

## SECTION 4

### ESTABLISHMENT OF DISTRICTS

4.1 For the purpose of this ordinance, the City of Woburn is divided into sixteen classes of districts as shown on the zoning map entitled, "Zoning Map of the City of Woburn, dated April 7, 1980, as revised. This map, on file with the City Clerk, is herewith incorporated as part of this ordinance. (amended 4/15/97; amended 5/24/2004).

4.2 Said classes of districts are designated as follows:

Single Family	Residential	R-1
Single Two Family	Residential	R-2
Townhouse and Garden Apartment	Residential	R-3
Apartment, other	Residential	R-4
Neighborhood Business	Business	B-N
Highway Business	Business	B-H
Downtown Business	Business	B-D
Interstate Business	Business	B-I
Industrial General	Industrial	I-G
Industrial Park	Industrial	I-P
Industrial Park Two	Industrial	IP-2
Mixed Use	Mixed	S-1
Mixed Use II	Mixed	S-2
Office Park	Office	O-P
Office Park Overlay	Office	OP-93
Open Space	Open Space	O-S

(amended 4/15/97, amended 8/24/2000; amended 5/24/2004)

4.3 Specific use and dimensional and density requirements applicable to these districts are contained in Sections 5 and 6, and in other sections of this ordinance.

4.4 In addition to the 16 districts listed in 4.2, Floodway and Flood Plain Districts are established as overlay districts and shown on the Middlesex County Flood Insurance Rate Maps for the City of Woburn dated June 4, 2010 as special Floodway and Flood Plain areas in zone AE or as shown on the Local 100 Year Floodplain Map of Woburn, Massachusetts, prepared by the City of Woburn Engineering Department, dated June 4, 2010 for 100 Year Floodplain Areas. (amended 4/15/97; amended 5/6/2010).

#### **4.5 Boundaries of Districts**

Where any uncertainty exists with respect to the boundary of any district as shown on the Zoning Map, the following rules apply:

1. Where a boundary is indicated as a highway, street, alley, railroad, watercourse, or other body of water, it shall be construed to be the centerline or middle thereof. Where a boundary approximates a city boundary, it shall be construed to be the limits of the city boundary.
2. Where a boundary is indicated as following approximately or parallel to a highway, a street, alley, railroad, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map. If no dimension is given, such distance shall be determined by the use of the scale shown on the zoning map.
3. Where a dimensional boundary coincides within 10 ft. or less with a lot line, the boundary shall be construed to be the lot line.
4. The Floodway and Flood Plain Districts are established as overlay districts and shown on the Middlesex County Flood Insurance Rate Maps for the City of Woburn dated June 4, 2010 as special Floodway and Flood Plain areas in zone AE. The map panels of the Middlesex County FIRM that are wholly or partially within the City of Woburn are map numbers 25017C0293E, 25017C0294E, 25017C0313E, 25017C0402E, 25017C 0404E, 25017C0406E, 25017C0407E, 25017C0408E, 25017C0409E and 25017C0426E dated June 4, 2010 or as shown on the Local 100 Year Floodplain Map of Woburn, Massachusetts, prepared by the City of Woburn Engineering Department, dated June 4, 2010 for 100 Year Floodplain Areas.

The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the City Clerk and the City Engineer. (amended 5/6/2010)

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