

**GI General Industrial (minimum lot area: 10,000 sf)**

General Industrial Districts are primarily located along arterial and collector streets. Manufacturing, assembling, processing and other industrial uses are allowed, as are certain businesses. Residential uses are generally not allowed.

**BP Business Park (minimum lot area: 40,000 sf)**

The Business Park districts are located off Blackburn Circle and Kondelin Road, and accommodate offices, warehousing, limited service uses and light industrial uses in a business park setting. They have ready accessibility and utility capacity to accommodate the demands of business park development. Residential uses are generally not allowed.

**2.1.2 The Zoning Map**

(a) **Delineation of Zoning Districts:** The zoning districts enumerated in Section 2.1.1 of this ordinance are shown on the "Zoning Map of the City of Gloucester", adopted by the City Council and issued on July 24, 1975 (as amended from time to time, the "Zoning Map"). The Zoning Map is hereby incorporated in and made part of this ordinance.

(b) **Custody of Zoning Map:** The Zoning Map and all amendments thereto shall be endorsed by the City Clerk and shall be kept on file at the City Clerk's Office; collectively, they shall be deemed the official Zoning Map of the City of Gloucester. Current copies of the Zoning Map shall also be kept on file at the Engineering Department and the Building Department.

(c) **Drafting Masters:** The drafting masters of the Zoning Map and all amendments thereto shall be maintained by the City Engineer's Office.

(d) **Zoning Map Index; Grid System:** Each page of the Zoning Map shall include a distinctive number in the lower right hand corner thereof and by such means shall be identified on an index map. In addition, a grid system shall be superimposed on each page and shall consist of horizontal rows numbered (1) through (6), and vertical columns lettered (A) through (D).

**2.1.3 Resolution of Ambiguities and Conflicts in Zoning District Boundaries**

Where ambiguities or conflicts exist with respect to the zoning district boundary lines, the following rules of interpretation shall apply:

(a) In general, zoning district boundary lines are the center lines of streets, ways, alleys, parkways, waterways and the rights of way of public utilities and railroads.

(b) If the Zoning Map indicates that the zoning district boundary line is not a center line of a street, way, etc., it may be a line perpendicular thereto, at the location specified on said map.

(c) If the Zoning Map indicates that the zoning district boundary line is not a center line of a street, way, etc., and is not a line perpendicular to such street, way, etc., it may be a line parallel to a street, way, etc. at a distance from the side lines of such street, way, etc. specified on said map.

(d) If the Zoning Map indicates that the zoning district boundary line is not a center line of a street, way, etc. and is not a line perpendicular to such street, way, etc., and is not a line parallel to such street, way, etc., it may be a line following a lot line or lot lines.

**3.2.3 Dimensional Requirements for All Uses Other than Single and Two-family Dwellings (See Section 3.2.1); Multi-family Dwellings (See Section 3.2.2); Shopping Centers (See Section 3.2.4); Assisted Living Facilities (See Section 3.2.5); and Hotels, Motels and Motor Inns (See Section 3.2.6)**

		former designations:														
		[R-RB]	[R-RA]	[R-1]	[R-2A]	[R-2]	[R-3]	[R-4]								
		R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
<i>fn</i>												<i>d</i>		<i>e</i>		
<b>For Principal Uses</b>																
Minimum lot area (sf)		80,000	40,000	40,000	30,000	20,000	10,000	5,000	0	0	5,000	<i>d</i>	10,000	0	10,000	40,000
Minimum lot area per dwelling unit (sf)		80,000	40,000	40,000	30,000	10,000	2,000	1,000	0	0	2,500	<i>d</i>	na	na	na	na
Minimum lot width (ft)		150	150	150	100	100	80	50	0	0	40	<i>d</i>	80	0	80	100
Minimum frontage (ft)		100	100	100	80	80	65	50	0	0	40	<i>d</i>	65	0	65	100
Minimum front yard (ft)		40	40	40	30	30	20	15	0	0	0	<i>d</i>	30	10	10	40
Minimum side yards (ft each)		30	30	30	20	20	10	7.5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	<i>f</i>	<i>f</i>	15	25
Minimum rear yard (ft)		30	30	30	30	30	20	20	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	40
Maximum building height (ft)	<i>a</i>	30	30	30	30	30	30	30	30	30	30	<i>d</i>	30	40	40	40
<b>For Accessory Uses (other than signs)</b>																
Minimum distance from street (ft)	<i>b</i>	40	40	40	30	30	20	15	0	0	0	<i>d</i>	10	0	15	40
Minimum distance from side lot lines (ft)		15	15	15	15	15	10	5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	20
Minimum distance from rear lot line (ft)		15	15	15	15	15	10	5	<i>f</i>	<i>f</i>	<i>f</i>	<i>d</i>	15	<i>f</i>	15	20
Minimum distance from principal building		20	20	20	20	20	10	5	10	10	10	<i>d</i>	10	10	10	20
Maximum building height (ft)	<i>a,c</i>	12	12	12	12	12	12	12	12	12	12	<i>d</i>	12	12	12	12
<b>Maximum Lot Coverage - Total of All Structures</b>																
		25%	25%	25%	25%	25%	30%	35%	100%	100%	75%	<i>d</i>	50%	100%	50%	50%

Footnotes to Section 3.2.3 are on the next page