

# ESTABLISHMENT OF DISTRICTS

## 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

- #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*

- 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 Districts*

- Flood Plain
- Groundwater
- Wetlands

#### *By-Pass District*

#### *Personal Wireless Communication Facilities District*

#### *Public Service Corporation Overlay District*

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## 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".

Zoning Districts, Town of Concord, 2012 (Scale 1" = 100').

Flood Plain Conservancy District, Town of Concord, April 2019 (Scale 1"=1000' consisting of a single sheet). The general boundaries of the Flood Plain Conservancy District includes all special flood hazard areas within the Town of Concord designated as Zone A, AE and AH, on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Concord are panel numbers 25017C0244F, 25017C0263F, 25017C0264F, 25017C0356F, 25017C0357F, 25017C0358F, 25017C0359F, 25017C0366F, 25017C0367F, 25017C0376F, 25017C0377F, 25017C0378F, 25017C0379F, 25017C0381F, 25017C0383F, 25017C0386F and 25017C0387F dated July 7, 2014, with panels 25017C0378F and 25017C0379F revised by Letter of Map Revision dated August 14, 2015 and panels 25017C0264F, 25017C0376F, 25017C0377F, 25017C0378F, and 25017C0379F revised by Letter of Map Revision dated February 9, 2018. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRMs and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 7, 2014 and Letters of Map Revision dated August 14, 2015 and February 9, 2018. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.

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)

The Conservancy Districts and the Wireless Communication Facility(s) Overlay District 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

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

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

2.3.2 Zoning boundaries, which 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.

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2.3.3 Zoning boundaries, which 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.

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