

ZONING

255 Attachment 3

City of Haverhill

Table of Uses for the Waterfront District [Added 1-7-2014; amended 2-25-2014]

LEGEND:

- S: Permitted by special permit from the City Council
- P: Permitted through the site plan process
- N: Not permitted

Use	Sub-Zones							
	A	B ²	C	D	E	F	G	H
Single-family or two-family dwellings	N		N	N	P	P	P	N
The development of two or more dwelling units as part of a mixed-use structure. The residential dwelling units must be secondary uses in the upper floors of a structure primarily used for retail and/or restaurant uses on the ground floor.	P		P	S	S	S	N	S
Multifamily dwelling	S		S	S	P	P	P	S
Artist live/work unit permitted - if on first floor, space must contain gallery or studio space in the front of the unit with the living quarters to the rear	P		P	S	S	P	S	S
Art gallery and/or workspace	P		P	P	S	P	S	S
The development of a retail use of 3,000 gross square feet or less as part of a mixed-use structure. The retail space must be located on the first floor of the mixed-use structure.	P		P	S	S	S	N	S
Retail use primarily serving the local retail businesses or service the needs of the neighborhood, including but not limited to barber/beauty shop, shoe repair shop, self-service laundry, pickup or delivery station of laundry or dry cleaning, or tailor shop	P		P	P	P	P	S	P
Retail use selling one or more of the following, but not limited to: food, baked goods, groceries, clothing, dry goods, books, art, flowers, paint, hardware, and minor household appliances	P		P	P	S	P	N	P

HAVERHILL CODE

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Retail use exceeding 50,000 square feet of gross floor area	N		N	N	N	N	N	S
Restaurant, coffee shop, diner, luncheonette and/or sandwich shop (non-drive-through) with outdoor seating oriented toward the river where applicable	P		P	P	P	P	N	P
Restaurant, coffee shop, diner, luncheonette and/or sandwich shop (with drive-through) with outdoor seating oriented toward the river where applicable	N		N	S	N	S	N	N
Bar (no live entertainment and/or dancing)	P		P	P	S	N	N	P
Cocktail lounge and/or bar (featuring live entertainment and/or dancing)	P		P	P	S	N	N	P
Dairy or ice cream bar (non drive-through window)	P		P	P	P	P	N	P
Bank and/or other financial institutions (with or without a drive-through)	P		P	P	S	S	N	P
Inn, hotel, or bed-and-breakfast establishment	P		P	P	P	P	N	P
Marinas	P		N	P	P	P	P	P
General office uses unless otherwise specified	P ¹		P ¹	P ¹	S	S	S	P
Professional offices - accountant's office, architect's and/or engineer's office, attorney's office, dentist's office, insurance office, medical clinic, real estate office	P ¹		P	P	S	S	S	P
Churches and other places of worship	P		P	P	P	P	P	P
Nonprofit educational facility which is religious, sectarian, denominational or public, not to include any student living quarters or any type of trade school or nursery school	P		P	P	P	P	N	P
City governmental building (unless otherwise specified)	P		P	P	P	P	P	P
City auditorium	P		P	P	P	P	P	P
Historical association or society	S		S	S	P	P	P	P

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Hospital	P		P	P	P	P	N	P
Public parking lot or structure operated and owned by the City	P		P	P	P	P	P	P
Street, bridge, tunnel railroad lines	P		P	P	P	P	P	P
Essential services	P		P	P	P	P	P	P
Private utility, overhead transmission line (15 kilovolts or over), substation, transformer station or similar facility or building	P		P	P	P	P	P	P
Membership clubs, lodges and/or societies	S		S	S	P	N	N	P
Public recreation or open space	P		P	P	P	P	P	P
Indoor recreational facility or sports facility	N		S	S	P	N	N	P
Cultural uses such as a library, museum, gallery, concert hall, theater, auditorium, performance space, aquarium, or historical exhibit open to the public generally	P		P	P	P	S	N	P
Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	S		P	S	S	P	N	P
Activities of a corporate headquarters or research nature such as industrial, scientific, engineering, executive or administrative	P ¹		P ¹	P ¹	P	S	N	P
Bus or railroad passenger terminal	P		P	P	P	P	P	P
Private day nursery or kindergarten	P		P	P	P	S	N	P

NOTES:

- ¹ Uses are permitted only on the upper floors of a structure that contains a retail use at the street level.
- ² Uses permitted in Sub-Zone B shall follow the Merrimack Street Gateway Renaissance Overlay District, § 255-140, Use restrictions.