



CITY OF  
**LOWELL**  
MASSACHUSETTS  
**ZONING MAP**  
DIVISION OF PLANNING  
AND DEVELOPMENT  
ACCEPTED BY THE CITY COUNCIL  
DECEMBER 2004



<http://www.lowellma.gov>

**Zoning Districts**

- Artist Overlay District
- Downtown Overlay District
- Priority Development Sites
- Smart Growth District
- Parcels
- 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

SECTION 3.3.1 - SAME BOUNDARIES

THE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN ON THE ZONING MAP WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS DISTRICTS AS SHOWN ON THE MAP, MADE A PART OF THIS CHAPTER, THE FOLLOWING RULES SHOULD APPLY:

- WHERE THE DISTRICT BOUNDARY IS A STREET, ROAD, RIGHT-OF-WAY OR WATERWAY, THE STREET, ROAD, RIGHT-OF-WAY OR WATERWAY SHALL BE TAKEN AS PARALLEL TO THE ACTUAL LOCATION OF SUCH BOUNDARY LINE, UNLESS OTHERWISE CLEARLY INDICATED. SUCH DISTANCE SHALL BE SCALED TO DETERMINE THE DISTANCE FROM THE NEAREST STREET RIGHT-OF-WAY LINE. IF THERE IS ANY VARIANCE BETWEEN THE SCALED DISTANCE FROM THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL GOVERN.
- WHERE THE BOUNDARY LINE IS INDICATED APPROXIMATELY PARALLEL TO THE STREET, IT SHALL BE TAKEN AS PARALLEL TO THE ACTUAL LOCATION OF SUCH BOUNDARY LINE, UNLESS OTHERWISE CLEARLY INDICATED. SUCH DISTANCE SHALL BE SCALED TO DETERMINE THE DISTANCE FROM THE NEAREST STREET RIGHT-OF-WAY LINE. IF THERE IS ANY VARIANCE BETWEEN THE SCALED DISTANCE FROM THE BOUNDARIES TO THE STREET LINE AND THE DISTANCE AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL GOVERN.
- WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE BOUNDED BY LOT LINES, THE LOT LINES SHALL BE CONSIDERED TO BE THE BOUNDARY LINES, UNLESS THEY ARE OTHERWISE INDICATED ON THE MAP. THIS PARAGRAPH 3.3.1(3) SHALL TAKE PRECEDENCE OVER PARAGRAPH 3.3.1(2) WHERE A CONFLICT EXISTS.
- WHERE A BOUNDARY LINE BETWEEN DISTRICTS DIVIDES A LOT IN SINGLE OWNERSHIP UPON THE EFFECTIVE DATE OF THIS ORDINANCE OR UPON THE EFFECTIVE DATE OF ANY AMENDMENT CHANGING THE BOUNDARIES OF ONE (1) OR THE DISTRICTS IN WHICH THE LOT LIES, THE REGULATIONS CONTROLLING THE MORE RESTRICTIVE DISTRICT MAY BE APPLIED TO THE ENTIRE LOT AT THE OPTION OF THE OWNER OF THE LAND IN THE MORE RESTRICTIVE DISTRICT. THE LESS RESTRICTIVE DISTRICT SHALL BE LOCATED THEREIN. THE LAND ASSOCIATED WITH THE LESS RESTRICTIVE USE SHALL BE SCREENED FROM ADJACENT RESIDENTIALLY USED LOTS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 5.1 OR APPROPRIATELY FENCED.
- WHEN A LOT IN ONE (1) OWNERSHIP IS SITUATED PARTLY IN THE CITY AND PART IN AN ADJACENT CITY OR TOWN, THE REGULATIONS AND RESTRICTIONS OF SUCH CITY OR TOWN SHALL BE APPLIED TO THAT PORTION OF SUCH LOT AS IS USED IN THE SAME MANNER AS IF THE ENTIRE LOT WERE SITUATED THEREIN. PROVIDED, HOWEVER, THAT BY THE GRANT OF A SPECIAL PERMIT, THE PLANNING BOARD MAY VARY THIS REQUIREMENT.

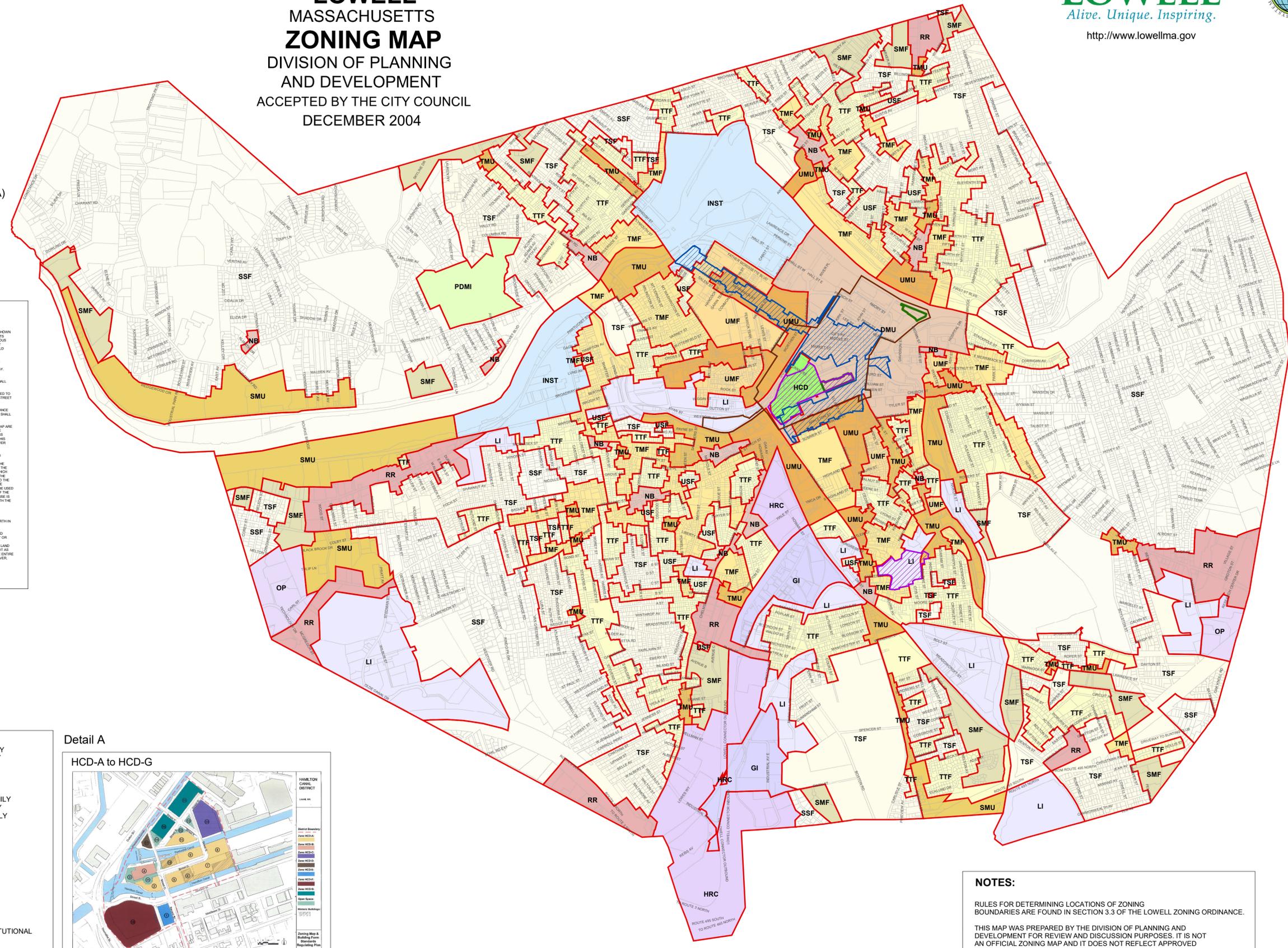
(ORD. 12-7-04)



- 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  
PDM: 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



- APPROVED AMENDMENTS**  
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
  - 268 + 276 Westford Street  
TMF to NB, 10/25/2005
  - Western Avenue  
Extend Artist Overlay District, 5/8/2007
  - JAM Area  
Create Hamilton 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  
Create Smart Growth Overlay District  
Extend Hamilton Canal Priority Development Site, 8/26/2008
  - 2 Prince Avenue  
Added as Priority Development Site, 8/27/2008
  - Hamilton Canal District  
DMU + LI to HCD-A through HCD-G, 2/24/2009
  - 19 Columbia Street  
TSF to RR, 3/10/2009
  - 26 and 28 Lawrence Street  
TMF to DMU, 3/10/2009
  - 18-20 Webber Street  
TSF to RR, 6/9/2009
  - 600 Rogers Street  
SMF to RR, 12/20/10
  - 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
  - 169.1 and 169.2 Bridge Street  
Added to Smart Growth Overlay District, 2/7/2012
  - 390 Pawtucket Street  
TSF to TMU, 9/25/2012
  - Mt. Vernon, Rock, and School Streets  
UMF to UMU, 9/25/2012
  - Bigelow Street 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
  - 122 + 130 Andrews St and 180 Moore Street  
TSF to TTF, 12/3/2013
  - 1291 Middlesex Street  
TTF to INST, 4/15/2014
  - 1422.1 + 1434.1 Gorham Street  
TTF to SMU, 5/6/2014
  - 100 Industrial Avenue  
HRC to GI, 10/13/2016
  - 25 Olney Street  
TMU to LI, 7/25/2017
  - 232, 234 Mt. Vernon St  
UMF to UMU, 6/26/2018
  - 268 Mt. Vernon St, 294 School St, 5 Farnham St.  
UMF to LI, 6/26/2018
  - 264, 266 Plain St and 58 Montreal St  
TTF to LI, 6/25/2019
  - Rivers Edge Rd Area Rezone  
TTF to SMF, 12/8/2020
  - 4 Wiggin Street and 153 Willie Street  
LI to UMF, 3/9/2021
  - 89 Agawam Street  
TSF to TTF, 5/24/2022
  - 534-556 Chelmsford Street  
RR to SMF, 10/15/2024

**NOTES:**

RULES FOR DETERMINING LOCATIONS OF ZONING BOUNDARIES ARE FOUND IN SECTION 3.3 OF THE LOWELL ZONING ORDINANCE.

THIS MAP WAS PREPARED BY THE DIVISION OF PLANNING AND DEVELOPMENT FOR REVIEW AND DISCUSSION PURPOSES. IT IS NOT AN OFFICIAL ZONING MAP AND IT DOES NOT REFLECT APPROVED ZONING DISTRICTS OR BOUNDARIES IN THE CITY OF LOWELL.

THE OFFICIAL ZONING MAP IS ON FILE IN THE OFFICE OF THE LOWELL CITY CLERK.

Map Updated November 5, 2024

1 inch = 1,200 feet