

ZONING

Sterling has a zoning by-law adopted in 1955. Provisions of General Laws Chapter 40A have been used throughout in the establishment of districts, the table of use regulations for residence rural and commercial districts and provision for special exceptions granted by the Board of Appeals under Section 4. Use of this provision of the State Law makes it possible to have greater flexibility in each of these districts. Use of sign control in residence and commercial districts give added protection to residential property owners abutting business uses of land. Each district has dimensional requirements that will ensure light and air and freedom from nuisance or hazzard of fire.

Because of the continuing change in the land use pattern in Sterling evidenced by the increase in residential construction and the migration of families from urban centers to this rural setting, it is deemed desirable to strengthen the economic base of the town by establishing a separate zone for manufacturing uses. It is the intention of the Board to include all manufacturing processes, junk yards, outdoor storage of used materials for re-sale, and all mining and extractive industries in this new category.

Inclusion of an industrial district will require certain additions and deletions in the present by-law - this has been done as well as some clarification in the by-law. These changes recommended listed by the section in the present by-law and are as follows:

BY-LAW

1. title: Zoning By-Law for the Town of Sterling
2. purpose and intent: to be rewritten as follows:

The purpose of the by-law is declared to be

1. To promote the public health, safety and welfare
2. To encourage the most appropriate use of land
3. To prevent overcrowding on the land
4. To conserve the value of land and buildings
5. To lessen congestion of traffic
6. To prevent undue concentration of population
7. To provide for adequate light and air
8. To reduce hazzard from fire or other danger
9. To assist in the economical provision of transportation water, sewerage, schools, parks and other public facilities
10. To preserve and increase the amenities of the town.

SECTION 1 - ESTABLISHMENT OF DISTRICTS

The town of Sterling is hereby divided into four types of districts designated as:

- 1) Neighborhood Residence,
- 2) Rural Residence and Farming
- 3) Commercial
- 4) Light Industry.

SECTION II - 2 USES IN A NEIGHBORHOOD RESIDENCE DISTRICT

Permitted Uses. Removal of soil (including peat, clay, sand, gravel, loam and similar earth products) from the premises subject to by-laws of the town pertaining thereto.

The above use classification should be removed from the list of permitted uses in the Neighborhood Residence District and added to the list of permitted uses in the Light Industrial District.

SECTION II - 4 USES IN A COMMERCIAL DISTRICT

Uses permissible on special authorization of any lawful storage distribution or manufacturing use (including a plant for processing or assembly).

The above section should be placed in the Light Manufacturing District, as set forth in these recommendations.

SECTION III - 2 PERMITTED SIGNS

Signs in a Commercial District. In a Commercial and Light Industrial District the following signs are permitted:

The above addition underlined provides for sign control in the Commercial District to be extended to the proposed Light Industrial District.

SECTION IV - DIMENSIONAL REGULATIONS

- Add: District
Light Industrial
- Minimum side yard - 25 feet for dwellings, 35 feet for all other buildings
- Minimum rear yard - 25 feet for dwellings, 50 feet for all other buildings.
- Maximum lot coverage
50% of land area of the lot.

SECTION VI - 5 - USES IN A LIGHT INDUSTRIAL DISTRICT

A. PERMITTED USES

1. Wholesale or storage business in a roofed structure, but not including wholesale storage of flammable liquids, gas or explosives.
2. Manufacturing, assembly, processing, packaging or other industrial operations where all resulting cinders, dust, fumes, gasses, odors smoke or vapor must be confined to the premises, or so disposed of to avoid any air pollution.

No noise, vibration or flashing may be perceptible normally without instruments either at a point more than 350 feet from the premises or at any point within the nearest Residence District more than 150 feet beyond the nearest boundary.

3. Removal of soil (including peat, clay, sand, gravel, loam and similar earth products) from the premises subject to the by-laws of the town pertaining thereto.

B. USES PERMISSIBLE ON SPECIAL AUTHORIZATION

In a Light Manufacturing District, the Board of Appeals may, subject to the provisions of Section VII - 4, authorize any lawful business or service use not herein before specifically permitted in said District (including manufacturing processing that cannot meet the standards set forth in Section II - 5A - 2).

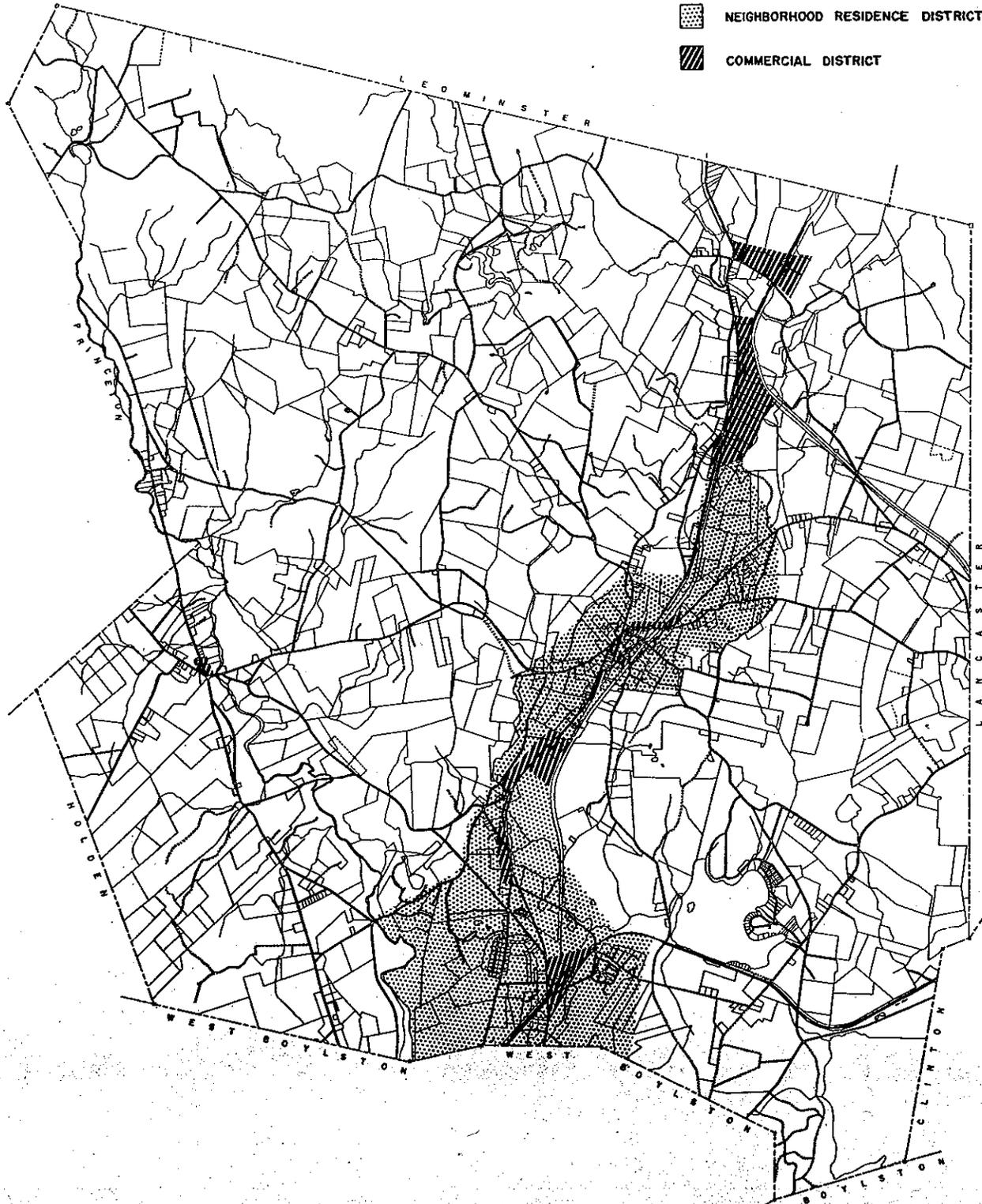
ZONING PLAN.

The employment forecasts for 1980 show that Sterling must provide jobs for at least 700 people if the town is to maintain the same balance of local employment to total population that exists now. In order to do just this, two industrial districts have been proposed as additions to the zoning plan. The first district is located on Greenland Road opposite the Airport. The second district lies along both railroad lines and Route 12 at Pratt's Junction. Total land area zoned for industry is approximately 500 acres. It is proposed that major extractive industries be located in an industrial district, therefore the Sterling peat and sand pit area as well as the trap-rock company land is included in the industrial district proposed.

Changes recommended in Commercial zoning consist of a lateral expansion along Route 12 south of the town center and an increase in the Commercial District area at Moore's corner. It is proposed to extend the neighborhood residential district easterly across M.D.C. land to include the slope on Newell Hill.

EXISTING ZONING PLAN

-  RURAL RESIDENCE DISTRICT
-  NEIGHBORHOOD RESIDENCE DISTRICT
-  COMMERCIAL DISTRICT



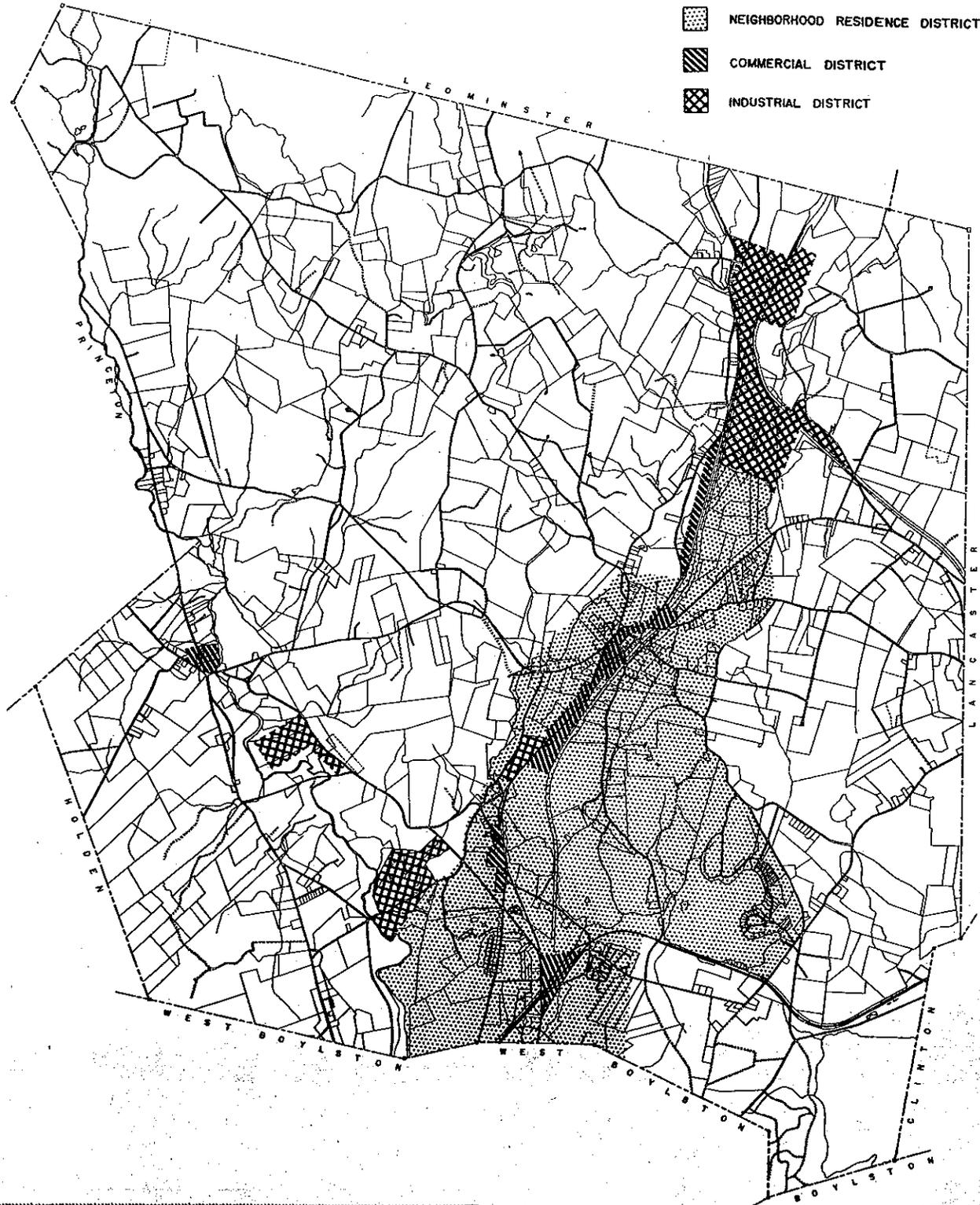
STERLING PLANNING BOARD

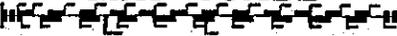
MAP SCALE
1" = 100'



PROPOSED ZONING PLAN

-  RURAL RESIDENCE DISTRICT
-  NEIGHBORHOOD RESIDENCE DISTRICT
-  COMMERCIAL DISTRICT
-  INDUSTRIAL DISTRICT



MAP SCALE


STERLING PLANNING BOARD

