

**Sturbridge Zoning Bylaws
As amended 2017**

	Lot Size		Setbacks		Max. Lot Coverage (%)	Max. # Bldg. Stories	Max. Height (Mean)	Max. Impervious Surface	Min. Habitable Floor Area
	Area (acres)	Frontage	Street ²	Other					
Rural Residential	1	150'	30'	20'	15	2	35	—	750 s.f.
Suburban Residential	¾ ¹	125'	30'	15'	15	2	35	—	750 s.f.
Commercial	1	150'	25'	10'	30	3	35	70%	750 s.f.
Comm. /Tourist	10,000 Sq. Ft.	100'	25'	10'	30	33 ³	35 ⁴	—	750 s.f.
Commercial II	1	150'	25'	10'	30	3	35	70%	750 s.f.
Historic Commercial	1	200'	50'	20'	30	—	35	—	750 s.f.
General Industrial	1	150'	30'	20'	50	—	35	70%	750 s.f.
Industrial Park	2	300'	60'	30'	33 ³	2	35	70%	750 s.f.
Special Use	1 ⁴	200' ⁵	100' ⁶	30' ⁶	30	—	35	—	750 s.f.

¹ ½ acre area allowed if lot is serviced by Town water and sewer. {Amended 4-30-01; Article 8}

² Street line setbacks apply to all streets forming corner lots.

³ May be varied by Special Permit by the Planning Board {Amended ATM 6-6-16; Article 34}

⁴ May be varied by Special Permit by the Planning Board {Amended ATM 6-6-16; Article 34}

⁵ Except in PUBD, where frontage requirement is 400 feet.

⁶ Except in PUBD, where setback is 100 feet on public way and 75 feet from property lines.

⁷ Except in PUBD, where maximum height is 60 feet.

{Amended 4-24-00; Article 17}