

## SECTION 1

### PURPOSE AND APPLICATION

#### 1.1 Purpose

This Zoning Ordinance, enacted by a two-thirds vote of the City Council of the City of Woburn, provides for the division of the City into districts, regulating the use of land and construction of structures therein. This zoning ordinance incorporates the purposes and objectives set forth in Chapter 808, Section 2A of the Acts of 1975, which include but are not limited to the following:

1. To lessen congestion in the streets;
2. To conserve health;
3. To secure safety from fire, flood, panic and other dangers;
4. To provide adequate light and air;
5. To prevent overcrowding of land;
6. To avoid undue concentration of population;
7. To encourage housing for persons of all income levels;
8. To facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements;
9. To conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment;
10. To encourage the most appropriate use of land throughout the city or town, including consideration of the recommendations of the master plan, if any, adopted by the planning board and the comprehensive plan, if any, of the regional planning agency; and
11. To preserve and increase amenities by the promulgation of regulations to fulfill said objectives.

The City of Woburn, acting through its City Council, adopts these purposes in order to promote the health, safety and welfare of the inhabitants of the City of Woburn and the public at large.

#### 1.2 Application

1. No use of land or use of buildings or structures not specified in this zoning ordinance shall be permitted. (Former 1.2.2 deleted 11/17/92).
2. Nothing in this ordinance shall prohibit, regulate or restrict the use of land or structures in any district for religious purposes or for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or

bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation, except as provided in Section 3 of Chapter 40A of the General Laws of Massachusetts.

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