
ARTICLE 3: ESTABLISHMENT OF DISTRICTS

SECTION 3.00 TYPES OF DISTRICTS

- A. For the purpose of these By-Laws, the Town of Foxborough is hereby divided into the following types of use districts:

R-15	Residential District	
R-40	Residential and Agricultural District	
GB	General Business District	
NB	Neighborhood Business District	
HB	Highway Business District	
LI	Limited Industrial District	
GI	General Industrial District	
S-1	Special Use District	
DRD	Design Review District (overlay district)	
FPD	Flood Plain District (overlay district)	
WRPD	Water Resource Protection District (overlay district)	
EDA	Economic Development Area Overlay District (overlay district)	<i>(Art. 3, 12/6/99 STM)</i>
CPOD	Chestnut-Payson Overlay District	<i>(Art. 19, 5/6/04 ATM)</i>

B. Residential Districts

R-15: Residential District is established where soils are adequate for on-site sewerage or where a Town or private system is present or planned, but where the nature of the surrounding areas is more urban than rural.

R-40: Residential and Agricultural District is established to promote agricultural uses and low density residential uses and to allow other selected uses which are compatible with the open and rural character of the district.

C. Business Districts

GB: General Business District is established to provide locations for retail, commercial and service uses which are oriented to serve several neighborhoods.

NB: Neighborhood Business District is established to provide locations for convenience shopping facilities in which those retail commercial uses shall predominate that have a neighborhood-oriented market, and which supply necessities that usually require frequent purchasing and with a minimum of consumer travel. They shall be designed to be an integral, homogeneous component of the neighborhoods they serve, oriented to pedestrian traffic as well as vehicular.

HB: Highway Business District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.

D. Industrial Districts

LI: Limited Industrial District is established to provide areas for scientific research, development and training, business offices, light manufacturing, assembly of products, and related supply activities. This district is designed to accommodate a broad spectrum of clean industries operating under high performance standards.

GI: General Industrial District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies; those which engage in wholesale operations; and those which are associated with warehouse establishments. Manufacturing and industrial companies located in the district may engage in the wholesale of their products and services from the business offices accessory to their industrial activities.

E. Special Use District

S-1: Special Use District is established to encourage the innovative and creative design of office and industrial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of office and industrial development; and otherwise to implement the stated purpose and intent of these By-Laws

F. Design Review District

DRD: The Design Review District is established as an overlay district and includes all of those streets listed in Section 9.02. Its purpose is to protect the Town's cultural and historical resources by initiating a review of all new, non-residential and multi-family uses through the Site Plan Review and Special Permit process.

G. Flood Plain Districts

FPD: The Flood Plain District is established as an overlay district and includes all special flood hazard areas designated as Zone A, A1-30 on the Foxborough Flood Insurance Rate Maps, (FIRM) dated December 15, 1979, on file with the Town Clerk, Planning Board and Building Commissioner. These maps as well as the accompanying Foxborough Flood Insurance Study are incorporated herein by reference.

H. Water Resource Protection District

WRPD: The Water Resource Protection District is established as an overlay district and includes all those areas as designated on a map entitled, "Water Resource Protection District," Foxborough, Massachusetts, dated April 1989 as amended from time to time. It further includes those areas within 250 feet of all bodies of water. The WRPD is designed to protect both the surface and ground water within the community and to provide thresholds and lot coverage requirements within the areas protected.

I. Economic Development Area Overlay District

EDA: The Economic Development Area Overlay District is established as an overlay district and includes that area designated on a map entitled, "Economic Development Area Overlay District, Foxborough, MA" which is on file with the Town Clerk and the Building Commissioner and which, together with any explanatory material thereon, is hereby incorporated in and made a part of these By-Laws. The EDA is intended to encourage economic development of the property located at or adjacent to Foxboro Stadium and to address the unique pressures and demands of development and use of such property due to the high volume of pedestrian and vehicular traffic generated by uses in this area.

J. Chestnut-Payson Overlay District

CPOD: The Chestnut-Payson Overlay District is established as an overlay district and includes that area designated on a map entitled "Chestnut-Payson Overlay District Plan in Foxborough MA" and dated October, 2002 or as amended from time to time, which is on file with the Town Clerk. The CPOD is intended to encourage the redevelopment of the Foxborough State Hospital property and to allow for the implementation of the Reuse Consensus Plan for the Foxborough State Hospital Property dated April 20, 1994, amended September 5, 2002 or as may be further amended.

(Art. 19, 5/6/04 ATM)

SECTION 3.01 ZONING MAP AND SUPPLEMENTS

- A. The Town of Foxborough is hereby divided into zoning districts, as provided herein and as shown on the zoning map entitled, "Zoning Map, Foxborough, Mass." Filed January 30, 1960 as amended from time to time which, together with all explanatory matter thereon, is hereby declared to be part of these By-Laws. Said map shall be the official record of zoning status of areas within the Town.
- B. The supplemental maps indicated below are hereby adopted, and with others that may thereafter be officially adopted for special purposes indicated, shall have the same force and effect as the zoning map and are included as a part of the zoning map.
 - 1. Flood Insurance Rate Map
 - 2. Water Resource Protection District Map

SECTION 3.02 INTERPRETING BOUNDARIES

- A. The locations and boundaries of districts shall be as shown on the zoning map and supplemental maps as amended and as are on file with the Town Clerk.
- B. Where boundaries are indicated in the right-of-way of streets or watercourses, such boundaries shall be the centerline of the right-of-way.
- C. Where boundaries approximately follow property lines and are not more than twenty-five (25) feet therefrom, the property line shall be the district boundary.
- D. Where boundaries are parallel to a street or road and are fixed by dimensions on the zoning map, the distances shall be measured from the right-of-way line where a plan is on file with the Registry of Deeds or, in the absence of such plan, from a line parallel to and twenty-five (25) feet from the centerline of the traveled way.
- E. Where distances are not specified on the zoning map nor otherwise determined from the above provisions, the scale of the zoning map shall be used to determine the location of the district boundary.
- F. The determination of boundaries in question not defined herein or on the zoning map, shall lie with the Board of Appeals.

- G.** No provisions of these By-Laws shall be valid which sets apart districts by any boundary line which may be changed without adoption of an amendment to these By-Laws.