

Order #934

TD-18-16



City of Methuen, Massachusetts
Department of Economic & Community Development
The Searles Building, 41 Pleasant Street
Methuen, Massachusetts 01844
Telephone (978) 983-8560 Fax (978) 983-8976

James P. Jajuga
Mayor

William J. Buckley
Director

Memorandum

To: Jennifer Kannan, Chairman, City Council

From: Stephen F. DeFeo, Jr., Chairman, Community Development Board

Date: December 19, 2018

Re: Proposed Zoning Ordinance Amendment: Section V-D Table of Use Regulations to allow Industrial Manufacturing by Special Permit from the Community Development Board in the BL Zone

At their regularly scheduled meeting held on December 18, 2018 the Community Development Board **voted unanimously to recommend favorable action** on the proposed Zoning Ordinance Amendment to Section V-D Table of Use Regulations to allow Industrial Manufacturing by Special Permit from the Community Development Board in the Limited Business (BL) Zoning District.

If you have any questions or need additional information please do not hesitate to contact me.



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MEMORANDUM

TO: Jennifer Kannan, Chair, Methuen City Council

FROM: William J. Buckley, Director

CC: James P. Jajuga, Mayor
Methuen City Council

DATE: November 13, 2018

RE: TO-18-16 Zoning Ordinance Amendment to Section V-D

As we discussed, I am providing this memorandum and attachments for review by the Methuen City Council in its consideration of a proposed zoning ordinance amendment to be initiated by the Council to support the growth of manufacturing in our community. The specific amendment is a Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) District as highlighted in the attached Table on page 8. The City's current Table of Use Regulations does not allow Manufacturing, Industrial in the BL District. Light Manufacturing and Commercial & Industrial Research & Development are allowed by SP CD in the BL District.

It is requested that the City Council approve the proposed amendment for First Read and send the amendment to the Department of Economic & Community Development for the scheduling of a joint public hearing with the Community Development Board. Ideally, this public hearing would be scheduled for December 18, 2018 just after the already scheduled joint public hearing on TO-18-13.

Manufacturing, Industrial is defined in our Zoning Ordinance as, "A use engaged in the basic processing and manufacturing of materials, or the manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products." The City is currently working closely with an exciting manufacturer seeking to purchase an existing, manufacturing building in a BL zoning district and operate an advanced manufacturing facility at that location. The project would result in significant investment and job creation in the City. The joint public hearing will allow for more specific details regarding the proposed site and the proposed use to be provided.

In order to support this opportunity and accommodate Manufacturing, Industrial in the BL District, the City has two zoning amendment options - 1) Change the zoning of the subject property from BL to either Business Highway (BH) or Limited Industrial (IL) or, 2) Allow Manufacturing, Industrial in the BL district by either Special Permit or by right. Option 2 requiring a Special Permit provides the zoning necessary to

allow a manufacturer an opportunity to apply for a Special Permit with the Community Development Board in the BL District. The Special Permit process provides oversight and safeguards to ensure the proposed project is consistent with the Special Permit criteria provided in our Zoning Ordinance.

To assist in analyzing the impact to the City by Option 2 with a Special Permit, attached are maps and aerials of the six (6) BL Districts currently located within the City. It is the opinion of this office that in every case, the properties within the respective BL Districts are either already developed and a proposed manufacturing facility is unlikely, or the properties present opportunities for redevelopment in a fashion which would allow for the consideration of a manufacturing facility by Special Permit. In some cases, significant wetland impacts will prohibit the redevelopment of the site.

While Option 1 above would also provide the zoning accommodations necessary to support this opportunity, there are concerns of this office regarding spot zoning for the benefit of a single property and concerns regarding new uses potentially being allowed by right. A change in zoning to either BH or IL would require the inclusion of at least one abutting property and would open the properties to the new uses allowed by right within both the BH and IL zones. Some uses would also require a Special Permit process as a control but others could locate uses by right that may have been considered inappropriate in the current BL zone.

An additional point worth noting is the sound economic development policy of attracting manufacturing companies to our City. Manufacturing is returning as an economic growth generator in the Merrimack Valley and it would be wise to encourage the investment and job creation manufacturing uses bring to a community. The proposed zoning amendment would provide us with an opportunity to market to manufacturers seeking locations to grow while keeping safeguards in place via the Special Permit process to preserve the character and safety of our community.

I will be in attendance at your meeting on the 19th prepared to answer any questions you may have.

Thank you.

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS

	CN	R/R	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Agricultural Uses:															
Any exempt agricultural use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial Crop & Tree Farming	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial greenhouse, exempt	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	Y	Y	NO
Commercial greenhouse, non-exempt	CD	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial nursery, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Exempt Accessory Road Side Stand	Y	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Keeping of livestock excluding a piggery (on parcels less than five acres)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Keeping of livestock (on parcels greater than five acres)	Y	Y	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Keeping of up to two horses (on parcels of two to five acres)	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Keeping of more than two horses (on parcels of two to five acres)	ZBA	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Processing: own farm products only (dairy, sawmill and the like) on parcel less than five acres	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Sale of Garden supplies or equipment or agric. Products raised or made elsewhere but not motorized, farm equipment, except for seasonal sales	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	NO	Y	NO
Seasonal sales of garden supplies, equipment, agricultural products and produce raised or made elsewhere, but not motorized farm equipment, to be conducted twenty (20) or fewer days per calendar days (Sec. V-M-3)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	NO	NO	NO
Single-family dwelling as an accessory use to an exempt agricultural use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS, CONT'D.															
	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Residential Uses															
Assisted Living facility	SP CD	NO CD	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD
Attached dwelling	NO	NO	NO	NO	NO	NO	Y	SP CD	SP CD	NO	NO	SP CD	NO	NO	NO
Beauty Parlor	NO	N	N	N	N	N	N	SP CD	SP CD	Y	Y	Y	Y	Y	SP CD
Dormitory	SP ZBA	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA
Family Day Care Home, Small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Family Day Care Home, Large	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Multi-family	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	NO	NO	SP CD	SP CD	NO	NO
Nursing, rest or Long term care facility	SP CD	SP CD	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD
Open Space Residential Development	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	NO	NO	SP CD	SP CD	NO	NO
Planned Unit Development	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	NO	NO	NO	NO	NO	NO
Residential Golf Course Development	NO	SP CD	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Single-family detached	NO	Y	Y	Y	Y	Y	Y	Y	Y	NO	NO	NO	NO	NO	NO
Two-family or semi-detached	NO	NO	NO	NO	NO	NO	Y	Y	Y	NO	NO	NO	NO	NO	NO
Residential Accessory Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory Apartment (See Section V-G)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA
Private Swimming Pools (see Accessory Uses)	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS, CONT'D.															
	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Public And Semi-Public Uses															
Day Care Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational, non-exempt	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	NO	NO
										ZBA	ZBA	ZBA	ZBA		
Cemetery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	NO	NO	NO	SP
	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD
Heliport	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP	CD
														Y	Y
Exempt Church or other religious purpose.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal, fire or police station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal recreation areas, outdoors and indoors	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or Public Utility															
Public Utility, Without storage yard or sales office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	SP	NO
											CD	CD		CD	
Public Utility, With storage yard, sales office	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Y	SP	SP	Y	N
	CD	CD	CD	CD	CD	CD	CD	CD	CD	CD		CD	CD		
Wireless Communication Facilities with Antenna	SP	SP	NO	NO	NO	NO	NO	NO	NO	SP	SP	SP	SP	SP	SP
	CD	CD								CD	CD	CD	CD	CD	CD

Proposed Zoning Ordinance Amendment to Section V-D -- Table 01 -- Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS, CONT'D.															
	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Hospital /Medical Clinic	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	Y	Y
Hospital	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y
Hospice Facility	SP CD	SP CD	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	Y
Methadone clinics including mobile units	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD
Accessory Uses to Medical / Hospital															
Retail, service, storage, restaurant, day care center, parking garage, nursing home, or temporary lodging use accessory to hospital use	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y
Retail, Services And Office Uses															
Adult Bookstore	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO
Adult Entertainment Establishment	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO
Adult Motion Picture	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO
Animal Clinic, Veterinary Hospital	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	NO	NO

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS, CONT'D.

	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Retail, Services And Office Uses con't															
Animal Groomer	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	NO	NO	NO	NO
Animal Kennel, Commercial	NO	SP ZBA	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	NO	SP ZBA	SP ZBA	NO
Auto or other driving instruction school	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	NO	NO
Bar, drinking club, private, no food except on special occasions, social club.	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO	NO
Business Complexes	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO
Commercial Recreation and Entertainment, Indoors	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO
Commercial Recreation and Entertainment, Outdoor	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO
Funeral parlor, undertaker	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO	NO
Gym, Health Club	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP
Medical Marijuana Dispensary, Off-Site (OMMD)	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	CD
Mixed Use	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	CD
Office, General	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	NO	NO
Office Medical	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	Y	Y
Personal Service Establishment	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	Y	Y	Y	Y	NO	Y
Restaurant	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	Y	SP CD	SP CD	NO

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

TABLE OF USE REGULATIONS, CONT'D.															
	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Retail, Services And Office Uses con't															
Restaurant, drive up or drive through	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	NO
Retail, Large	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	SP CD	SP CD	NO
Retail, Medium	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	Y	SP CD	SP CD	SP CD	NO
Retail, Small	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	Y	Y	SP CD	Y	Y	SP CD
Shopping Center	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	NO	NO	NO
Stand Alone Kiosk, Drive through or Walk up	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD
Retail Service and Office Accessory Uses															
Drive-up retail, business, or service establishment	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	NO
General Business															
Automobile and/or small truck rental	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	SP ZBA	SP ZBA	SP ZBA	NO
Automobile Wash	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	SP ZBA	NO	SP ZBA	NO	NO
Electric Vehicle Charging Station – Level 1 and 2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Electric Vehicle Charging Station – Level 3	Y	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	Y	Y
Commercial parking lot, garage	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD
Hotel, motel	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	SP CD	NO

Proposed Zoning Ordinance Amendment to Section V-D – Table of Use Regulations to allow Manufacturing, Industrial by Special Permit of the Community Development Board (SP CD) in a Limited Business (BL) district. Currently listed as NO.

Laundry or dry cleaning plant	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	NO
Motor Vehicle, Body Repair	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Motor Vehicle, General Repair	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	SP ZBA	NO
Motor Vehicle Light Service (including supplying of fuel)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Motor Vehicle sales new and used	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Municipal parking lot, garage	Y	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	Y	Y	NO
Outdoor storage for bulk materials (lumber, fuel, feed, gravel) & contractor's yard, not for sales or open to the public.	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Outdoor storage for bulk materials (lumber, fuel, feed, gravel) & contractor's yard, open for wholesale purposes only, not to general public.	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Outdoor storage for bulk materials (lumber, fuel, feed, gravel) & contractor's yard, open for retail sales to the general public.	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	SP ZBA	NO	NO
Outdoor storage or sale of vehicles or boats in operable condition or under repair but not include outdoor storage or sale of junked vehicles or parts thereof.	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP ZBA	NO	NO	NO	NO	NO
Printing, publishing	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	Y	NO

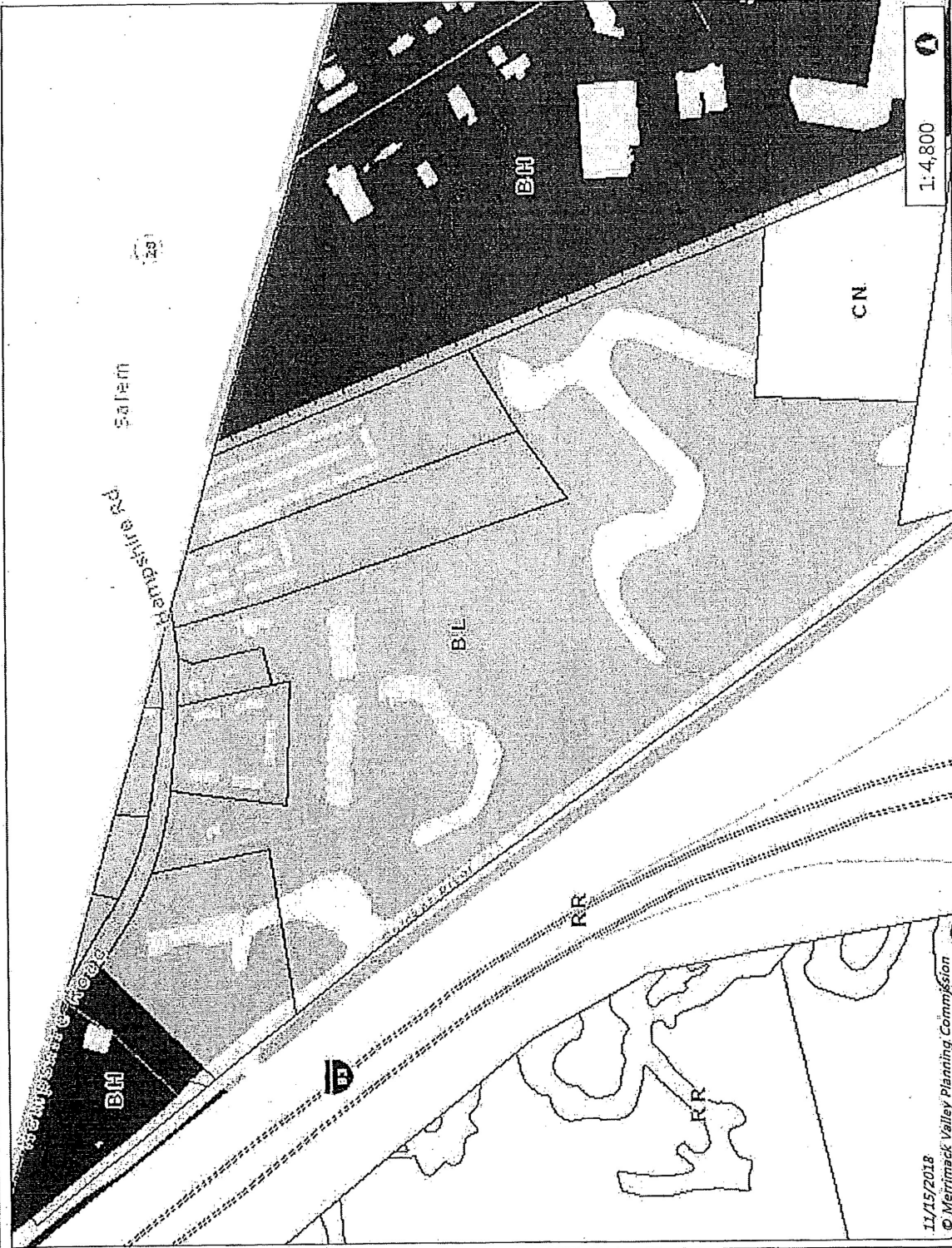
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	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
General Business con't															
Truck or freight terminal	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	NO	SP CD	NO
Storage Facility, Self or Mini-Warehouse	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	NO	Y	NO
Warehouse, Indoor	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	SP ZBA Y	SP ZBA Y	Y	NO
Wholesale establishment, Indoor	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	Y	Y	NO
	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Industrial Uses:															
Commercial & industrial research & development and testing lab	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	SP CD	SP CD	Y	NO
Manufacturing, Food Products	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO
Manufacturing, Industrial	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	SP CD	Y	NO
Manufacturing, Light	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	SP CD	SP CD	Y	NO
Manufacturing, masonry materials	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO
Research and development laboratory for non-hazardous materials	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO	SP CD	SP CD	SP CD
Registered Marijuana Dispensary (RMD)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	SP CD	NO
Large-scale ground-mounted solar photovoltaic installations	Y	NO	NO	NO	NO	NO	NO	NO	NO	Y	Y	NO	Y	Y	Y

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	CN	RR	RA	RB	RC	RD	RG	MA	MB	BN	BH	CBD	BL	IL	H
Industrial Accessory Uses															
Accessory retail	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	SP ZBA	Y	NO
Employee services	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	NO	Y	NO
Outdoor storage (without retail)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	Y	NO	NO	Y	NO
Wind Energy Conversion Facility	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD	SP CD
Billboards	N	N	N	N	N	N	N	N	N	N	SP ZBA	N	N	SP ZBA	N

City of Methuen



11/15/2018

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800'

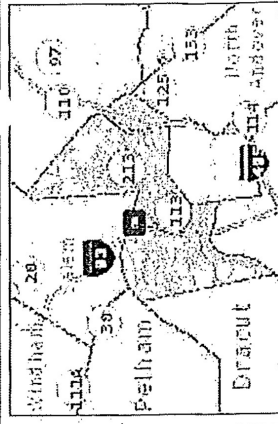
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800 Feet

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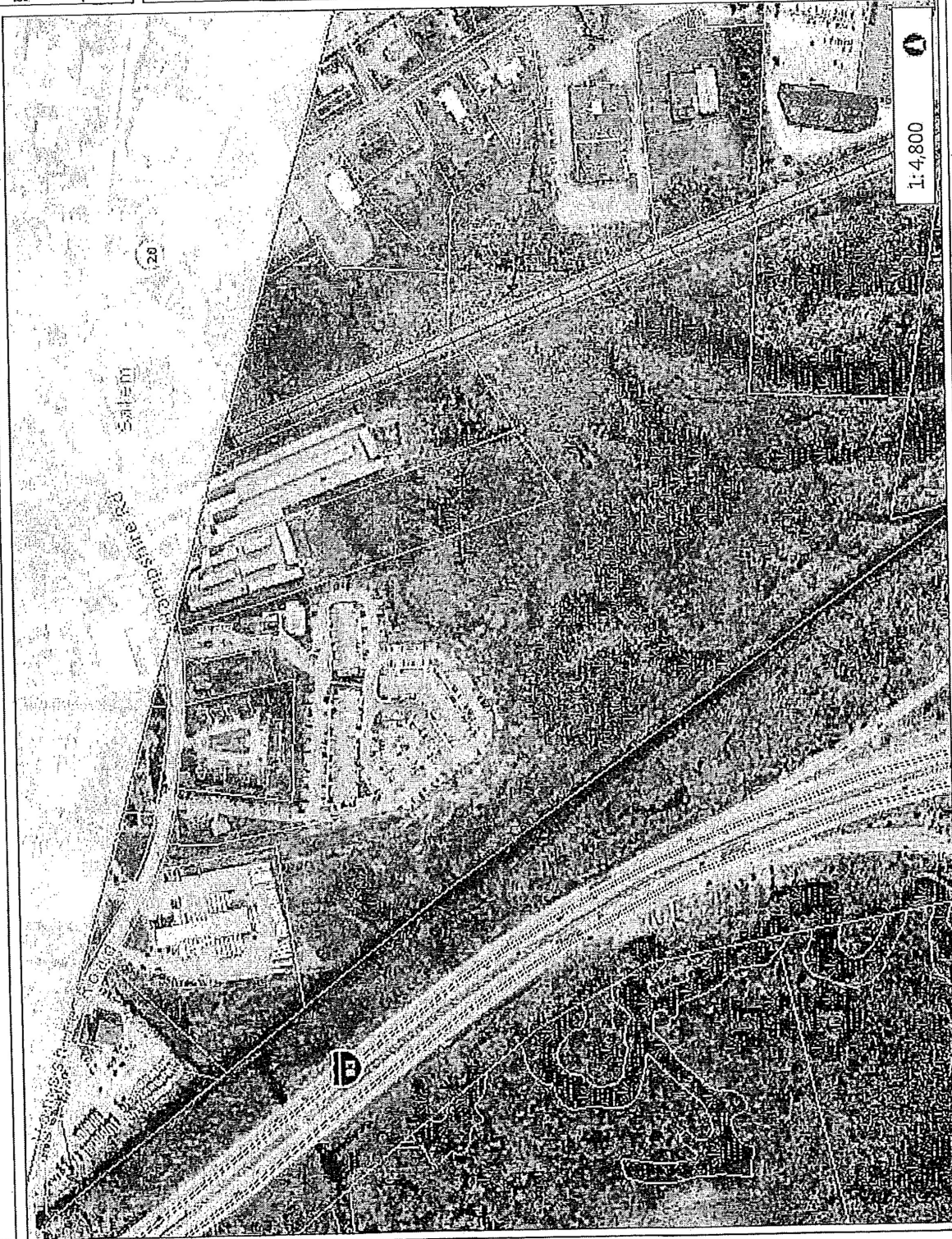
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Legend

- Municipal Boundary
- Parcels
- Building
- Pool
- Deck
- Roads**
 - Interstate
 - Major Road
 - Local Road
- Rail Line
- Hydrographic Features:**
 - Streams
 - Seaflex Tannery Nevins Historic Dis
- Historic District
- Historic Districts (vacant)
- Zoning (as of January 2016)
- AC - Agricultural / Conservation
- CN - Conservancy
- RR - Rural Residential
- RA - Single Residence
- RB - Single Residence
- RC - Single Residence
- RD - Single Residence
- RG - General Residence
- MA - Multi-Family Residences A
- MB - Multi-Family Residences B
- BN - Neighborhood Business Dis
- BL - Limited Business District
- CBD - Central Business District
- BH - Highway Business District
- IL - Limited Industrial District
- H - Hospital District

City of Methuen

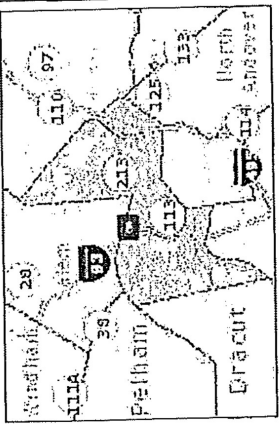


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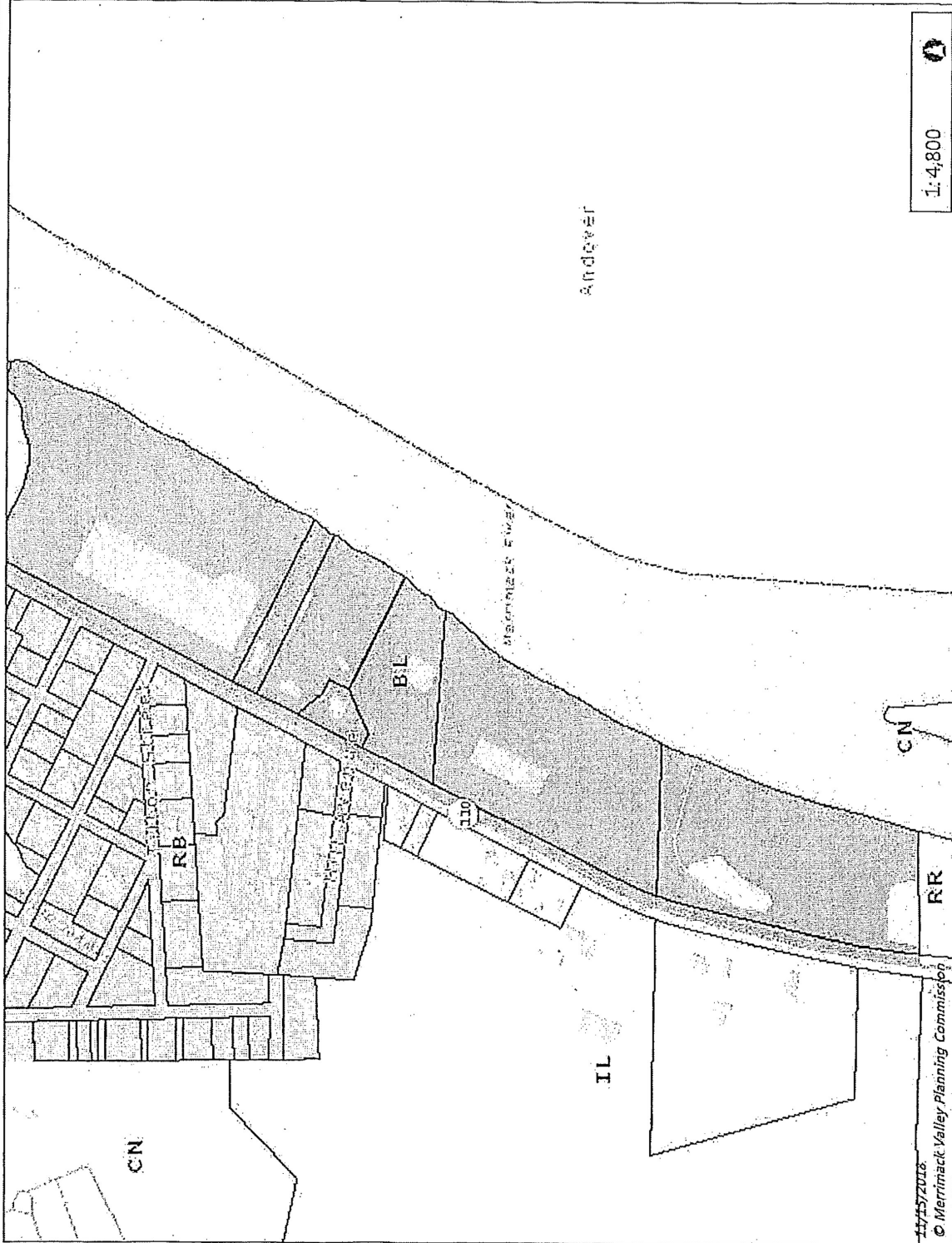
Projection: MAD_1983_StatePlane_Massachusetts_Methuen_EPS_2003



Legend

- Municipal Boundary
- Parks (on aerial)
- Roads
- Interstates
- Major Road
- Local Road
- Rail Line
- Wetlands

City of Methuen

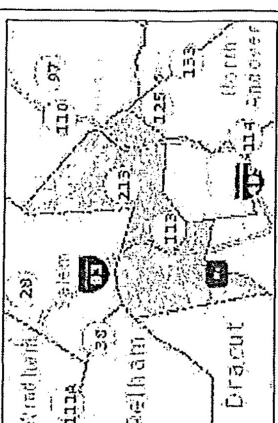


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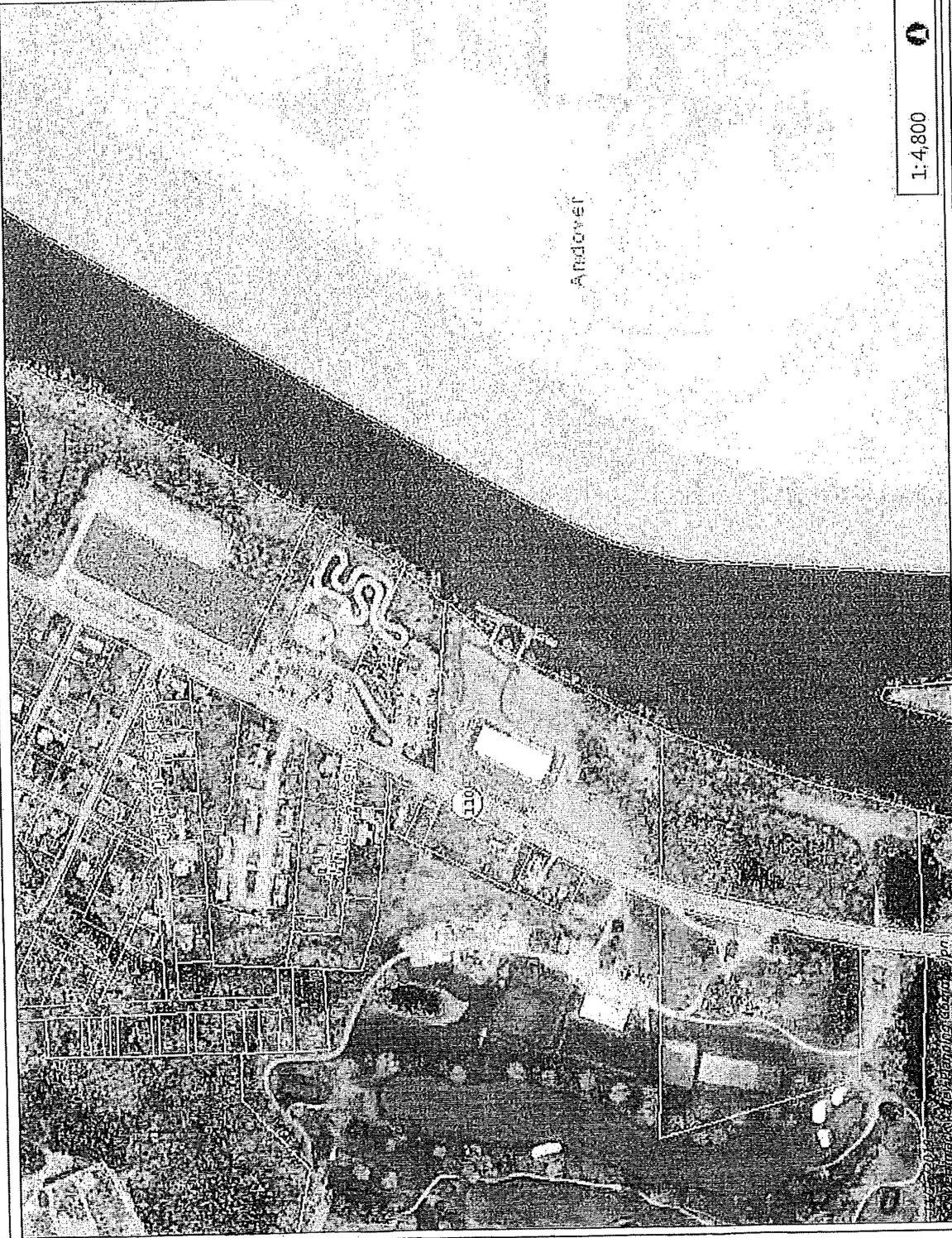
Projection: NAD_83_StatePlane_Massachusetts_Mainland_RFS_2011



Legend

- Municipal Boundary
- Percels
- Building
- Pool
- Deck
- Roads
- Interstate
- Major Road
- Local Road
- Rail Line
- Hydrographic Features
- Streams
- Searles Tenney Navina Historic Dis
- Historic District
- Historic District (vacant)
- Zoning (as of January 2016)
- AC - Agricultural / Conservation
- CN - Concurrency
- RR - Rural Residential
- RA - Single Residence
- RB - Single Residence
- RC - Single Residence
- RD - Single Residence
- RG - General Residence
- MA - Multi-Family Residence A
- MB - Multi-Family Residence B
- BN - Neighborhood Business Dis
- BL - Limited Business District
- CB0 - Central Business District
- BH - Highway Business District
- IL - Limited Industrial District
- H - Hospital District

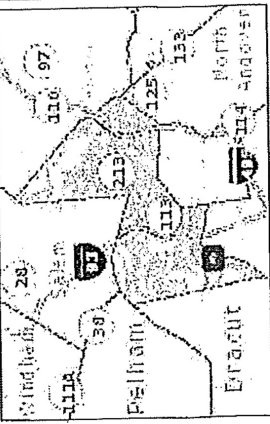
City of Methuen



1:4,800

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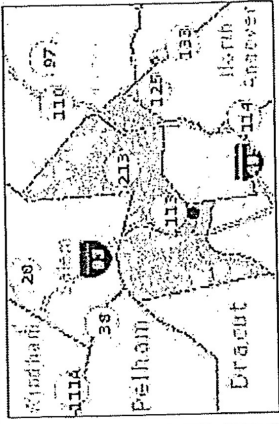
Project File: I:\AD_1983_StatePlane_Massachusetts_Methuen_EPS_2001



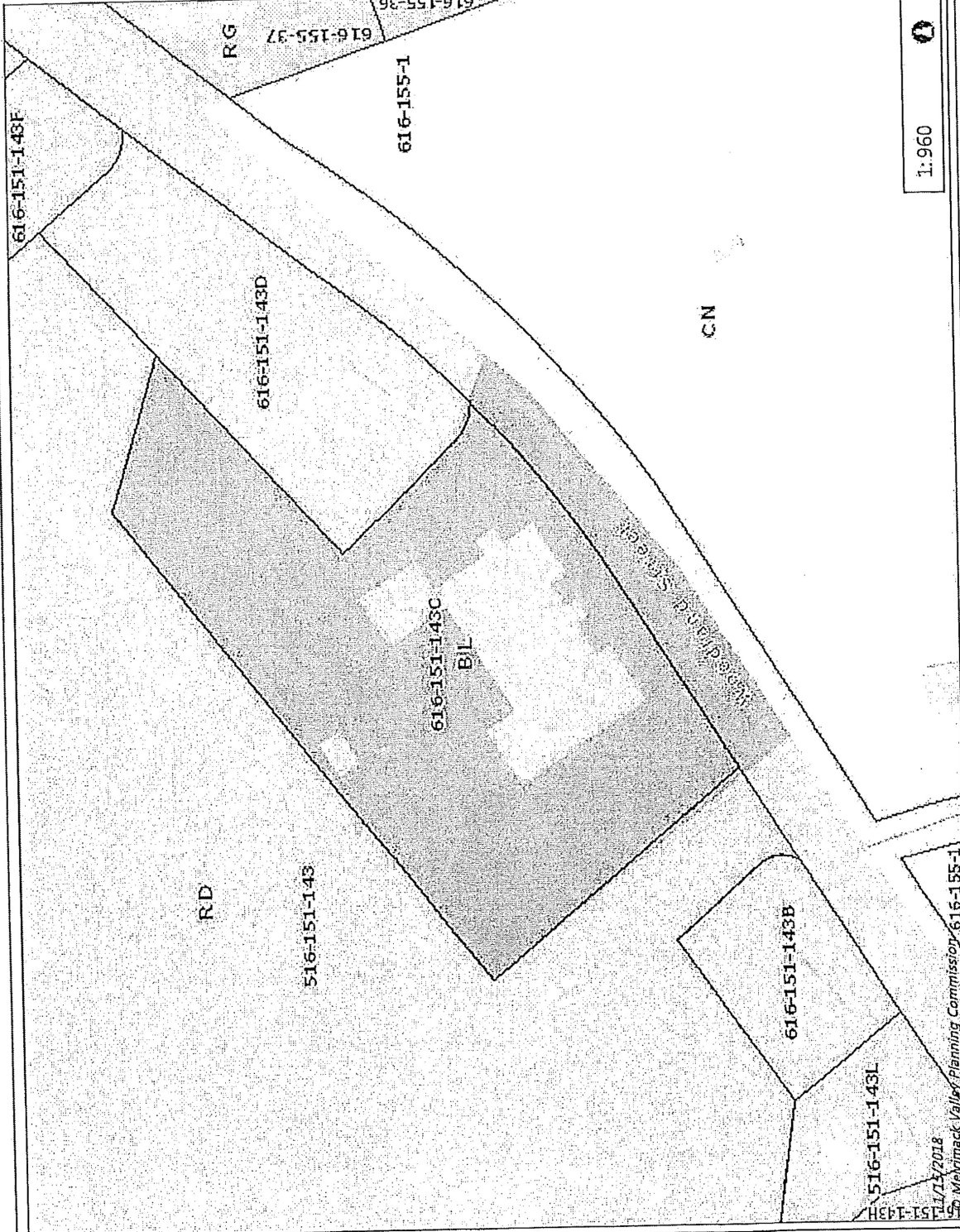
Legend

- Municipal Boundary
- ▭ Parcels (on aerials)
- Roads
- Interstate
- Major Road
- Local Road
- Rail Line
- Wetlands

City of Methuen



- Legend**
- Municipal Boundary
 - Parcels
 - ▭ Building
 - ▭ Pool
 - ▭ Dock
 - ▭ Roads
 - ▭ Intersect
 - ▭ Major Road
 - ▭ Local Road
 - ▭ Rail Line
 - ▭ Hydrographic Features
 - ▭ Streams
 - ▭ Status: Tenney/NeVins Hazard Dis
 - ▭ Historic District
 - ▭ Historic District (vacant)
 - ▭ Zoning (as of January 2016)
 - ▭ AC - Agricultural / Conservation
 - ▭ CN - Conservancy
 - ▭ RR - Rural Residential
 - ▭ RA - Single Residence
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 - ▭ MB - Multi-Family Residence B
 - ▭ BN - Neighborhood Business Dis
 - ▭ BL - Limited Business District
 - ▭ CBD - Central Business District
 - ▭ BH - Highway Business District
 - ▭ IL - Limited Industrial District
 - ▭ H - Hospital District



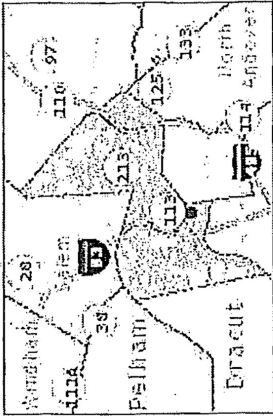
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160 Feet

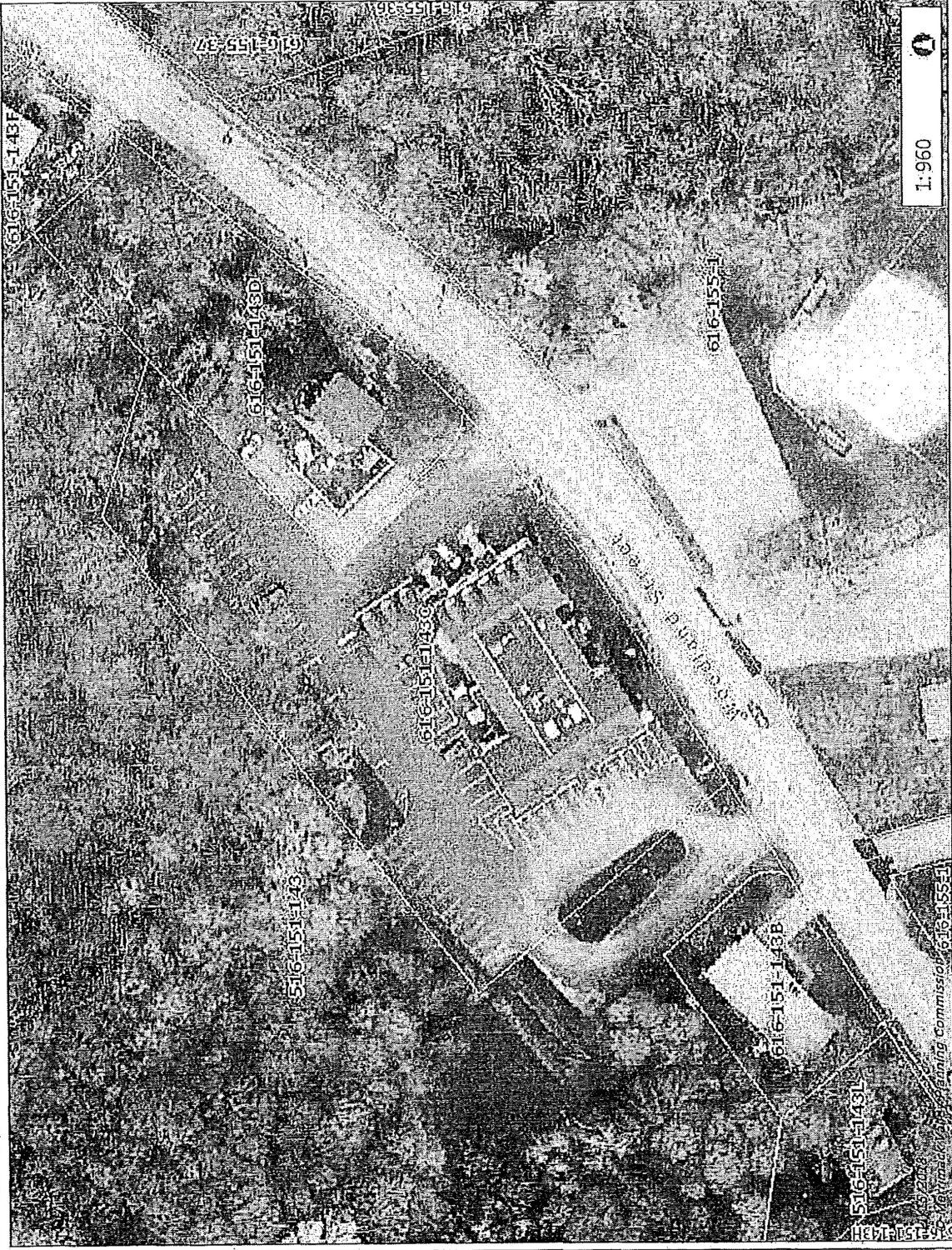


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City of Methuen



- Legend**
- Municipal Boundary
 - ▭ Parcel (on aerial)
 - Roads
 - Interstate
 - Major Road
 - Local Road
 - Rail Line
 - ☒ Wetlands



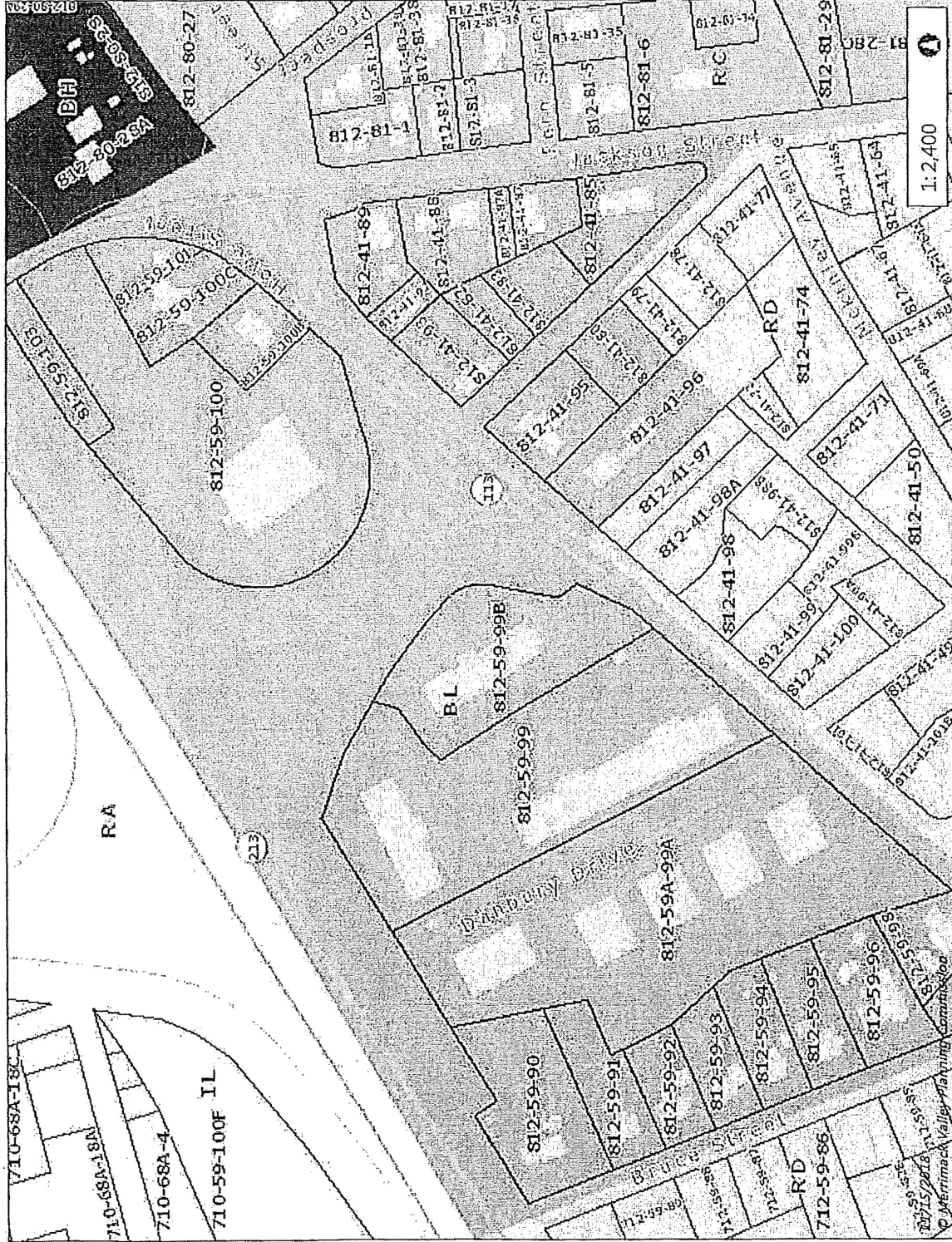
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Projection: NAD_1983_StatePlane_Massachusetts_Meridian_FIPS_5001

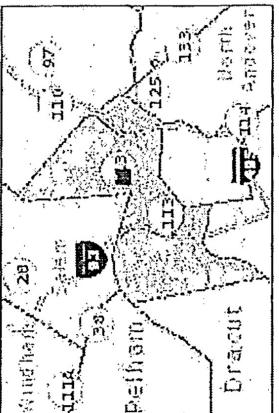
City of Methuen



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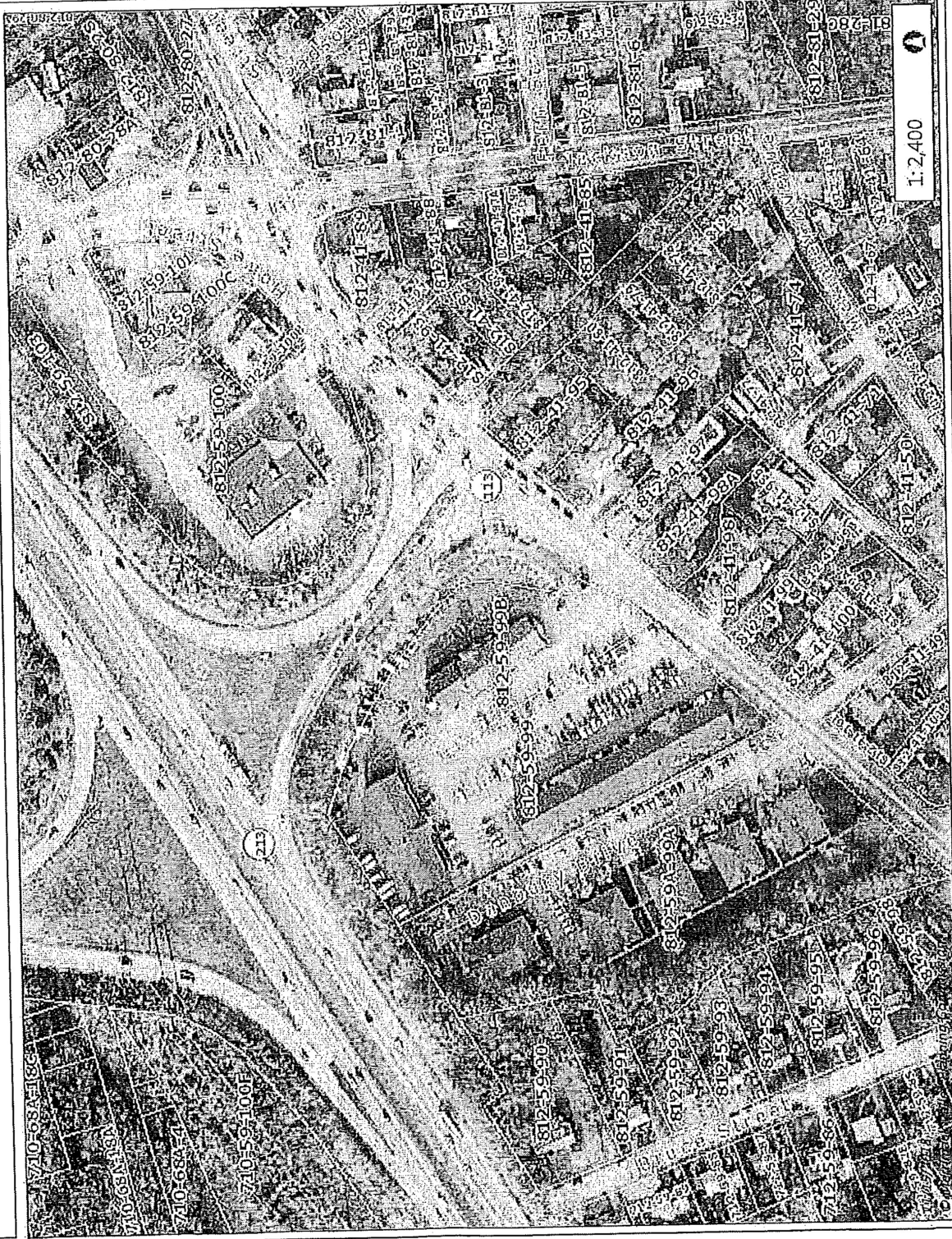
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Projection: NAD_1983_StatePlane_Massachusetts_Midland_EPS_2011



- ### Legend
- Municipal Boundary
 - Parcel
 - Building
 - Pool
 - Deck
 - Roads
 - Interstate
 - Major Road
 - Local Road
 - Rail Line
 - Hydrographic Features
 - Scalloped Line Nevis Historic Dis
 - Historic District
 - Historic District (vacant)
 - Zoning (as of January 2018)
 - AC - Agricultural / Conservation
 - CN - Conservancy
 - RR - Rural Residential
 - RA - Single Residential
 - RB - Single Residential
 - RC - Single Residence
 - RD - Single Residence
 - RG - General Residence
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 - BN - Neighborhood Business Dis
 - BL - Limited Business District
 - CBD - Central Business District
 - BH - Highway Business District
 - IL - Limited Industrial District
 - H - Hospital District

City of Methuen

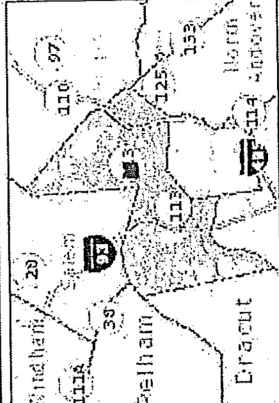


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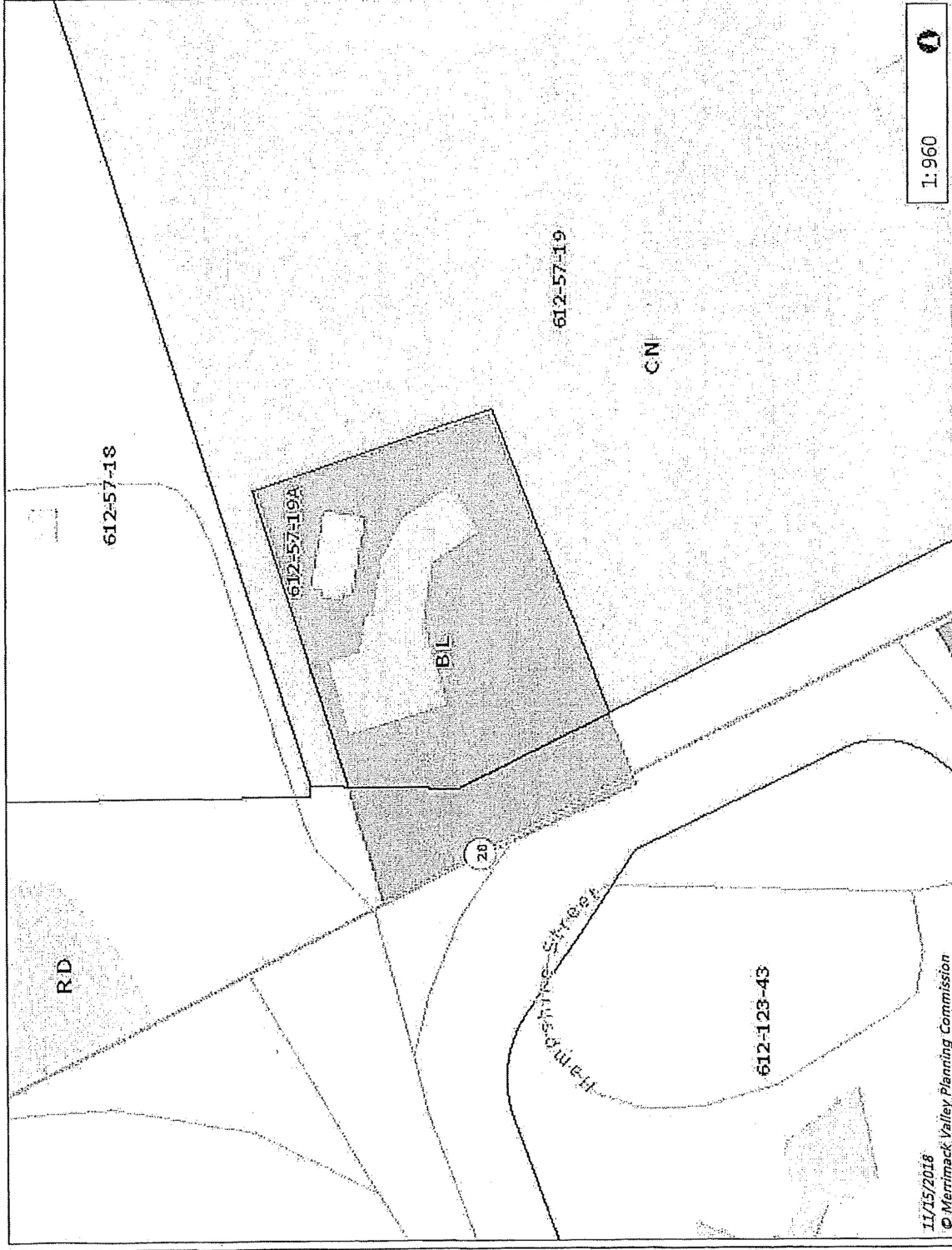
Projection: NAD_1983_StatePlane_Massachusetts_Metroland_EPS_2011



Legend

- Municipal Boundary
- Parcels (on aerials)
- Roads
- Interstate
- Major Road
- Local Road
- Rail Line
- Wetlands

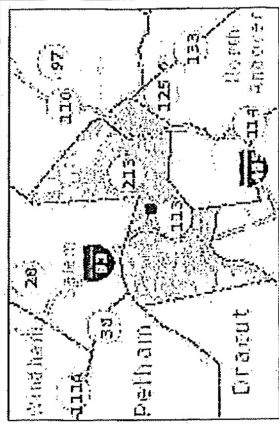
City of Methuen



11/15/2018
 © Merrimack Valley Planning Commission
 1:960

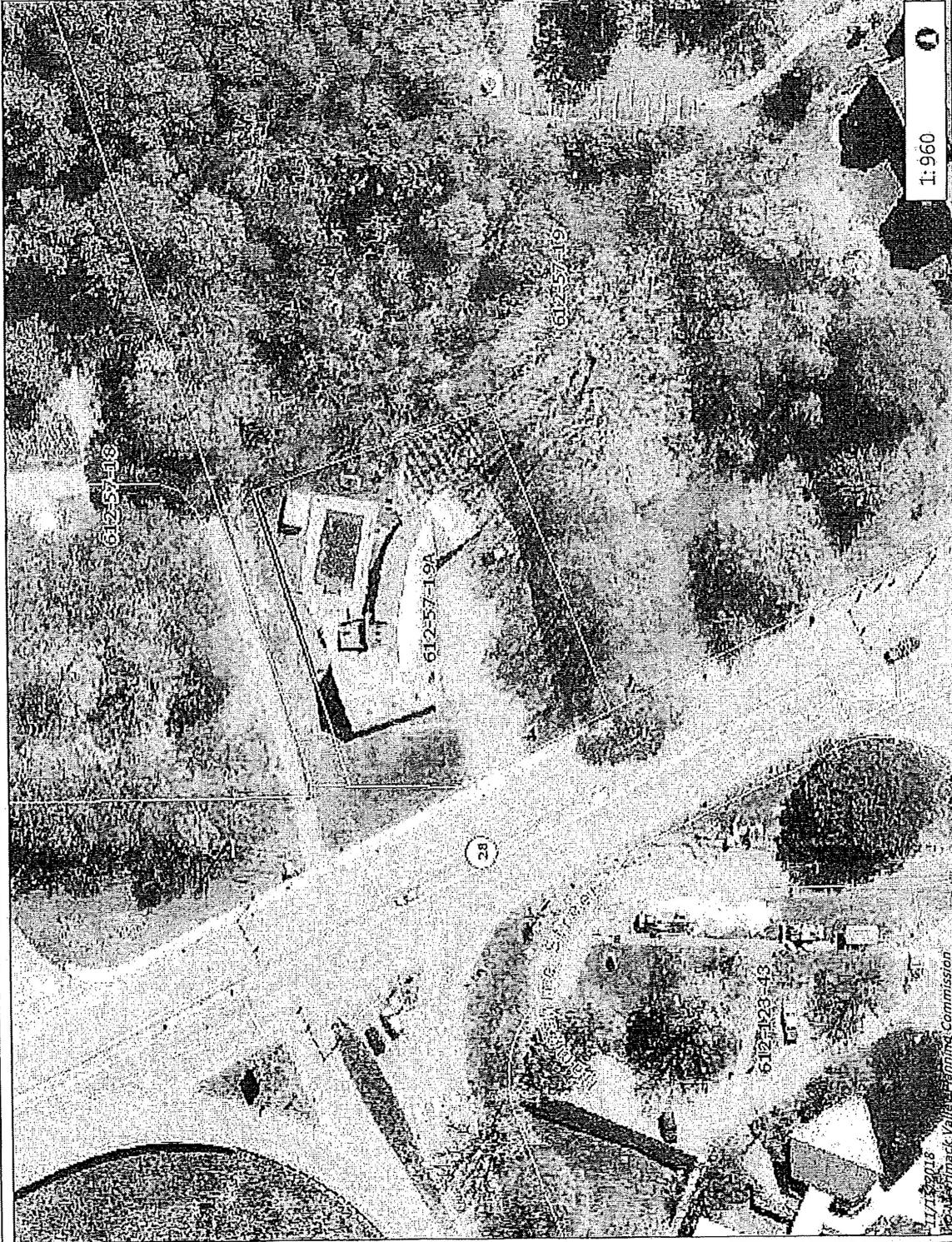
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Projection: NAD_1983_StatePlane_Massachusetts_Meridian_LIPS.ctb

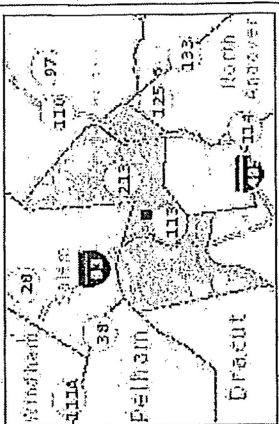


- Legend**
- Municipal Boundary
 - Parcels
 - Building
 - Pool
 - Deck
 - Roads
 - Interchange
 - Major Road
 - Local Road
 - Rail Line
 - Hydrographic Features
 - Streams
 - Scallops Tamey Névis Historic Dis
 - Historic District
 - Historic District (vacant) Zoning (as of January 2016)
 - AG - Agricultural / Conservation
 - CN - Conservancy
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 - IL - Limited Industrial District
 - H - Hospital District

City of Methuen



1:960



Legend

- Municipal Boundary
- ▭ Parcels (no aerials)
- Roads:
 - Interstate
 - Major Road
 - Local Road
 - Rail Line
 - ☁ Wetlands

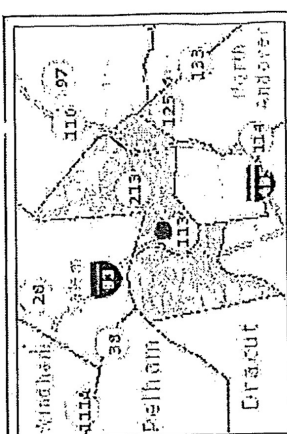
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160 Feet



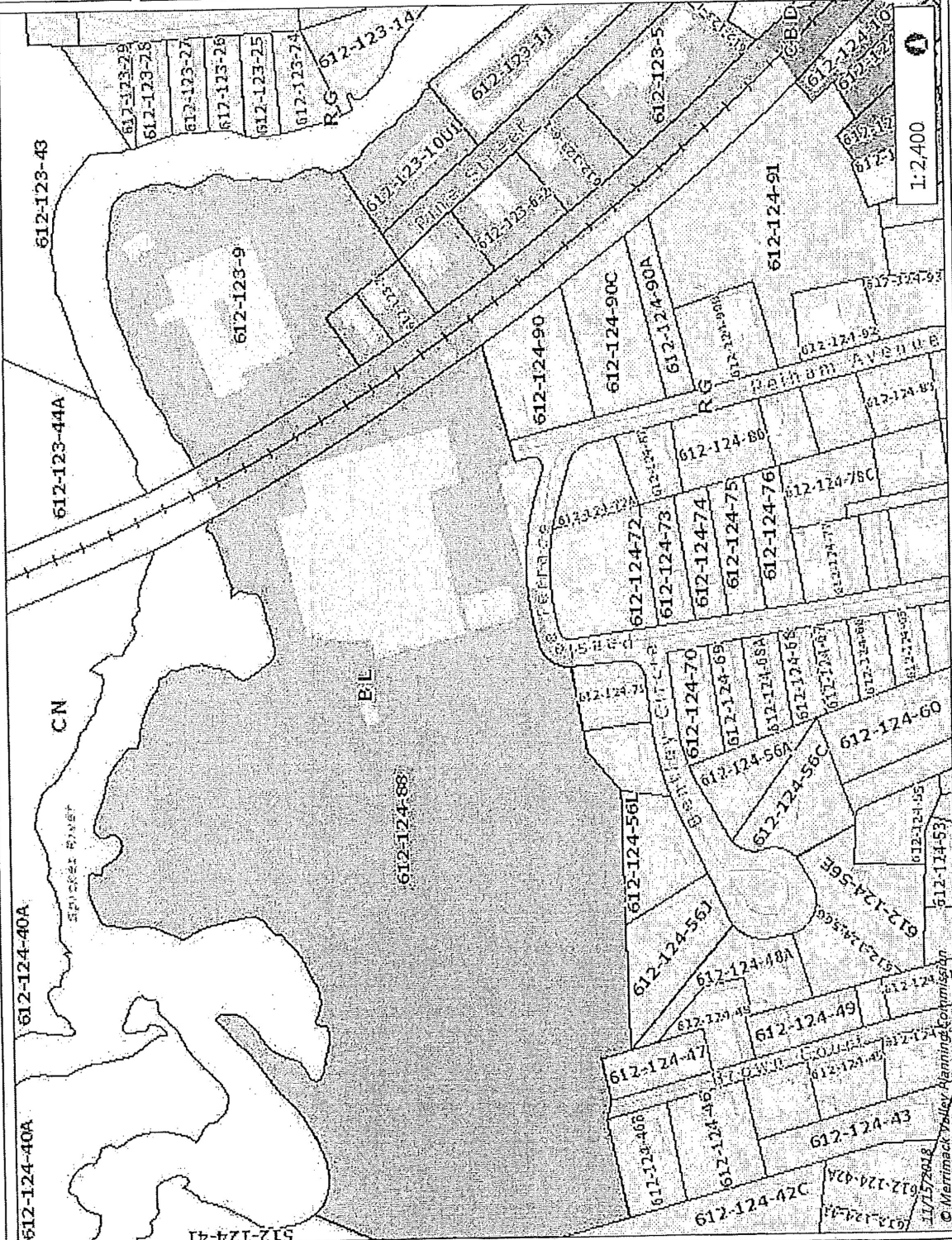
Projection: NAD_1983_StatePlane_Massachusetts_Methuen_IPCS_2001

City of Methuen



Legend

- Municipal Boundary
- Parcels
- Building
- Pool
- Deck
- Roads
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- Hydrographic Features
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 - BN - Neighborhood Business Dist.
 - BL - Limited Business District
 - CBD - Central Business District
 - BH - Highway Business District
 - IL - Limited Industrial District
 - H - Hospital District



Scale: 1:2,400

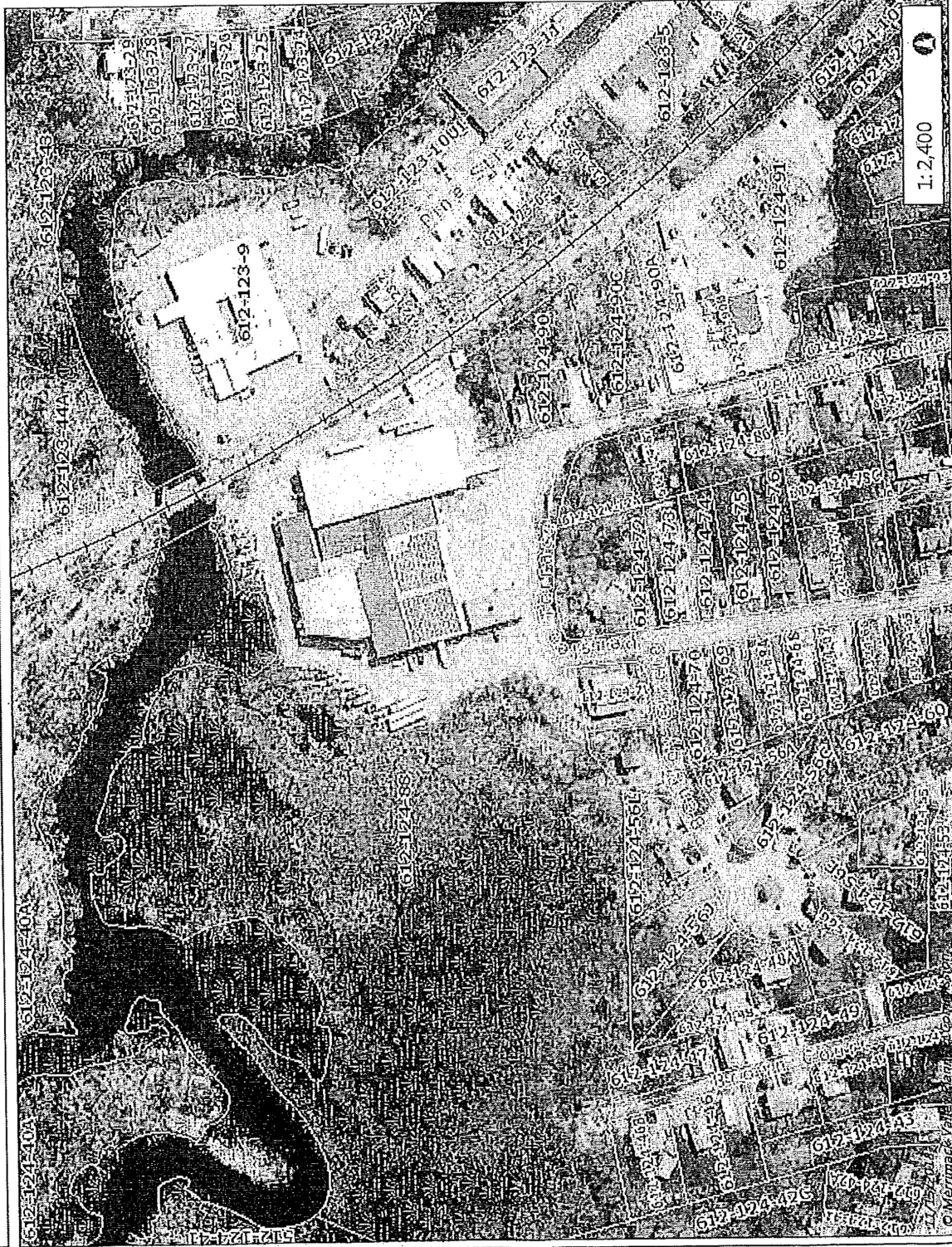
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11/15/2018

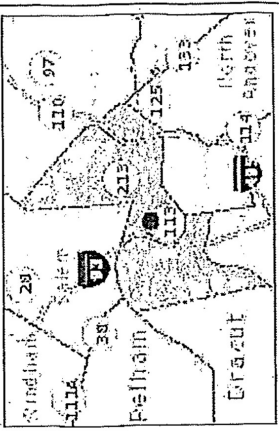
Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

City of Methuen



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Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FPS_2001

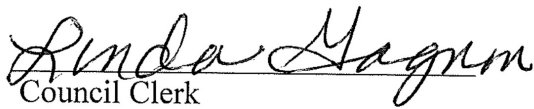


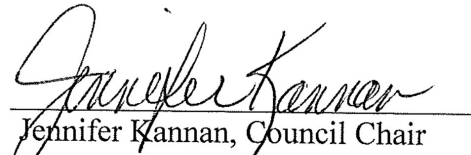
- Legend**
- Municipal Boundary
 - ▭ Parcels (in aerials)
 - ▭ Roads
 - Interstate
 - Major Road
 - Local Road
 - Rail Line
 - ⊙ Wetlands

1:2,400

First Read: November 19, 2018
Adopted: January 15, 2019
Effective: February 14, 2019

I do hereby certify that at a meeting of which a quorum was present, the foregoing ordinance was adopted by the Methuen City Council by a unanimous vote on January 15, 2019.

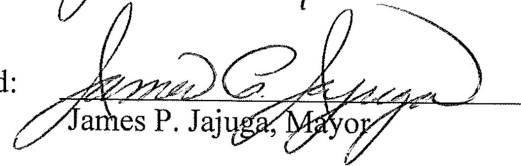

Council Clerk


Jennifer Kannan, Council Chair

Approved under MHRC Sec. 3-6

Date: 2/12/19

Approved:


James P. Jajuga, Mayor