

Town of Billerica
Proposed Zoning Bylaw Crosswalk: Proposed & Existing Section Numbers & Titles
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 Updated May 1, 2025

NEW SECTION PLACEMENT	EXISTING SECTION NUMBER AND TITLE
Section 1 Purpose and Authority	Section 1 Enactment, Purpose, and Objectives Section 17 Zoning Amendments Section 18 Severability Section 19 Effective Date
1.1. Authority	Section 1, A. Enactment
1.2. Purpose	Section 1, B. Purpose
1.3. Objectives	Section 1, C. Objectives
1.4. Applicability	(New)
1.5. Zoning Amendments	Section 17, Zoning Amendments
1.6. Severability	Section 18, Severability
1.7. Effective Date	Section 19 Effective Date
Section 2 Definitions	Section 2 Definitions
Eliminated (non-standard)	Section 2, A. Purpose of Definitions
Rules of Interpretation (unnumbered)	Section 2, B. Rules of Interpretation
Definitions (alphabetical)	Section 2, C. Definitions
Section 3 Administration and Enforcement	Section 16, Administration and Enforcement
3.1. Inspector of Buildings	A. Inspector of Buildings
3.2. Building, Use, and Occupancy Permits	B. Issuance of Building, Use, and Occupancy Permits
3.3. Enforcement	C. Enforcement
3.4. Violation Penalties	D. Penalties for Violations
3.5. Non-criminal Disposition	E. Non-criminal Disposition
Section 4 Land Use Boards and Permits	Sections 6, 11, 12, 13, 14, 15,
4.1. Special Permit Granting Authority	Section 12, Special Permit Granting Authority
4.2. Zoning Board of Appeals	Section 11, Zoning Board of Appeals
4.3. Special Permits	Section 13, Special Permits
4.4. Variances	Section 14, Variances
4.5. Administrative Appeals	Section 15, Administrative Appeals

NEW SECTION PLACEMENT	EXISTING SECTION NUMBER AND TITLE
4.6. Planning Board	(New)
4.7. Site Plan Review	Section 6, Site Plan Review
Section 5 Districts	Section 3, Establishment of Districts Section 4, Zoning District Boundaries
5.1. Purpose of Districts	Section 4A. Purpose of Establishment of Districts
A. Main Districts	Section 4A, 1. Main Districts
B. Special Districts	Section 4A, 2. Special Districts
C. Overlay Districts	Section 4A, 3. Overlay Districts
5.2. District Boundaries	Section 4B. Determining Zoning District Boundaries
Section 6 Use Regulations	Section 5 Regulations of Uses, Buildings, and Structures
6.1 Purposes	Section 5A. Purpose
6.2 General	Section 5B. General
6.3. Table of Uses	Section 5F. Table of Use Regulations
6.4. Special Regulations - Multifamily Dwellings	Section 5C, 4. Multifamily Residence District
6.5 Special Regulations - Solar Energy Conversion Systems (SECS)	Section 5H
6.6 Special Regulations - Wireless Facilities	Section 5G
Section 7 Required Findings for Special Permits	Section 5C – Selected Content
7.1 Conservation, Agricultural, and Outdoor Recreation Uses	
7.2 Public, Institutional Uses	
7.3 Non-Profit, Philanthropic Uses	
7.4 Residential Uses	
7.5 Business and Commercial Uses; Retail	
7.6 Business and Commercial Uses, Services	
7.7 Business & Commercial Uses; Accommodations and Food Services	
7.8 Business & Commercial Uses; Financial, Offices	
7.9 Business & Commercial Uses; Amusement, Recreation Businesses	
7.10 Business & Commercial Uses; Unclassified	
7.11 Business & Commercial Uses; Vehicle-Related Businesses	
7.12 Industrial Uses; Manufacturing and Related Uses	
7.13 Industrial Uses; Utilities	
7.14 Industrial Uses; Other	
7.15 Accessory Uses; Residential	
7.16 Accessory Uses; Nonresidential	
7.17 Accessory Uses; Miscellaneous	

Section 8 Dimensional Regulations	Section 7 Dimensional Regulations
8.1. Purpose	A. Purpose of Dimensional Regulations
8.2 Table of Dimensional Regulations	L. Dimensional Table
8.3. General Regulations	B. In General
A. Basic Lot Regulations	B. In General C. Area and Frontage
B. Article III, § 6 of the General By-laws	B.15
C. Yards	C. Area and Frontage D. Yards
D. Height	F. Height
E. Green Strips and Screening	G. Green Strips and Screening
F. Green Space	H. Green Space
G. Slopes	I. Slopes
H. Walls, Fences, and Retaining Walls	J. Walls, Fences, and Retaining Walls
8.4 Special Dimensional Requirements for Certain Uses	
A. Agriculture	B.13
B. Religious and Educational Uses	B.14
C. Child Care Center Requirements	K
Section 9 Nonconforming Uses, Buildings, and Structures	Section 10 Nonconforming Uses, Buildings, and Structures
9.1. Purpose	A. Purpose of Nonconformity Regulations
9.2. General Provisions	B. In General
9.3. Regulations for Single and Two Family Dwelling	C. Alteration, Reconstruction, Extension, or Structural Change to a Single or Two Family Dwelling
9.4. Regulations for All Other Uses, Buildings, and Structures	D. Other Change, Substantial Extension of a Use, Reconstruction, Extension, or Alteration of a Preexisting, Nonconforming Building, Structure, or Use That is Not a Single or Two Family Dwelling
9.5. Abandonment, Discontinuance, and Non-use	E. Abandonment, Discontinuance, and Non-use
Section 10 General Regulations	Section 8 & 9
10.1. Parking and Loading	Section 8 Parking and Loading Regulations
10.2. Signs and Lighting	Section 9 Signs and Lighting
Section 11. Overlay Districts	Section 5.E Uses, Buildings, and Structures Permitted in the Overlay Zoning Districts
11.1. Flood Plain Overlay District	5.E.1. Flood Plain Overlay District
11.2. Historic Overlay District	5.E.2. Historic Overlay District
11.3. Residential Cluster Overlay District	5.E.3. Residential Cluster Overlay District
11.4. Townhouse Overlay District	5.E.4. Townhouse Overlay District
11.5. Elderly Housing Overlay District	5.E.5. Elderly Housing Overlay District

11.6. Self-service Overlay District	5.E.6. Self-service Overlay District
11.7. Mill Conversion Overlay District	5.E.7. Mill Conversion Overlay District
11.8. Medical Marijuana Overlay District	5.E.8. Medical Marijuana Overlay District
11.9. Adult Use Marijuana Overlay District	5.E.9. Adult Use Marijuana Overlay District
11.10. Mixed Use Overlay District	5.E.11. Mixed Use Overlay District
11.11. MBTA Communities Multifamily Overlay District (<i>Pending</i>)	5.E.12. MBTA Communities Multifamily Overlay District
Section 12 – Special Districts	Section 5.D. – Uses, Buildings, and Structures Permitted in the Special Zoning Districts
12.1. Adult Entertainment District	5.D.5. Adult Entertainment District