



CITY OF
LOWELL
MASSACHUSETTS
ZONING MAP
DIVISION OF PLANNING
AND DEVELOPMENT
ACCEPTED BY THE CITY COUNCIL
DECEMBER 2004

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LOWELL
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Zoning Districts

- Artist Overlay District
- Downtown Overlay District
- Priority Development Sites
- Smart Growth District
- Parcels
- USF
- HCD-A to HCD-G (see Detail A)
- INST
- NB
- RR
- LI
- GI
- OP
- HRC
- SMU
- UMU
- PDMI
- PDMU
- SSF
- TSF
- SMF
- TTF
- TMF
- UMF
- DMU
- TMU

SECTION 3.3.1 - SAME BOUNDARIES.

THE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN ON THE ZONING MAP WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS DISTRICTS AS SHOWN ON THE MAP, MAKE A PART OF THIS CHAPTER, THE FOLLOWING RULES SHOULD APPLY:

- WHERE THE DISTRICT BOUNDARY IS A STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY, THE STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY SHALL BE TAKEN AS PARALLEL TO THE ACTUAL LOCATION OF SUCH BOUNDARY LINE, UNLESS OTHERWISE CLEARLY INDICATED; SHALL BE SCALED TO DETERMINE THE DISTANCE FROM THE NEAREST STREET RIGHT-OF-WAY LINE, IF THERE IS ANY VARIANCE BETWEEN THE SCALED DISTANCE FROM THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL GOVERN.
- WHERE THE BOUNDARY LINE IS INDICATED APPROXIMATELY PARALLEL TO THE STREET, IT SHALL BE TAKEN AS PARALLEL TO THE STREET, UNLESS OTHERWISE CLEARLY INDICATED; SHALL BE SCALED TO DETERMINE THE DISTANCE FROM THE NEAREST STREET RIGHT-OF-WAY LINE, IF THERE IS ANY VARIANCE BETWEEN THE SCALED DISTANCE FROM THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL GOVERN.
- WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE BOUNDED BY LOT LINES, THE LOT LINES SHALL BE CONSIDERED TO BE THE BOUNDARY LINES, UNLESS THERE ARE OTHERWISE INDICATED ON THE MAP. THIS PARAGRAPH 3.3.1(3) SHALL TAKE PRECEDENCE OVER PARAGRAPH 3.3.1(2) WHERE A CONFLICT EXISTS.
- WHERE A BOUNDARY LINE BETWEEN DISTRICTS DIVIDES A LOT IN SINGLE OWNERSHIP UPON THE EFFECTIVE DATE OF THIS ORDINANCE OR UPON THE EFFECTIVE DATE OF ANY AMENDMENT CHANGING THE BOUNDARIES OF ONE (1) OF THE DISTRICTS IN WHICH THE LOT LIES, THE REGULATIONS CONTROLLING THE MORE RESTRICTIVE DISTRICT MAY BE APPLIED TO THE ENTIRE LOT. ALTERNATIVELY, THE PORTION OF THE LAND IN THE MORE RESTRICTIVE DISTRICT MAY BE USED TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE LESS RESTRICTIVE DISTRICT AND THE PORTION OF THE LAND SUBJECT TO THE MORE RESTRICTIVE DISTRICT SHALL BE LOCATED THEREIN. THE LAND ASSOCIATED WITH THE LESS RESTRICTIVE DISTRICT SHALL BE SEPARATED FROM ADJACENT RESIDENTIAL USES BY A BUFFER ZONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 5.5 OR APPROPRIATELY FINISHED.
- WHEN A LOT IN ONE (1) OWNERSHIP IS SITUATED PART IN THE CITY AND PART IN AN ADJACENT CITY OR TOWN, THE REGULATIONS AND RESTRICTIONS OF THIS CHAPTER GOVERNING ACTIVE USES OF THE LAND SHALL BE APPLIED TO THAT PORTION OF SUCH LAND AS LIES IN THE CITY IN THE SAME MANNER AS IF THE ENTIRE LOT WERE SITUATED THEREIN PROVIDED, HOWEVER, THAT BY THE GRANT OF A SPECIAL PERMIT, THE PLANNING BOARD MAY WAIVE THIS REQUIREMENT.

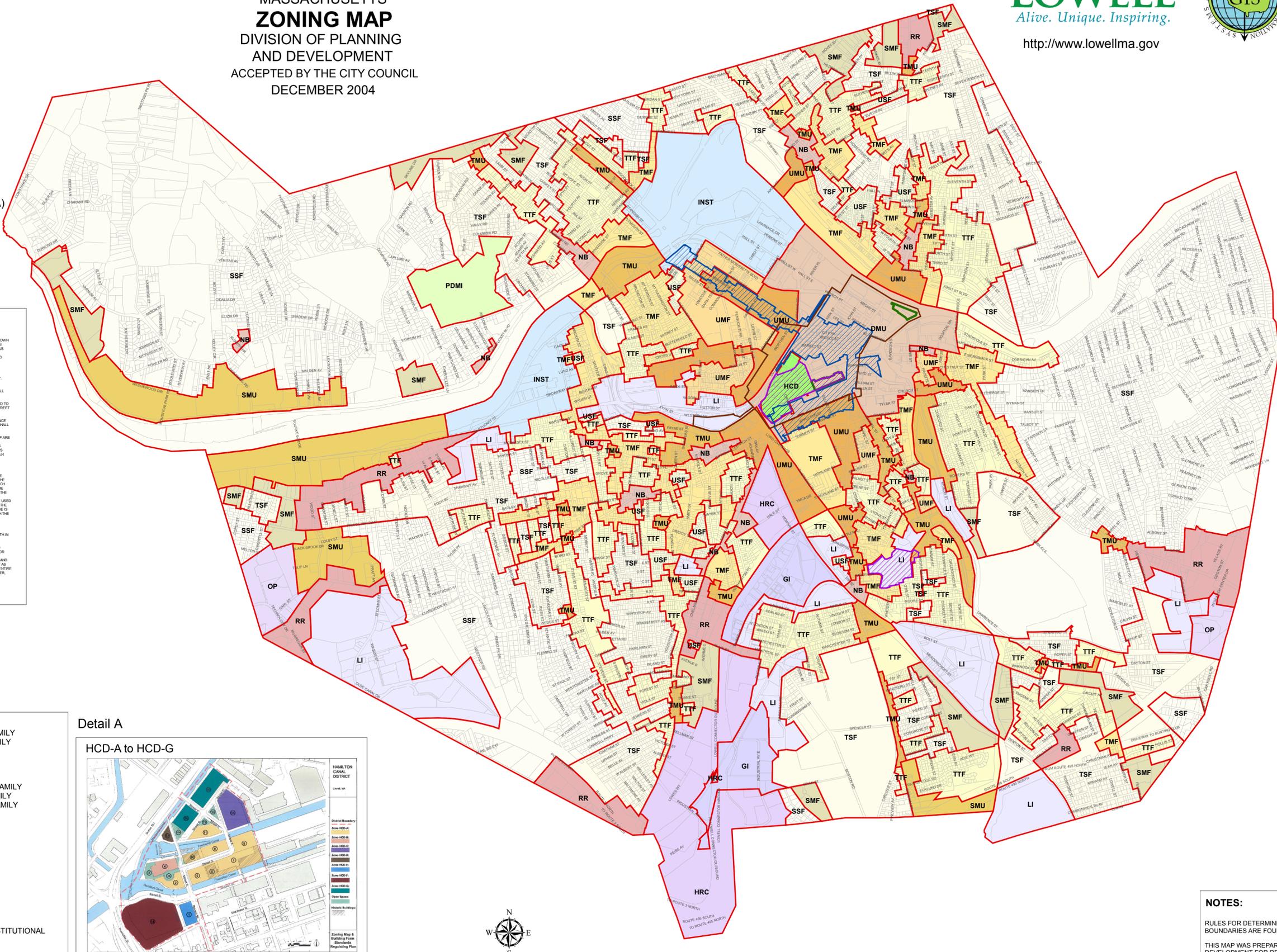
(ORD 12-7-04)

- SUBURBAN DISTRICTS**
SSF: SUBURBAN NEIGHBORHOOD SINGLE FAMILY
SMF: SUBURBAN NEIGHBORHOOD MULTI FAMILY
SMU: SUBURBAN MIXED-USE DISTRICT
RR: REGIONAL RETAIL DISTRICT
- TRADITIONAL NEIGHBORHOOD DISTRICTS**
TSF: TRADITIONAL NEIGHBORHOOD SINGLE FAMILY
TTF: TRADITIONAL NEIGHBORHOOD TWO FAMILY
TMF: TRADITIONAL NEIGHBORHOOD MULTI FAMILY
TMU: TRADITIONAL MULTI-USE DISTRICT
NB: NEIGHBORHOOD BUSINESS DISTRICT
- URBAN DISTRICTS**
USF: URBAN NEIGHBORHOOD SINGLE FAMILY
UMF: URBAN NEIGHBORHOOD MULTI-FAMILY
UMU: URBAN MIXED-USE DISTRICT
DMU: DOWNTOWN MIXED-USE DISTRICT
- SPECIAL PURPOSE DISTRICTS**
HRC: HIGH-RISE COMMERCIAL DISTRICT
INST: INSTITUTIONAL MIXED-USE DISTRICT
OP: OFFICE RESEARCH PARK
PDM: PLANNED DEVELOPMENT MEDICAL/INSTITUTIONAL
HCD: HAMILTON CANAL DISTRICT
- INDUSTRIAL DISTRICTS**
LI: LIGHT INDUSTRY, MANUFACTURING, & STORAGE
GI: GENERAL INDUSTRY

Detail A

HCD-A to HCD-G

More Information On These Districts



- APPROVED AMENDMENTS**
- CONTACT THE LOWELL CITY CLERK FOR COPIES OF APPROVED ZONING AMENDMENTS FROM 12/07/2004 TO:
- Jackson Street
LI to DMU, 7/27/2005
 - Industrial Avenue
HRC to GI, 7/27/2005
 - Wiggin Street
LI to UMF, 8/23/2005
 - Marginal Street
LI to INST, 9/13/2005
 - 268 + 276 Westford Street
TMF to NB, 10/25/2005
 - Western Avenue
Extend Artist Overlay District, 5/8/2007
 - JAM Area
Create Hamilton Canal Priority Development Site
8/28/2007
 - 1141 Bridge Street
TSF to TMU, 7/22/2008
 - Jackson Street
LI to DMU, 8/26/2008
 - Jackson Street
Create Smart Growth Overlay District
Extend Hamilton Canal Priority Development Site
8/26/2008
 - 2 Prince Avenue
Added as Priority Development Site
8/27/2008
 - Hamilton Canal District
DMU + LI to HCD-A through HCD-G
2/24/2009
 - 19 Columbia Street
TSF to RR, 3/10/2009
 - 26 and 28 Lawrence Street
TMF to DMU, 3/10/2009
 - 18-20 Webber Street
TSF to RR, 6/9/2009
 - 600 Rogers Street
SSF to RR, 12/2010
 - 301 Chelmsford Street
USF to NB, 1/18/2011
 - 550 Bridge Street
NB to TMU, 6/14/2011
 - Livingston Avenue Area
TSF to SSF, 9/13/2011
 - 169.1 and 169.2 Bridge Street
Added to Smart Growth Overlay District
2/7/2012
 - 390 Pawtucket Street
TSF to TMU, 9/25/2012
 - Mt. Vernon, Rock, and School Streets
UMF to UMU, 9/25/2012
 - Bigelow Street and 160.1 and 160.2 Swan St
to SSF, 2/5/2013
 - 14 + 16 Third Street
TMF to NB, 3/5/2013
 - 12 + 14 Weed Street
TSF to TMU, 4/9/2013
 - 122 + 130 Andrews St and 180 Moore Street
TSF to TTF, 12/3/2013
 - 1291 Middlesex Street
TTF to INST, 4/15/2014
 - 1422.1 + 1434.1 Gorham Street
TTF to SMU, 5/6/2014
 - 100 Industrial Avenue
HRC to GI, 10/13/2016
 - 25 Olney Street
TMU to LI, 7/25/2017
 - 232, 234 Mt. Vernon St
UMF to UMU, 6/26/2018
 - 268 Mt. Vernon St, 294 School St, 5 Farnham St.
UMF to LI, 6/26/2018
 - 264, 266 Plain St and 58 Montreal St
TTF to LI, 6/25/2019

NOTES:

RULES FOR DETERMINING LOCATIONS OF ZONING BOUNDARIES ARE FOUND IN SECTION 3.3 OF THE LOWELL ZONING ORDINANCE.

THIS MAP WAS PREPARED BY THE DIVISION OF PLANNING AND DEVELOPMENT FOR REVIEW AND DISCUSSION PURPOSES. IT IS NOT AN OFFICIAL ZONING MAP AND IT DOES NOT REFLECT APPROVED ZONING DISTRICTS OR BOUNDARIES IN THE CITY OF LOWELL.

THE OFFICIAL ZONING MAP IS ON FILE IN THE OFFICE OF THE LOWELL CITY CLERK.