

## Section 2. Establishment of Districts

### 2.1 CLASSIFICATION OF DISTRICTS

For the purpose of this Bylaw, the Town of Concord is hereby divided into the following classes of zoning districts:

#### Residential Districts

- Residence AA
- Residence A
- Residence B
- Residence C

#### Commercial Districts

- Business
- West Concord Village (WCV)
- West Concord Business (WCB)
- Concord Center Business (CCB)
- Thoreau Depot Business (TDB)
- Nine Acre Corner Business (NACB)

#### Limited Business Districts

- #1 @ Elm Street and Route 2
- #2 @ 59 Walden Street
- #3 @ Monument Square
- #4 @ Walden Street and Route 2
- #5 @ Main Street at the Sudbury River
- #6 @ Main Street and Old Road to Nine Acre Corner
- #7 @ 106 Main Street
- #8 @ 68 Commonwealth Avenue

#### Medical-Professional Districts

- North of Route 2
- South of Route 2

#### Industrial Districts

- West Concord Industrial
- Industrial
- Industrial Park A (IP A)
- Industrial Park B (IP B)
- Limited Industrial Park
- Limited Industrial Park #1 @ 2229 Main Street
- Limited Industrial Park #2 @ Main Street and Forest Ridge Road

#### Conservancy and Overlay Districts

- Floodplain
- Groundwater Conservancy District

- Wetlands Conservancy District
- By-Pass District
- Personal Wireless Communication Facilities Overlay District
- Public Service Corporation Overlay District
- MBTA Communities Multi-family Overlay District (MCMOD)
- Continuing Care Retirement Community Overlay District (CCRCOD)

### 2.2 ZONING MAP

Location and boundaries of the zoning districts shall be as shown on the following identified zoning maps as the same may be hereinafter amended, which maps are herein collectively referred to as "The Zoning Map".

Town of Concord, Massachusetts, Zoning Districts Map May 2022 (Scale 1" = 1,400')

Floodplain Conservancy District, Town of Concord, July 8, 2025 (Scale 1" = 1,400' consisting of a single sheet).

The Floodplain Conservancy District is an overlay district that includes all special flood hazard areas within the Town of Concord designated as Zone A, AE, or AH on the Middlesex County Flood Insurance Rate Map (FIRM) dated July 8, 2025 issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District are defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Community Development Department and Public Works Engineering Division.

Groundwater Conservancy District, Town of Concord, January 4, 2010 (Scale 1" = 1000' consisting of a single sheet).

Public Service Corporation Overlay District, the Town of Concord, January 2, 2013 (no scale), consisting of a single sheet.

Wetlands Conservancy District, Town of Concord, 1976 (Scale 1" = 100' consisting of 122 sheets).

Personal Wireless Communications Facility Overlay District Map, Town of Concord, April 2019 (Scale 1" = 1,000' consisting of a single sheet)

MBTA Communities Multi-family Overlay District, Town of Concord, April 2023, consisting of five subdistricts (Scale 1" = 1400').

The Conservancy Districts, the Wireless Communication Facility(s) Overlay District, the MBTA Communities Multi-family

Overlay District (MCMOD) and the Continuing Care Retirement Community Overlay District (CCRCOD) are overlay districts whose boundaries are superimposed on the Residential, Commercial, Industrial and By-Pass Districts established by this Bylaw. Said zoning maps are hereby made part of this Bylaw and shall be filed in the Office of the Town Clerk.

### **2.3 ZONING MAP INTERPRETATION**

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For purposes of interpretation of The Zoning Map, the following shall apply:

**2.3.1** Zoning boundaries that appear to follow streets, railroads or rivers and streams shall coincide with the centerline thereof.

**2.3.2** Zoning boundaries that appear to follow a property or lot line, the exact location of which is not indicated by means of dimensions shown in figures shall coincide with the actual property or lot line.

**2.3.3** Zoning boundaries that appear to run parallel to the sidelines of streets or railroads shall be regarded as parallel to such sidelines.

**2.3.4** Where a zoning boundary divides a lot at the time such zoning boundary was first adopted, the regulations for either district may, upon the issuance of a special permit from the Board with the advice of the Planning Board, be extended thirty (30) feet into the other district, provided that, in a case where the less restrictive portion of the lot is to be extended into the more restrictive portion, the lot has frontage on a street in the less restrictive district.

**2.3.5** The exact boundaries of the Flood Plain Conservancy District shall be the location on the ground of the 100-year flood contours shown on the FPCD maps or the Middlesex County FIRMs, and as determined by an actual field survey. Supplementary information concerning flood elevations and the limits of the floodway may be found in the Middlesex County "Flood Insurance Study" booklet dated July 7, 2014 and Letters of Map Revision dated August 14, 2015 and February 9, 2018 and published by the Federal Emergency Management Agency.