

2.0 DISTRICTS

2.1 ESTABLISHMENT

For the purpose of this ordinance, the City of Chelsea is hereby divided into the following districts:

Residence R-1 District	R1
Residence R-2 District	R2
Business District	B
Retail Business District	BR
Highway Business District	BH
Shopping Center District	SC
Waterfront District	W
Industrial District	I
Light Industrial/Office District	LI
Naval Hospital Development District:	
- Residential	NHR
- Commercial	NHC

2.1.1 Residence 1 (R1) District. The purpose of the R1 District is to provide an area for residential and associated uses.

2.1.2 Residence 2 (R2) District. The purpose of the R2 District

is to provide an area for multi-family dwellings and associated uses.

2.1.3 Business (B) District. The purpose of the B District is to provided areas for professional, business and governmental offices and related and complimentary uses.

2.1.4 Retail Business (BR) District. The purpose of the BR District is to provide a downtown area with the range of business sales and services which generally constitute a central business district.

2.1.5 Highway Business (BH) District. The purpose of the BH District is to provide areas for retail business serving the vehicles and for automotive sales and services.

2.1.6 Shopping Center (SC) District. The purpose of the SC District is to provide areas of retail sales and services developed with more than one (1) establishment on one lot with shared common facilities and on-site parking.

2.1.7 Waterfront (W) District. The purpose of the WF District is to provide an area for uses which are water related and/or which benefit from proximity to the airport or the harbor, and to encourage public access to the waterfront.

2.1.8 Industrial (I) District. The purpose of the I District is to provide for research, manufacturing, wholesaling, and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential areas.

2.1.9 Light Industrial (LI) District. The purpose of the LI District is to provide for office, light industry, research and development, wholesale and related distribution activities in locations with suitable access and where such activities can occur without an adverse impact upon residential uses.

2.1.10 Naval Hospital Development - Residential (NHR) District.

The purpose of the NHR District is to redevelop a portion of the former Naval Hospital site for residential purposes.

2.1.11 Naval Hospital Development - Commercial (NHC) District.

The purpose of the NHC District is to redevelop a portion of the former Naval Hospital site for office uses, recreational uses and related purposes.

2.2 OVERLAY DISTRICTS

The following overlay districts are also hereby created and are set forth in Section 8.0:

Waterfront Industrial Overlay District	WIOD
Airport Related Overlay District	AROD
Interim Planning Overlay District	IPOD
Wireless Communication Facilities Overlay District	WCFOD

2.3 LOCATION OF DISTRICTS

2.3.1 Zoning Map. Said districts are located and bounded as shown on a map entitled "Zoning Map, Chelsea, Massachusetts," copies of which are on file in the offices of the City Clerk, Zoning Enforcement Officer and the Planning Board, dated May 19, 2003 and any amendments thereto. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this ordinance and may be reissued by the Planning Board to incorporate such amendments as may be made by the City of Chelsea. The Zoning Enforcement Officer shall maintain at least two currently accurate zoning maps of which one shall be displayed in his office and one in the office of the City Clerk.

2.4 INTERPRETATION OF DISTRICT BOUNDARIES

The location of district boundary lines shown upon the Zoning

Map shall be determined as follows:

2.4.1 Street, Railroad or Utility. Where a boundary is shown as following a street, railroad or utility, the boundary shall be the center line thereof unless otherwise indicated.

2.4.2 Parallel. Where a boundary is shown outside of a street, railroad or utility, and is approximately parallel thereto, it shall be deemed parallel to the nearest property line thereof and the figure placed on the Zoning Map between the boundary and such line shall be the distance in feet between them, as measured at a right angle from such line unless otherwise indicated.

2.4.3 Watercourse. Where a boundary is shown as following a watercourse, the boundary shall coincide with the centerline thereof as said centerline existed at the date of the Zoning Map.

2.4.4 Property Line. Where a boundary apparently follows a property line, it shall be interpreted as coincident.

2.4.5 Divided Lot. Where a district boundary line divides a lot, the more restricted zoning district shall be interpreted as extending no further than twenty (20) feet into the adjacent district.

2.4.6 Boundary Dispute. In case of uncertainty, the Inspector of Buildings shall determine the exact location of the boundary.