

# What is zoning?

Zoning is a set of permitted land uses, or rules, that tell us what can and cannot be located at a certain property.

## What does zoning control?

- Types of development that are allowed or land uses allowed such as business, limited business, industrial, limited industrial, residential, medical professional, multi-family, agriculture, etc
- Size, height, and types of buildings that are allowed
- Building set-backs, or how far a building has to be from the road
- Parking Requirements

Concord's zoning bylaw is available on the Town's website: [concordma.gov/zoning](http://concordma.gov/zoning)

## Concord's Zoning Districts

### Zoning Districts

	Business
	Concord Center Business
	Thoreau Depot Business
	Nine Acre Corner Business
	West Concord Business
	West Concord Village
	Limited Business
	By-Pass
	Industrial
	Industrial Park A
	Industrial Park B
	West Concord Industrial
	Limited Industrial Park 1
	Limited Industrial Park 2
	Medical Professional
	Residence A
	Residence AA
	Residence B
	Residence C

## What is a zoning overlay?

Zoning overlay is a way to add more options for properties without having to take away what zoning they already have.

A zoning overlay is an added layer of zoning that goes over top of the existing. This means that what exists underneath (like residential zoning) is still there and works as normal, *but the new overlay also applies*, like multi-family zoning could then also be allowed.

For example, if someone wanted to build a new home where the overlay was added that fits within the original single family residential zoning, no problem!

If someone wants to build a new multi-family house which previously was not allowed, with the new overlay also no problem!

