



The City of WORCESTER

Zoning Districts Map

As Amended Through July 18, 2023

About this map. This color-coded map depicts the city's zone districts and provides an easy way to determine the zone designation of a particular area. This map includes all zone changes approved by City Council, and is current as of the date indicated in the title.

The City's Zoning Ordinance and Map are tools for land-use planning. Each zone classification guides the physical development of the city through a set of requirements set forth in the City of Worcester's Zoning Ordinance as amended. These requirements regulate where uses and structures can be located within the city.

This map is a product of the City of Worcester geographic information system. In March 1995, the City of Worcester created this map by digitizing its paper-based Zoning Map.

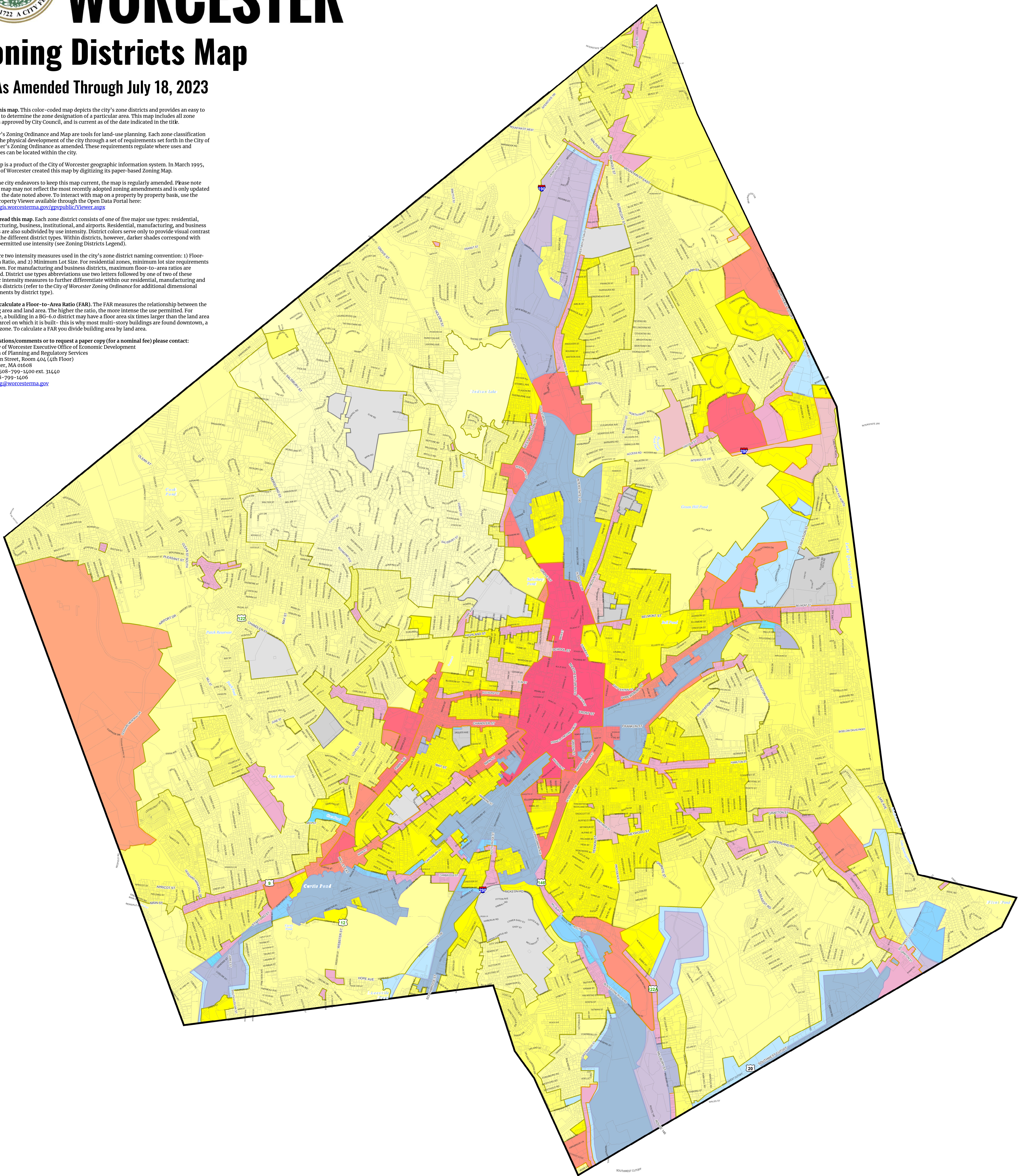
While the city endeavors to keep this map current, the map is regularly amended. Please note that the map may not reflect the most recently adopted zoning amendments and is only updated through the date noted above. To interact with map on a property by property basis, use the City's Property Viewer available through the Open Data Portal here: <https://gis.worcesterma.gov/gppublic/Viewer.aspx>

How to read this map. Each zone district consists of one of five major use types: residential, manufacturing, business, institutional, and airports. Residential, manufacturing, and business districts are also subdivided by use intensity. District colors serve only to provide visual contrast among the different district types. Within districts, however, darker shades correspond with higher permitted use intensity (see Zoning Districts Legend).

There are two intensity measures used in the city's zone district naming convention: 1) Floor-to-Area Ratio, and 2) Minimum Lot Size. For residential zones, minimum lot size requirements are shown. For manufacturing and business districts, maximum floor-to-area ratios are indicated. District use type abbreviations use two letters followed by one of two of these numeric intensity measures to further differentiate within our residential, manufacturing and business districts (refer to the City of Worcester Zoning Ordinance for additional dimensional requirements by district type).

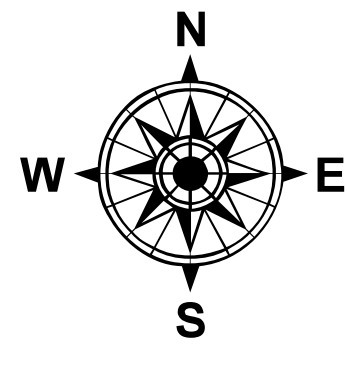
How to calculate a Floor-to-Area Ratio (FAR). The FAR measures the relationship between the building area and land area. The higher the ratio, the more intense the use permitted. For example, a building in a BG-6.0 district may have a floor area six times larger than the land area of the parcel on which it is built - this is why most multi-story buildings are found downtown, a BG-6.0 zone. To calculate a FAR you divide building area by land area.

For questions/comments or to request a paper copy (for a nominal fee) please contact:
The City of Worcester Executive Office of Economic Development
Division of Planning and Regulatory Services
455 Main Street, Room 404 (4th Floor)
Worcester, MA 01608
Phone: 508-799-1400 ext. 31440
Fax: 508-799-1406
planning@worcesterma.gov



Zoning Map Set - Map 1 of 2:
Zoning Districts

Zoning Districts					
	BL-1.0 Limited, 1 to 1 FAR		MG-0.5 General, 0.5 to 1 FAR		ML-2.0 Limited, 2 to 1 FAR
	A-1 Airport District		BO-1.0 Office, 1 to 1 FAR		MG-1.0 General, 1 to 1 FAR
	BG-2.0 General, 2 to 1 FAR		BO-2.0 Office 2 to 1 FAR		MG-2.0 General, 2 to 1 FAR
	BG-3.0 General, 3 to 1 FAR		IN-H Medical		ML-0.5 Limited, 0.5 to 1 FAR
	BG-4.0 General, 4 to 1 FAR		IN-S Educational		ML-1.0 Limited, 1 to 1 FAR
	BG-6.0 General, 6 to 1 FAR				RG-5 General, 5000 SF Min Lot Size
					RL-7 Limited, 7000 SF Min Lot Size
					RS-7 Single Family, 7000 SF Min Lot Size
					RS-10 Single Family, 10000 SF Min Lot Size



August 15, 2023

1:15,580

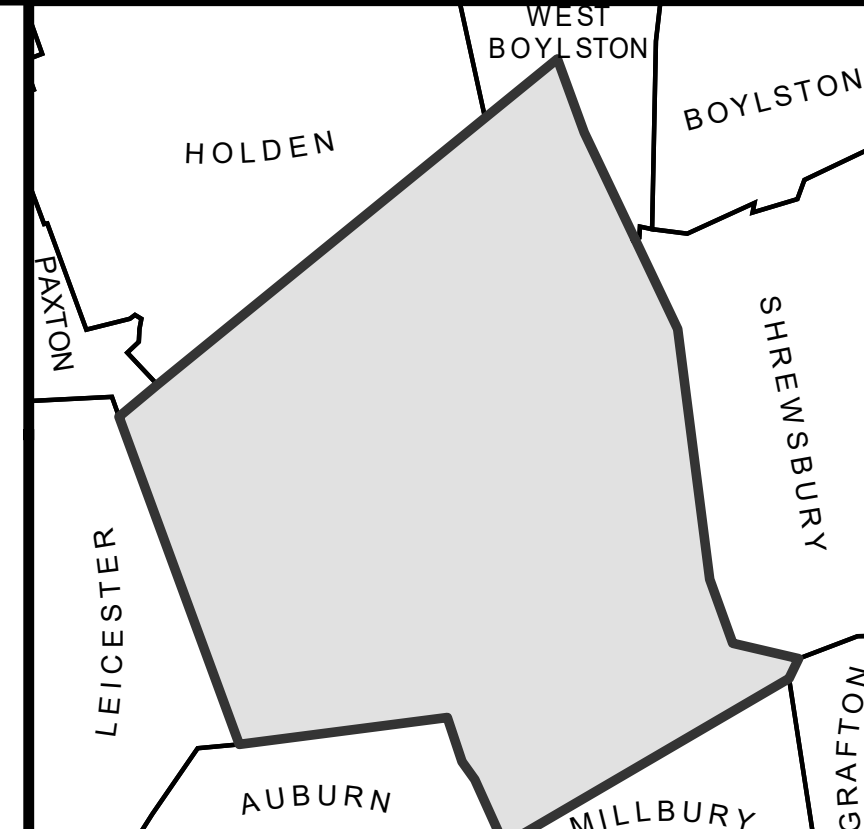
1 inch = 1,298.35 feet

0 0.125 0.25 0.5 0.75 Miles

Produced by City of Worcester
Executive Office of Economic Development
Division of Planning and Regulatory Services

DATA SOURCES:
All data: City of Worcester Geographic Information System
Original Data: Digitized at 1:60 scale (Data resolution: 1 pixel = 40 feet)
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet)
Further Updates Using City of Worcester Information

COORDINATE SYSTEM:
All map data is in the Massachusetts State Plane Coordinate system,
North American Datum of 1983, Massachusetts Mainland Zone (410').
Units are measured in Feet.





The City of WORCESTER

Zoning Overlay Districts Map

As Amended Through July 18, 2023

About this map. This color-coded map depicts the City's Zoning Overlay Districts and provides an easy-to-use way to determine the zoning overlay designation of a particular area. This map includes all zone changes approved by City Council, and is current as of the date indicated in the title. This map also includes Local Historic Districts which are not zoning regulations, but land use regulations referenced in the City's General Revised Ordinance.

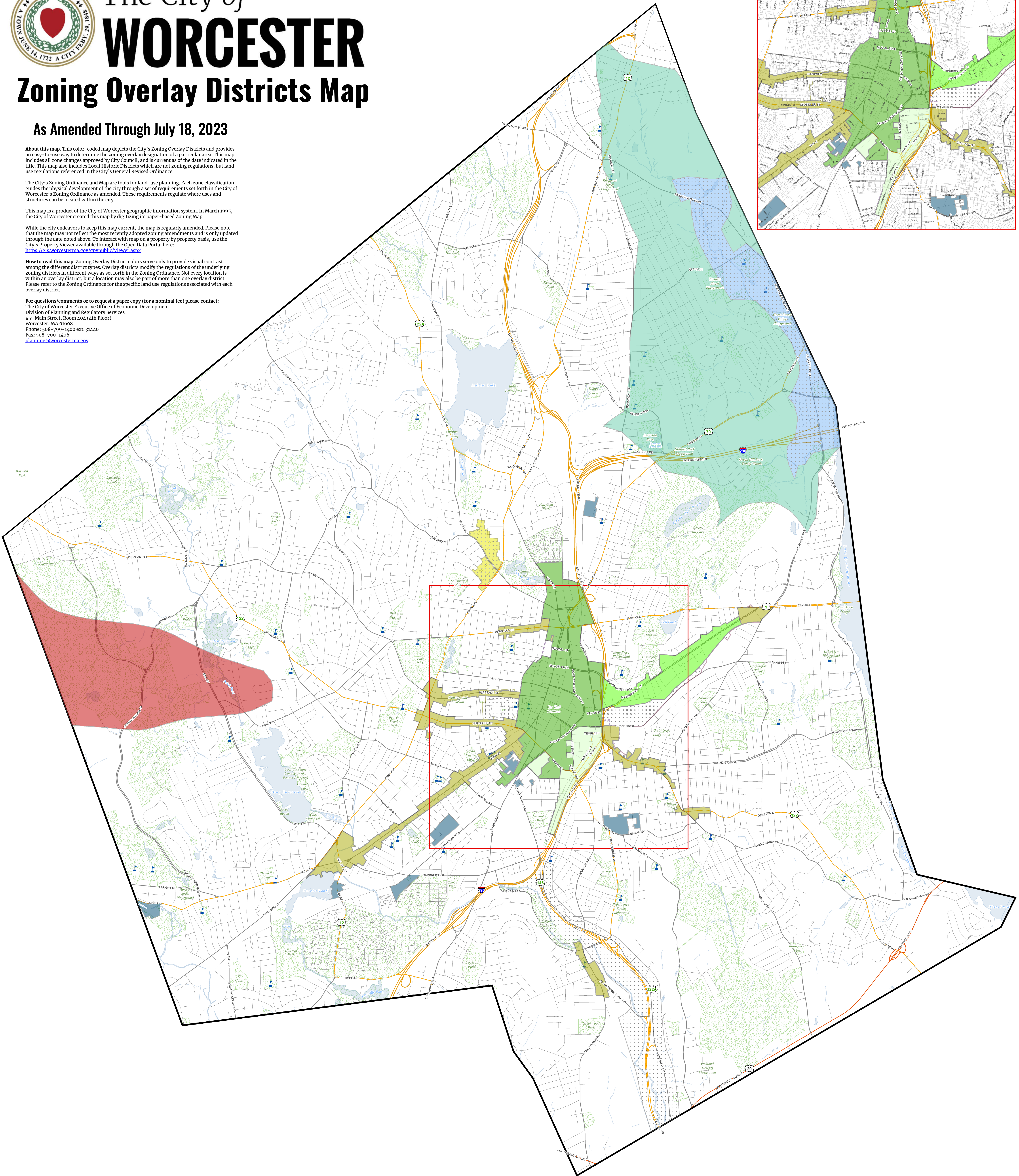
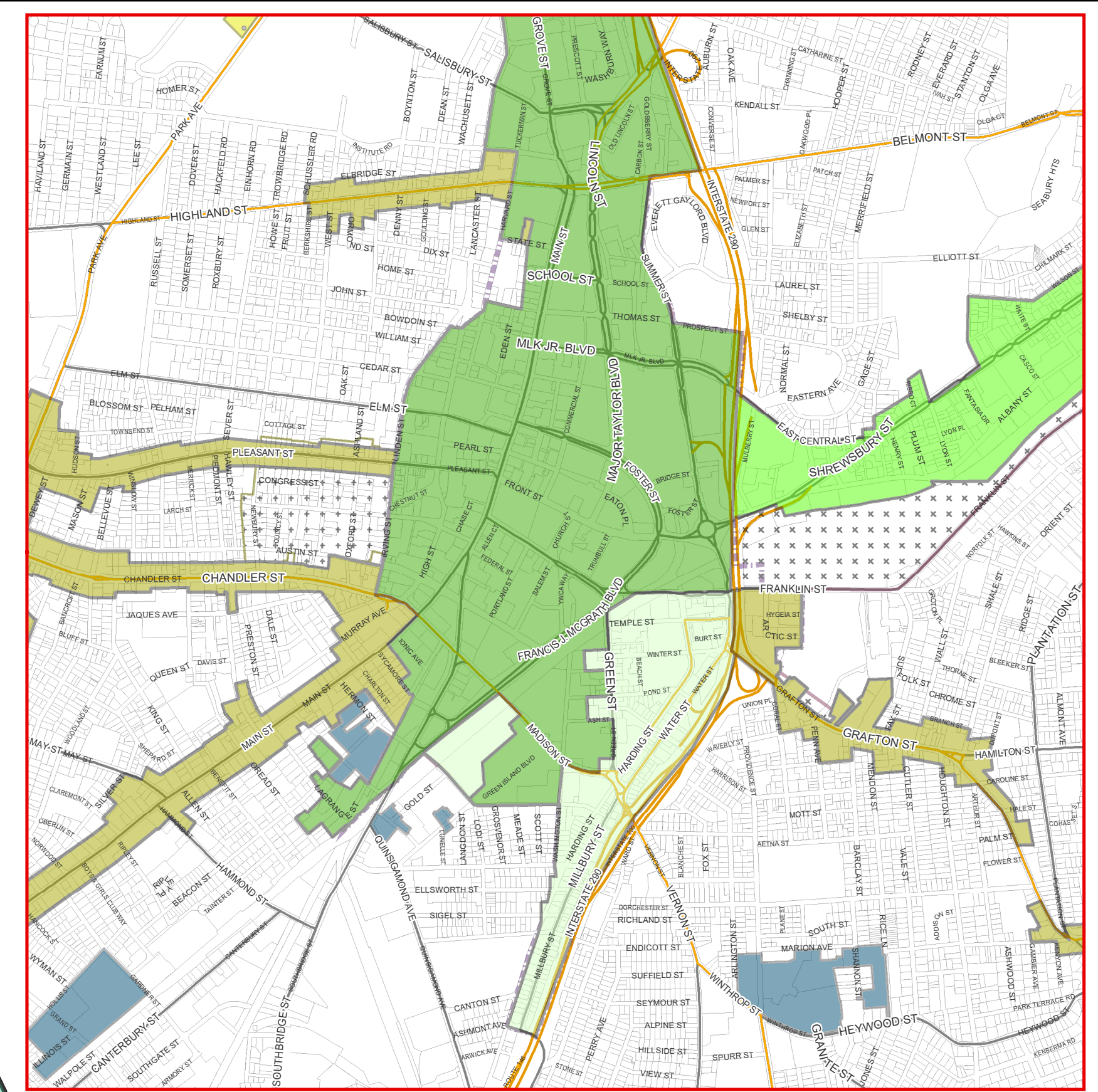
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How to read this map. Zoning Overlay District colors serve only to provide visual contrast among the different district types. Overlay districts modify the regulations of the underlying zoning districts in different ways as set forth in the Zoning Ordinance. Not every location is within an overlay district, but a location may also be part of more than one overlay district. Please refer to the Zoning Ordinance for the specific land use regulations associated with each overlay district.

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Zoning Map Set - Map 2 of 2:
Zoning Overlay Districts

Zoning Districts - Overlay

- Commercial Corridors Overlay District:**
- CCOD-C: Canal District Parking Subarea
 - CCOD-D: Downtown Parking Subarea
 - CCOD-E: Elsewhere
 - CCOD-S: Shrewsbury Street Parking Subarea

Sign Overlay Districts:

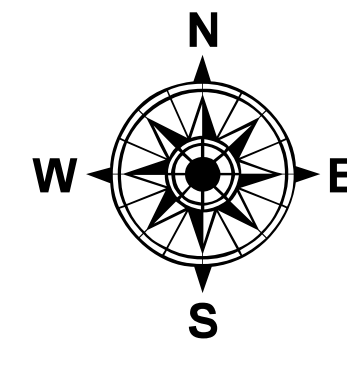
- BSOD - Blackstone River Parkway Sign
 - DSOD - Downtown/Blackstone Canal Sign
 - USOD - Union Station View Corridor Sign
- Water Resource Protection Overlay Districts:**
- WR - Water Resource Protection (GP-2)
 - WR - Water Resource Protection (GP-3)

Other Overlay Districts:

- AR - Adaptive Reuse
- AE - Airport Environs

NON-ZONING DISTRICTS - Local Historic Districts:

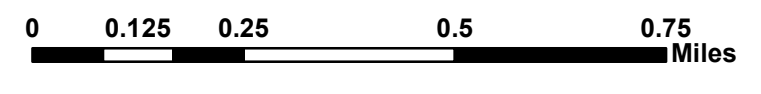
- LHD - Crown Hill Local Historic
- LHD - Mass Ave Local Historic
- LHD - Montvale Local Historic



August 15, 2023

1:14,400

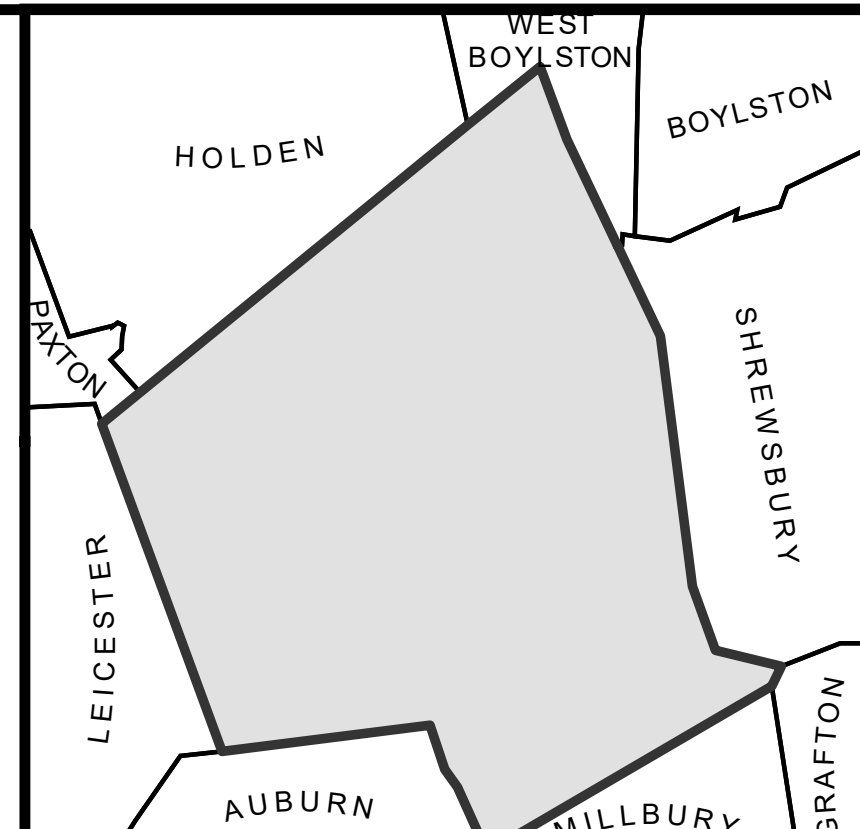
1 inch = 1,200 feet



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Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.