

ARTICLE VII  
Establishment of Districts

§ 200-29. Designation of districts.

A. [Amended 10-1-1984 OTM by Art. 12, approved 1-11-1985; 10-4-1984 OTM by Art. 14, approved 1-8-1985; 10-8-1987 OTM by Art. 21, approved 11-30-1987; 4-30-1992 ATM by Art. 22, approved 8-26-1992; 10-5-1995 OTM by Art. 35, approved 11-22-1995; Amended 4-7-2008 ATM by Art. 26, approved 6-27-2008] The Town of North Reading is hereby divided into fourteen (14) zoning districts to be designated as follows:

	Full Name and Class	Short Name
Residence	Residence A District	RA
	Residence R District	RR
	Residence B District	RB
	Residence C District	RC
	Residence D District	RD
	Residence E District	RE
	Residence M District	RM
Business	Local Business District	LB
	General Business District	GB
	Highway Business District	HB
Industrial	Industrial A District	IA
	Industrial B District	IB
	Industrial C District	IC
	Industrial/Office District	I/O-1

Any of the above-named districts may also be designated as Floodplain District.

B. Residential districts, as a group, are herein referred to as "R" districts. Business districts, as a group, are herein referred to as "B" districts. Industrial districts, as a group, are herein referred to as "I" districts. The general purpose of the districts and areas are as follows:

- (1) Residence districts are so designated to provide satisfactory areas for persons to reside, away from the unhealthy aspects of commercial development. For the purposes of this Bylaw, any property placed within the Affordable Housing Overlay District shall be deemed to be in a Residence District regardless of the underlying zoning. The districts in this category provide for a variety of population densities;
- (2) Business districts are so designated to provide for adequate areas for establishments which provide goods and services for the public convenience and welfare;
- (3) Industrial districts are so designated to provide for adequate areas for establishments for research, fabrication, assembly, and distribution of goods; and for extraction of raw materials; and

- (4) The Floodplain District is so designated to provide protection for persons and property both at the site and elsewhere within the same watershed. If indiscriminate changes in the surface of the earth are permitted, the attendant risks to the public health and safety are obvious. If areas of land which are now, or have been since the era of the last glacier, natural basins to collect and hold surface water and flood tides are to be changed without careful engineering studies, it could, and in all probability would, result in a transfer of the water which was formerly retained into or onto other areas. (See § 200-44.) **[Amended 11-6-1978 OTM by Art. 12, approved 2-6-1979; 10-8-1987 OTM by Art. 21, approved 11-30-1987; 4-30-1992 ATM by Art. 22, approved 8-26-1992]**

**§ 200-30. Zoning Map.<sup>2</sup>**

- A. The district boundaries shall be as shown on the Zoning Map of the Town of North Reading dated May 8, 1973, as amended at the October 1974 and October 1977 Town Meetings (see also § 200-44B) and as hereinafter may be amended. (The current revision date is October 10, 2002.) **[Amended 11-6-1978 OTM by Art. 12, approved 2-6-1979; 10-1-1984 OTM by Art. 12, approved 1-11-1985; 10-2-2000 OTM by Art. 16, approved 3-29-2001; 04-07-2003 ATM by Art. 10, approved 04-25-2003]**
- B. Any change in the location of boundaries of a district hereafter made through amendments of this Zoning Bylaw shall be indicated by the alteration of such map, and the map thus altered is declared to be part of the Zoning Bylaw thus amended.

**§ 200-31. Interpretation of district boundaries. [Amended 11-6-1978 OTM by Art. 12, approved 2-6-1979]**

- A. Where the boundary lines are shown upon said map within the right-of-way lines of public and private ways, the center lines of such way shall be the boundary lines.
- B. Boundary lines located outside of such side lines of public or private ways and shown approximately parallel thereto shall be regarded as parallel to such side lines, and dimensions shown in figures placed upon said map between such boundary lines and side lines of public and private ways are the distance in feet of such boundary lines from such side lines, such distance being measured at right angles to such side lines unless otherwise indicated.
- C. Where the boundary lines shown are approximately on the location of property or lot lines, and the exact location of the district or area boundary lines are not indicated by means of dimensions shown in figures, then the property or lot lines shall be the boundary lines.

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**Editor's Note: The Zoning Map is on file in the Town Clerk's office and Community Planning Office.**

- D. In all cases which are not covered by other provisions of this article, the location of boundary lines shall be determined by the distance in feet, if given, from other lines upon said map, by the use of identifications as shown on the map, or by the scale of the map.
- E. Where a district boundary line divides any lot existing at the time such line is adopted, the regulations for the less restricted portion(s) of such lot may apply for not more than thirty (30) feet into the more restricted portion, provided the lot has frontage in the less restricted district and such frontage is sufficient to meet the dimensional requirements of that district.