

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
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

Industrial
Industrial Park
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

CONCORD ZONING

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, 2007 (Scale 1" = 100' consisting of 122 sheets).

Flood Plain Conservancy District, Town of Concord, June 1988 (Scale 1" = 1000' consisting of a single sheet); the Town of Concord Flood Insurance Rate Maps (FIRM) dated June 3, 1988 and issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program showing all special flood hazard areas as Zone A, AH, A1-30; and the FEMA Flood Boundary and Floodway Map dated June 3, 1988 as the foregoing have been amended by the Letter of Map Revision for the Mill Brook effective November 22, 2002.

Groundwater Conservancy District, Town of Concord, January 8, 2001 (Scale 1" = 1000' consisting of a single sheet).

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

Wireless Communication Facility(s) Overlay District, Town of Concord, April 26, 2004 (Scale 1" = 1000' 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.

West Concord Interim Planning Overlay District, Town of Concord, January 5, 2009 (Scale 1" = 200' consisting of a single sheet). The "West Concord Interim Planning Overlay District" is an overlay district whose boundaries are superimposed on the Business, Industrial and a portion of the Industrial Park Districts in West Concord and established by this Bylaw. The West Concord Interim Planning Overlay District is an interim measure to allow certain activities to continue while the Town undertakes a master plan for the West Concord area, and shall remain in effect until final adjournment of the 2011 Annual Town Meeting. Said West Concord Interim Planning Overlay District map is 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.

ESTABLISHMENT OF DISTRICTS

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.

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 and as determined by an actual field survey. Supplementary information concerning flood elevations and the limits of the floodway may be found in the "Flood Insurance Study" booklet dated June 3, 1988 and published by the Federal Emergency Management Agency.

CONCORD ZONING

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