

APPENDIX A CONTINUED

MERRIMACK VALLEY REGIONAL CONCENTRATED DEVELOPMENT CENTERS							
City/Town	CDC	Type	Total Acres	Zoning Name	Zoning Gen. Description	Residential permitted?	Retail Permitted?
Amesbury	Amesbury Village Center	Village Center	37.58	Central Business District	Residential and commercial uses. Light manufacturing requires special permit. Strict design guidelines	Mixed residential and commercial uses in existing or expanded multi-story buildings by special permit.	Full range of retail and wholesale commercial activities and allowed by right or special permit
Amesbury	Cedar Street	CDC	6.88	Downtown Artist District	Designated artist live/ work space District	Only multi-family structures	Yes with emphasis on artists, artisan, and educational pursuits
Amesbury	Interstate 495 [So. Hunt Rd]	CDC	332.47	Industrial	Industrial, light manufacturing, warehousing, training facilities and offices only.	Not as presently zoned but a number of pre-existing homes are located throughout the area and along Hunt road.	No. Restaurants allowed by special permit.
				Hunt Rd Overlay District	Requires Special Permit for access through an industrial district to and from a residential district	N/A	N/A
Amesbury	I-495/I-95 [Golden Triangle]	PDS	117.02	Office Park	Retail, commercial, light industrial	No	Yes. Retail, wholesale, office and service use. Light manufacturing and community buildings, training facilities and theaters by special permit
				Elm St. Overlay District	To protect the integrity of existing historical structures	Yes, preservation of existing residential buildings by conversion to multi-family use and compatible replacement buildings.	Yes - Professional offices, general retail sales and services and restaurants, and hotels/motels. Training facilities, theaters by special permit.
Amesbury	Lower Millyard	CDC	7.77	Central Industrial	Industrial, light manufacturing, warehousing, training facilities and offices.	Yes. Multi-family and Planned Unit Development by Special Permit	All manufacturing, general retail sales and service, restaurants, parking facilities and artisan business, and warehousing by special permit.
				Lower Millyard Overlay District	To encourage the implementation of the 2004 Master Plan focusing on unique natural resources, historic land use and the properties along the Powow River.	Yes - Multi-family and artist live-work space. High density residential development. Mixed-use buildings with retail first floors and residential above.	Yes - Office and retail without drive-thrus; professional and business offices; personal services; Accessory Marina; Parking structures, Adaptive

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Amesbury	I-495/Rt-150/Rt-110 - [40R]	PDS	50.14	Office Park	Retail, commercial, light Manufacturing	No	Retail, wholesale, office and service use. Light manufacturing and community buildings Training facilities and theaters by special permit
				Amesbury Gateway Smart growth Overlay District	To encourage a mixed-use development with a range of housing opportunities promoting compact development and preservation of open space. If permitted, supersedes OP zoning	Yes - Several of 8 sub-zones allow single and two-family structures and multifamily up to 48 units per building and parking. Plus residential portions of mixed use development.	Yes - General retail sales and services, restaurants, business and professional offices, Artist live/work space, town buildings, farm stands.
Andover	Brickstone Square	CDC	27.93	Industrial A	Industrial A	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	Downtown Andover	Village Center	171.61	General Business District	Retail, shops, restaurants , and offices	Single-family permitted, multi-family prohibited.	Yes - Retail, restaurants, offices, banks.
Andover	I-93/Osgood Street (1)	CDC	Note: Zoning split total equals 343.01	Industrial A	Industrial A	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	I-93/Osgood Street (2)	CDC	Note: Zoning split total equals 343.01	Industrial D	Industrial D	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, convenience stores or personal service establishments. Business or professional offices OK, and limited sit-down restaurants allowed only by special permit.

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Andover	River Road (1)	CDC	Note: Zoning split total equals 1084.58	Industrial D	Industrial D	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, convenience stores or personal service establishments. Business or professional offices OK, and limited sit-down restaurants allowed only by special permit.
Andover	River Road (2)	CDC	Note: Zoning split total equals 1084.58	Industrial A	Industrial A	Prohibited	Generally no. No retails sales, no fast-food or drive-in restaurants, or convenience stores. Business or professional offices OK, and limited sit-down restaurants, personal service establishments and hotels allowed only by special permit.
Andover	Rolling Green	CDC	35.79	Limited Service	No retail allowed, manufacturing, office, hotel, restaurant by special permit	Single family allowed	No retail sales, no fast food, sit down restaurant by special permit.
Boxford	Boxford Old Village Center	Village Center	82.07	Retail Business District	Intended for retail and local neighborhood shopping and for offices.	Yes - Multiple dwellings by special permit	Yes - retail stores and service establishments, banks, and restaurants.
Boxford	West Boxford Village Center	Village Center	12.96	Retail Business District	Intended for retail and local neighborhood shopping and for offices.	Yes - Multiple dwellings by special permit	Yes - retail stores and service establishments, banks, and restaurants.
Georgetown	Georgetown Village Center	Village Center	50.17	Business and Commercial District A	Business and Commercial District A	No single-family homes or planned unit developments. Multiple-family buildings including but not limited to nursing homes allowed by special permit.	Yes. Permissible uses include retail and service stores, business offices, restaurants, and print shops. Nursery schools, funeral homes and wholesaling centers allowed by special permit.
Georgetown	National Avenue	CDC	23.62	Light Industrial B District	Light Industrial B District	No	Retails stores/service by special permit only. Regular (permitted) uses include light industry, wholesaling, business offices, and print shops.

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Georgetown	Potential Park & Ride or Retail	CDC	14.91	Business and Commercial District C	Business and Commercial District C	No	Yes, including retail stores/service, restaurants, business offices, hotels, and other uses by special permit.
Georgetown	Route 113 and Chestnut Street	CDC	6.25	Business and Commercial District B	Business and Commercial District B	No	Yes, including retail sales/service, restaurants, auto sales/service, wholesaling, business offices, hotels and other uses with and without a special permit.
Georgetown	Tenny Street	CDC	16.04	Light Industrial B District	Light Industrial B District	No	Retail stores/service by special permit only. Regular (permitted) uses include light industry, wholesaling, business offices, and print shops.
Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Residence District C	Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	No
Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Limited Business District	Business in single-family unit, offices, service establishments and residential uses. Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	Offices, service establishments, residential uses allowed.
Groveland	Groveland CDC	CDC	Note: Zoning split 85.22 total	Industrial Zone	Retail establishment, non-manufacturing businesses, offices, service establishments, non-detrimental industrial or manufacturing use, and residential uses. Note: Set aside in Community Development Action Plan for future economic development.	Yes	Retail and non-detrimental industrial uses and residential allowed.

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Groveland	Downtown Mixed Use Village Center	Village Center	Note: Zoning split 101.53 total	Business District	Business in single-family unit, retail establishments, non-manufacturing businesses, offices, service establishments, residential uses. Note: Set aside in Community Development Action Plan as a Downtown/Mixed Use area	Yes	Retail, non-manufacturing, offices, and residential allowed.
Groveland	Groveland CDC	CDC	Note: Zoning split 85.22 total	Industrial Zone	Retail establishment, non-manufacturing businesses, offices, service establishments, non-detrimental industrial or manufacturing use, and residential uses. Note: Set aside in Community Development Action Plan for future economic development.	Yes	Retail and non-detrimental industrial uses and residential allowed.
Haverhill	Downtown-Locust Street	PDS	46.43	Commercial Central	General downtown commercial area encouraging a multitude of commercial uses.	Multi-family dwelling by city council approval and other special permits; otherwise no other residential.	Yes. General and professional offices allowed, as are most establishments principally offering convenience items, services and/or proprietary goods.
Haverhill	Downtown-Water Street	CDC	122.3	Commercial Central	General downtown commercial area encouraging a multitude of commercial uses.	Multi-family dwelling by city council approval and other special permits; otherwise no other residential.	Yes. General and professional offices allowed, as are most establishments principally offering convenience items, services and/or proprietary goods.
Haverhill	Interstate 495 & Route 110	CDC	87.08	Office Park		No	No. General retail and eating establishments not permitted. Drive-through banks allowed, as well as dry cleaning pickup locations and health/fitness clubs. Hotels/motels by special permit.
Haverhill	Lifestyle Center	CDC	335.84	Industrial Park	Industrial park site.	No	No. IG zoning allows such uses, but not IP.
Haverhill	Upper Hilldale Industrial Park	PDS	114.36	Industrial Park	Industrial park site.	No	No. IG zoning allows many retail uses, but not IP.
Haverhill	Ward Hill	CDC	541.55	Industrial Park	Industrial park site.	No	No. IG zoning allows many retail uses, but not IP.

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Lawrence	Gateway/ Downtown	CDC	189.86	Reviendo Overlay District	Established in 2003 "to permit economically sustainable development and to unlock the potential of historic land use patterns and buildings, and provide the foundation for long-term private reinvestment.	Yes. Multi-family residential and townhouses permitted and encouraged in parts of the overlay.	Yes, mixed-use permitted and encouraged in parts of the overlay, with residences above ground floor unless they are artist living/workspaces. In the industrial sections of the overlay, restaurants seating 50 or more are permitted in existing buildings.
Lawrence	Lawrence Industrial Park	CDC	270.24	General Industrial District	Set forth "to permit the most intense industrial uses.	Limited. No single or two-family homes. Multi-family structures allowed by special permit.	Yes, to some extent. Permitted uses include retail sales establishments, bowling alleys, convenience stores, massage therapy centers, mixed use, upholstery shops, and others by special permit.
Lawrence	Merrimack Street	CDC	116.65	General Industrial District	Set forth "to permit the most intense industrial uses.	Limited. No single or two-family homes. Multi-family structures allowed by special permit.	Yes, to some extent. Permitted uses include retail sales establishments, bowling alleys, convenience stores, massage therapy centers, mixed use, upholstery shops, and others by special permit.
Merrimac	Merrimac CDC	CDC	Note: Zoning split total 159.23	Highway Services District	Set forth "to manage traffic flows on Broad Street between I-495 and Route 110, provide goods and services that serve local and non-local customers."	No	Yes. Permitted uses include retail and restaurants of 2,500 sq. ft or less; small grocery/convenient stores, and bakeries; plus banks/real estate/insurance offices, and service establishments. Other uses including larger restaurants by special permit only. Prohibited uses include retail over 10,000 sq ft

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Merrimac	Merrimac CDC	CDC	Note: Zoning split total 159.23	Office-Light Industrial District	Set forth "to provide areas for a range of employment opportunities.	No	No. Permitted uses generally include professional offices and light manufacturing buildings, health clubs, recycling centers and the like.
Merrimac	Village Center	Village Center	18.11	Village Center District	Set forth "to preserve and enhance the historic built form of Merrimac Square, development and sustain a vital local economy, provide good and services used predominantly by residents of the Town, and provide a village that encourages people to live and work in the community.	Some. Generally, permitted uses include live-and-work spaces, home professional offices, and housing above ground floor in buildings with at least 30% commercial uses. Prohibited uses include single-family dwellings; and multi-family dwellings by special permit only and generally restricted to occupancy by persons over 65 and/or people with disabilities.	Yes. Permitted uses include small grocery store, restaurants, baked goods, dry goods, clothing, and hardware stores; plus medical and business offices and service establishments. Others by special permit.
Methuen	Agean Park	CDC	92.16	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Branch Street	CDC	28.93	Rural Residential	Low-density housing and other low-density uses generally served by local streets; "intensive land uses which detract from the desired agricultural/open space nature" are prohibited.	Yes. Single-family OK, but not two-family and open space residential developments by special permit only.	No.
Methuen	Downtown Methuen	Village Center	59.63	Central Business District	Retail, service, office and residential uses allowed. Goal is for mixed uses that promote the CBD as a place of diversity, provided public health/safety are protected.	Generally, no single and two-families allowed. Multi-family development only by community development bd's special permit.	Yes. Permitted uses include: Mixed use, restaurants, personal service establishments, and municipal parking garage. No large retail; and small and medium retail and a variety of other uses allowed by special permit only.

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Methuen	Griffin Brook	CDC	110.7	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Lindberg Ave.	CDC	20.96	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Malden Mills-Methuen (1) (IL)	CDC-partial	Note: Zoning split total equals 19.6	Limited Industrial District	Light industrial uses.	Prohibited	Some. Permitted uses include small retail and storage and warehouse facilities. No shopping centers and most other retail requires special permit by the community development board.
Methuen	Malden Mills-Methuen (2) (RG)	CDC-partial	Note: Zoning split total equals 19.6	General Residence	Single and two-family homes predominantly intended and to be served by local streets/collectors. Other uses generally discouraged.	Yes	No. Generally discouraged.
Methuen	Malden Mills-Methuen (3) (BH)	CDC-partial	Note: Zoning split total equals 19.6	Highway Business District	Retail, wholesale, office and service use.	No	Yes. Permitted uses include: Office and medical buildings, small and medium retail and wholesale and storage facilities. Other retail uses after special permit usually by zoning board of appeals.
Methuen	The Loop-East	CDC	281.84	Highway Business District	Retail, wholesale, office and service use.	No	Yes. Permitted uses include: Office and medical buildings, small and medium retail and wholesale and storage facilities. Other retail uses after special permit usually by zoning board of appeals.

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Methuen	The Loop-West	CDC	207.86	Limited Business District	Note: Zoning herein might not match due to recent 40B project. Primarily for offices, smaller-scale retail, and general business, research/development labs, and light assembly.	Generally no. Attached dwellings, multi-family developments, and planned unit developments may be allowed by special permit.	Yes. Permitted uses include small retail and personal service establishments. Larger retail may be allowed by special permit by either ZBA or community development board.
Newbury	Beacon Property	CDC	219.76	Industrial		No	
Newbury	Newbury Village Center-High St.	Village Center	8.3	Residential-Limited Business	Limited residential and limited business uses allowed.	Yes, single and two-family residences only.	Yes; limited business listed as auto repair shops, glass sales/repair shops, plus business/professional office.
Newbury (Byfield)	Newbury Village Center-Main St.	Village Center	21.41	Business District	A wide range of specific retail and office uses mixed with single and two-family homes.	Yes. Single and two-family homes meeting all requirements of nearest residential district allowed.	Yes, including personal service and indoor eating establishments, banks and other office buildings, as well as neighborhood grocer, hardware, clothing, drug, general store, florist, gift shop, photographer's studio and more. No kiosks or drive-through/in eating or retail establishments.
Newbury (Byfield)	Off Central Street	CDC	45.01	Industrial District (behind Kent Way development)	Zone reserved for manufacturing, truck service and warehousing, clam or fish processing plant and the like.	No	No, generally. Auto repair shops by special permit, as well as communications towers
Newbury (Byfield)	Wayside Avenue	CDC	4.07	Commercial Highway	Office, hotels, personal service establishments allowed	No residential allowed in CH zoning district	Yes - restaurants, bars, food stores, and hardware stores allowed
Newburyport	Industrial Park	CDC	443.26	Industrial I	Generally allows uses requiring the manufacture, assembly, processing or handling of materials.	No	No; generally only commercial uses that serve the industries permitted.