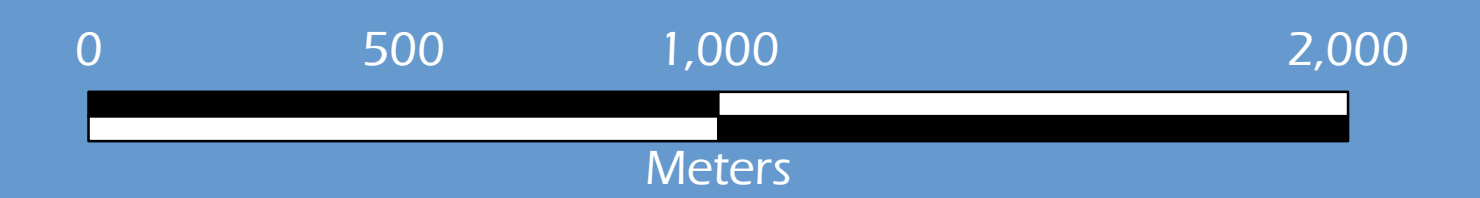
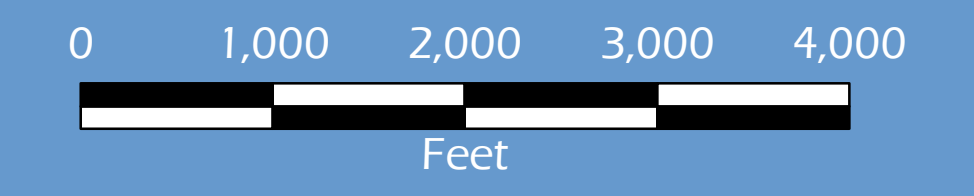
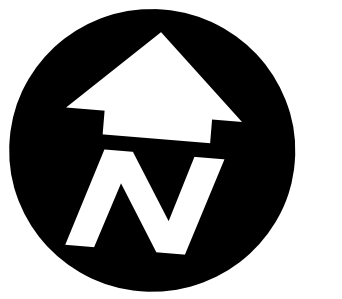
TOWN OF MILLBURY OFFICIAL ZONING MAP



Legend

Zoning and Overlay 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
- BV Bramanville Village
- B-1 Business I
- B-2 Business II
- I-1 Industrial I
- I-2 Industrial II
- Route 146 Highway Corridor Overlay District
- Residential Office Overlay
- Adaptive Reuse Overlay
- Wellhead Protection Overlay
- Aquifer Protection Overlay Area A
- Aquifer Protection Overlay Area B
- Municipal Boundary
- Mass. Turnpike
- Arterial Road
- Local Road
- Active Rail
- Abandoned Rail
- Lakes & ponds
- Stream
- Intermittent stream



Source 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.



REVISED BY	DATE
Michael Morris	Draft, April 11, 2005
Michael Morris	Final Draft, April 26, 2005
Matthew Franz	0v Update, Apr 26 '07
Matthew Franz	0v/2v Update, Oct '09
CMRPC, M. Franz	0v Update, Nov '10

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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