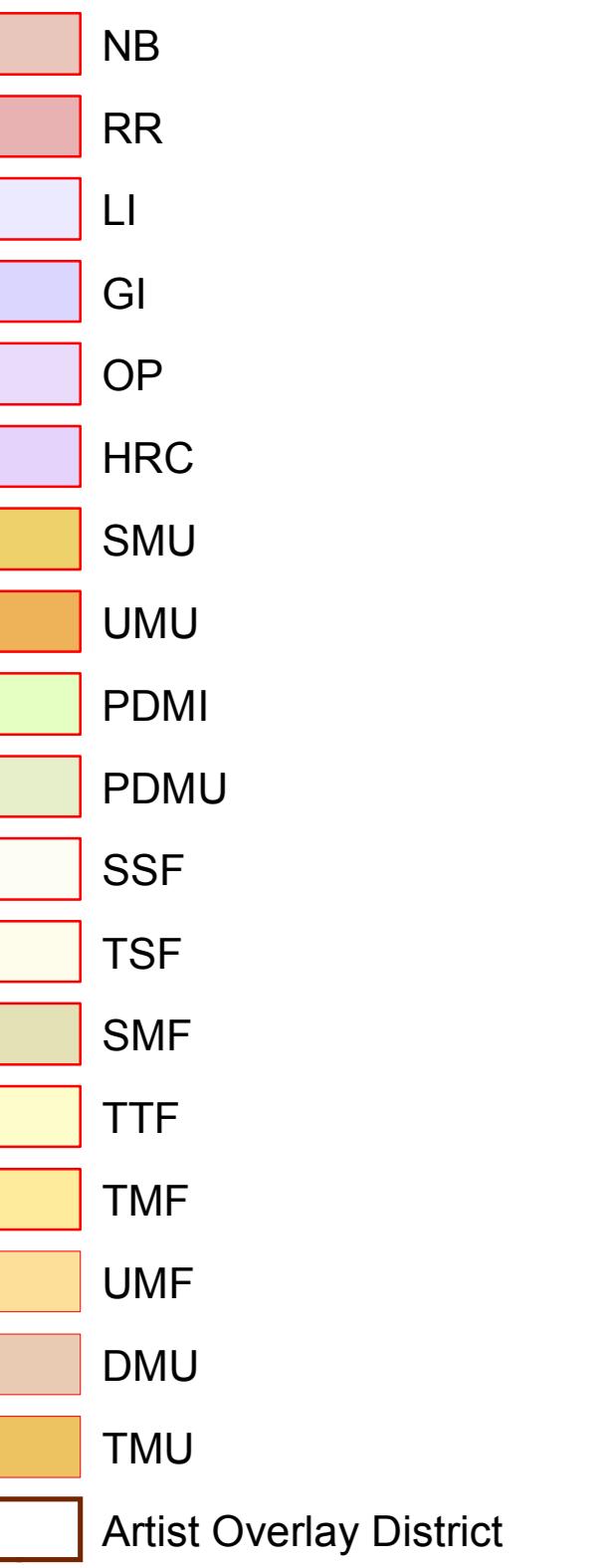




CITY OF
LOWELL
MASSACHUSETTS
ZONING MAP

**DIVISION OF PLANNING
AND DEVELOPMENT**
ACCEPTED BY THE CITY COUNCIL
DECEMBER 2004

Zoning Districts

- 

The map displays the following districts and features:

 - USF
 - HCD-A to HCD-G (see Detail A)
 - INST
 - NB
 - RR
 - LI
 - GI
 - OP
 - HRC
 - SMU
 - UMU
 - PDMI
 - PDMU
 - SSF
 - TSF
 - SMF
 - TTF
 - TMF
 - UMF
 - DMU
 - TMU
 - Artist Overlay District
 - Smart Growth District
 - Priority Development Sites
 - 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

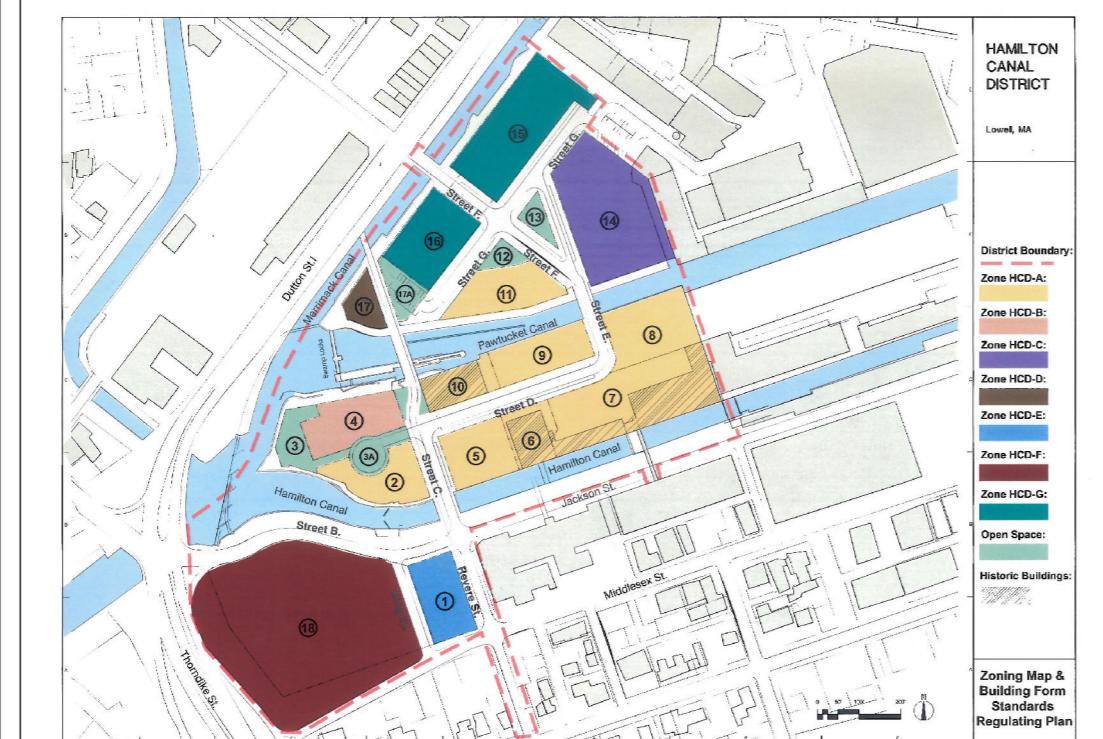
URBAN DISTRICTS
USF: URBAN NEIGHBORHOOD SINGLE FAMILY
UMF: URBAN NEIGHBORHOOD MULTI-FAMILY
UMU: URBAN MIXED-USE DISTRICT
DMU: DOWNTOWN MIXED-USE DISTRICT

SPECIAL PURPOSE DISTRICTS
HRC: HIGH-RISE COMMERCIAL DISTRICT
INST: INSTITUTIONAL MIXED-USE DISTRICT
OP: OFFICE RESEARCH PARK
PD-MI: PLANNED DEVELOPMENT MEDICAL/INSTITUTIONAL
HCD: HAMILTON CANAL DISTRICT

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

Detail A

HCD-A to HCD-G



See Section 10.3.7 of the Zoning Ordinance For More Information On These Districts

Map Updated May 13, 2014

inch = 1,200 feet



The City of **LOWELL** *Alive. Unique. Inspiring.*

<http://www.lowellma.gov>

APPROVED MENDMENTS

**CONTACT THE LOWELL CITY
CLERK FOR COPIES OF APPROVED
ZONING AMENDMENTS
FROM 12/07/2004 TO:**

- Jackson Street
LI to DMU, 7/27/2005

Industrial Avenue
HRC to GI, 7/27/2005

Wiggin Street
LI to UMF, 8/23/2005

Marginal Street
LI to INST, 9/13/2005

68 + 276 Westford Street
TMF to NB, 10/25/2005

Western Avenue
Artist Overlay District, 5/8/2007

JAM Area
ton Canal Priority Development Site
8/28/2007

1141 Bridge Street
TSF to TMU, 7/22/2008

Jackson Street
LI to DMU, 8/26/2008

Jackson Street
Smart Growth Overlay District
ton Canal Priority Development Site
8/26/2008

2 Prince Avenue
as Priority Development Site
8/27/2008

Hamilton Canal District
LI to HCD-A through HCD-G
2/24/2009

19 Columbia Street
TSF to RR, 3/10/2009

6 and 28 Lawrence Street
TMF to DMU, 3/10/2009

18-20 Webber Street
TSF to RR, 6/9/2009

600 Rogers Street
SSF to RR, 12/2010

301 Chelmsford Street
USF to NB, 1/18/2011

550 Bridge Street
NB to TMU, 6/14/2011

Livingston Avenue Area
TSF to SSF, 9/13/2011

1.1 and 169.2 Bridge Street
Smart Growth Overlay District
2/7/2012

390 Pawtucket Street
TSF to TMU 9/25/2012

non, Rock, and School Streets
UMF to UMU 9/25/2012

reet and 160.1 and 160.2 Swan St
to SSF. 2/5/2013

14 + 16 Third Street
TMF to NB, 3/5/2013

12 + 14 Weed Street
TSF to TMU, 4/9/2013

Andrews St and 180 Moore Street
TSF to TTF, 12/3/2013

1291 Middlesex Street
TTF to INST, 4/15/2014

2.1 + 1434.1 Gorham Street
TTF to SMU, 5/6/2014

SECTION 3.3.1 - SAME BOUNDARIES.

HE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN IN THE ZONING MAP, WHERE UNCERTAINTY EXISTS CONCERNING THE BOUNDARY LINE, THE NEAREST PREVIOUS DISTRICT AS SHOWN ON THE MAP MADE A PART OF THIS CHAPTER, THE FOLLOWING RULES SHOULD APPLY:

WHERE THE DISTRICT BOUNDARY IS A STREET, AIRROAD RIGHT-OF-WAY, OR WATERWAY, THE STREET, AIRROAD RIGHT-OF-WAY, OR WATERWAY.

WHERE THE BOUNDARY LINE IS INDICATED AS A STREET, AIRROAD, OR WATERWAY, IT SHALL BE TAKEN AS PARALLEL THERETO THE ACTUAL LOCATION OF SUCH BOUNDARY LINE UNLESS OTHERWISE CLEARLY INDICATED, SHALL BE SCALLED TO DETERMINE THE DISTANCE FROM THE NEAREST STREET, AIRROAD, OR WATERWAY, THERE AFTER, THE PARCEL NUMBER, THE SCALDED DISTANCE FROM THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE MARKED IN FEET UPON THE MAP, THE LATTER SHALL OVER-

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(1) SHALL TAKE PRECEDENCE OVER PARAGRAPH 3.3.1(2) WHERE A CONFLICT EXISTS.

WHERE A BOUNDARY LINE BETWEEN DISTRICTS VIDES A LOT IN SINGLE OWNERSHIP UPON THE EFFECTIVE DATE OF THE ORDINANCE OR UPON THE DATE OF THE DEED AND THE BOUNDARY LINE IS IN THE BOUNDARY OF ONE (1) OF THE DISTRICTS IN WHICH HE LOT LIES, THE REGULATIONS CONTROLLING THE MORE RESTRICTIVE DISTRICT MAY BE APPLIED TO THE ENTIRE LOT ALTERNATIVELY, THE PORTION OF THE LOT WHICH IS MORE RESTRICTIVE THAN THE LOT 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 WITHIN THE LOT ASSOCIATED WITH THE LESS RESTRICTIVE USE, PROVIDED, HOWEVER, THAT IF THE LOT IS LOCATED IN AN ADJACENT RESIDENTIALLY USED LOT(S) IN CONCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 6.5 OR APPROPRIATELY FENCED.

WHEN A LOT IN ONE (1) OWNERSHIP IS SITUATED PART IN THE CITY AND PART IN AN ADJACENT CITY OR TOWNSHIP, THE REGULATIONS AND RESTRICTIONS OF THIS CHAPTER GOVERNING ACTIVE USES OF THE LAND SHALL BE APPLIED TO THAT PORTION OF SUCH LOT AS IS LOCATED IN THE CITY, PROVIDED, HOWEVER, THAT IF THE LOT WERE SITUATED THEREIN, PROVIDED, HOWEVER, THAT BY THE GRANT OF A SPECIAL PERMIT, THE ZONING BOARD MAY VARY THIS REQUIREMENT.