CITY OF

LOWELL

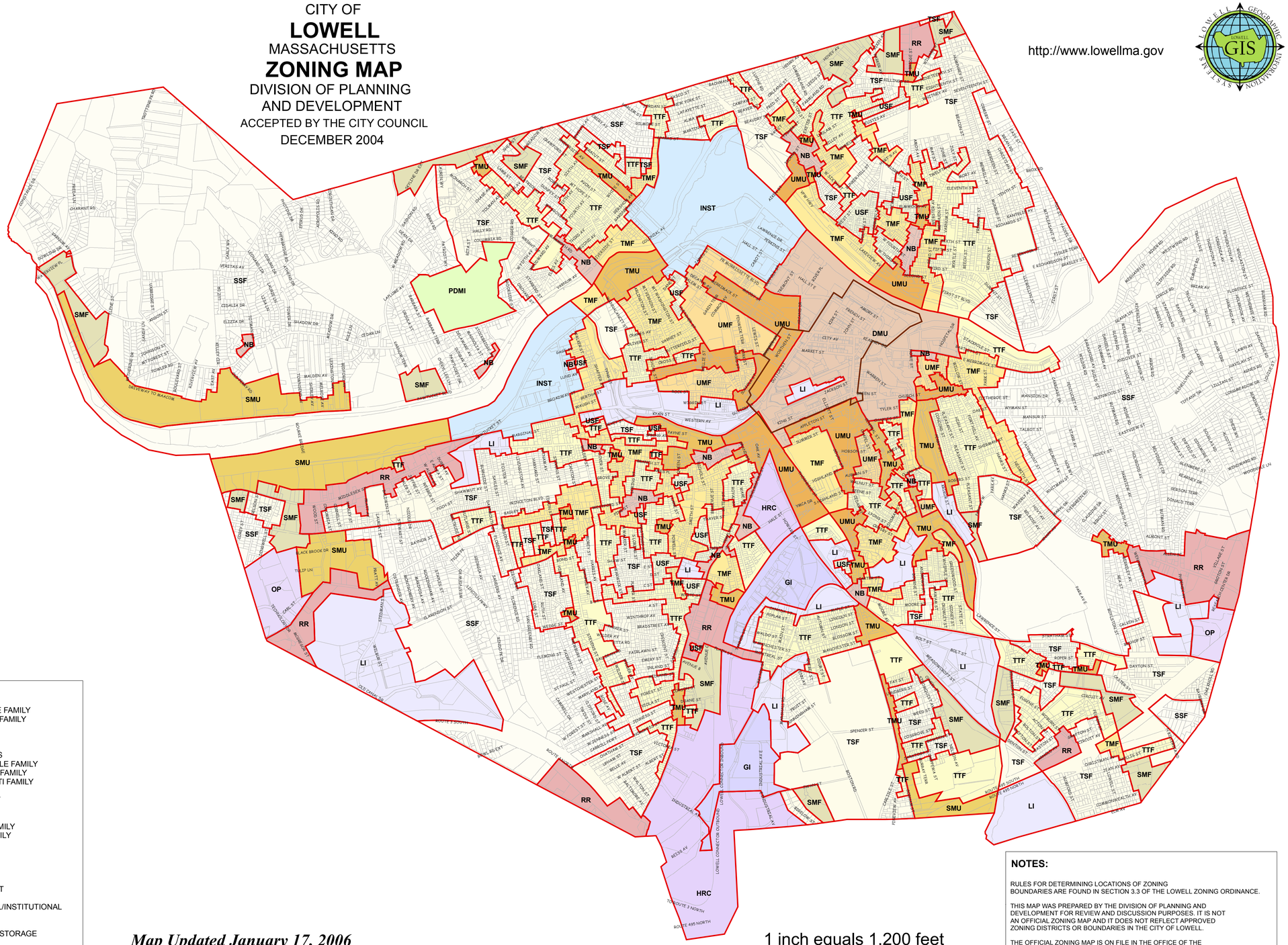
MASSACHUSETTS

ZONING MAP

DIVISION OF PLANNING
AND DEVELOPMENT

ACCEPTED BY THE CITY COUNCIL
DECEMBER 2004

http://www.lowellma.gov



Zoning Districts

- USF
- INST
- NB
- RR
- LI
- GI
- OP
- HRC
- SMU
- UMU
- PDMI
- PDMU
- SSF
- TSF
- SMF
- TTF
- TMF
- UMF
- DMU
- TMU
- Artist Overlay District
- Parcels

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
PD-MI: PLANNED DEVELOPMENT MEDICAL/INSTITUTIONAL

INDUSTRIAL DISTRICTS
LI: LIGHT INDUSTRY, MANUFACTURING, & STORAGE
GI: GENERAL INDUSTRY

Map Updated January 17, 2006

1 inch equals 1,200 feet

APPROVED AMENDMENTS

CONTACT THE LOWELL CITY CLERK FOR COPIES OF APPROVED ZONING AMENDMENTS FROM 12/07/04 TO:

Jackson Street
LI to DMU, 7/27/05

Industrial Avenue
HRC to GI, 7/27/05

Wiggin Street
LI to UMF, 8/23/05

Marginal Street
LI to INST, 9/13/05

268 + 276 Westford Street
TMF to NB, 10/25/05

N
W E
S

SECTION 3.3.1 - SAME BOUNDARIES.

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

1) WHERE THE DISTRICT BOUNDARY IS A STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY, THE STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY.

2) WHERE THE BOUNDARY LINE IS INDICATED APPROXIMATELY PARALLEL TO THE STREET, IT SHALL BE TAKEN AS PARALLEL THERETO 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.

3) WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE BOUNDED BY LOT LINES, THE LOT LINES SHALL BE CONSTRUED TO BE THE BOUNDARY LINES, UNLESS THEY 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.

4) 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 WHERE NO ACTIVE USE IS MADE SUCH PORTION. ALL USES ASSOCIATED WITH THE LESS RESTRICTIVE DISTRICT SHALL BE LOCATED THEREIN. THE LAND ASSOCIATED WITH THE LESS RESTRICTIVE USE SHALL BE SCREENED FROM ADJACENT RESIDENTIALLY USED LOT(S) IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 6.5 OR APPROPRIATELY FENCED.

5) 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 LOT 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 VARY THIS REQUIREMENT.

(ORD. 12-7-04)

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.