

SECTION 1.2. ESTABLISHMENT OF DISTRICTS

- A. For the purpose of this Zoning Bylaw, the Town of Wellesley is hereby divided into classes of districts as shown on the "Zoning Map of the Town of Wellesley, Massachusetts", prepared under the direction of the Planning Board, Scale 1"=500, dated December 20, 2002, as amended, on file with the Town Clerk, which map together with all boundary lines and designations thereon, is hereby declared to be part of the Bylaw.

The classes of districts are respectively:

1. Single Residence Districts (Section 2)
2. Single Residence Districts A (Section 2.2.1)
3. Town House Districts (Section 2.3)
4. General Residence Districts (Section 2.2)
5. General Residence Districts A (Section 2.2.1)
6. Multi-Unit Residence Districts (Section 2.4)
7. Limited Residence Districts (Section 2.5)
8. Limited Apartment Districts (Section 2.6)
9. Educational Districts (Section 2.7)
10. Educational Districts A (Section 2.7.1)
11. Educational Districts B (Section 2.7.2)
12. Administrative & Professional Districts (Section 2.9)
13. Planned Development Districts (Section 2.8)
14. Lower Falls Village Commercial District (Section 2.11)
15. Wellesley Square Commercial District (Section 2.12)
16. Limited Business Districts (Section 2.10.2)
17. Business Districts (Section 2.10)
18. Business Districts A (Section 2.10.1)
19. Industrial Districts (Section 2.13)

20. Industrial Districts A (Section 2.13.1)
21. Transportation Districts (Section 2.14)
22. Flood Plain or Watershed Protection Districts (overlay district - zoning map reference) (Section 3.7)
23. Parks, Recreation, and Conservation Districts (Section 2.15)
24. Historic Districts (overlay district) (Section 3.1)
25. Water Supply Protection Districts (overlay district) (Section 3.8)
26. Residential Incentive Overlay (RIO) District (Section 3.2)
27. Linden Street Corridor Overlay District (Section 3.3)
28. Large-Scale Solar Overlay District
29. Commercial Recreation Overlay District (Section 3.5)
30. Smart Growth Overlay Districts (Section 3.6)
31. Wellesley Park Smart Growth Overlay District (Section 3.6.1)

B. District Boundaries

The location on the land of the boundary lines shown upon the Zoning Map shall be determined as follows:

1. Where the boundary lines are shown upon the map within the street lines of public or private streets or ways, the center lines of such streets or ways shall be the boundary lines.
2. Where the boundary lines are shown upon the map outside of street lines and apparently parallel thereto, they shall be considered to be parallel to such street lines; and figures placed upon the map between such boundary lines and the street lines shall be the distances in feet of such boundary lines from the street lines, said distances being measured at right angles to the street lines unless otherwise indicated.
3. Where the boundary lines are shown apparently on the location of existing property or lot lines, and the exact location of the boundary lines is not indicated by means of figures, distances, or otherwise, then the property or lot lines shall be the boundary lines.
4. In all cases which are not covered by the provisions of paragraphs 1, 2 or 3, the locations of boundary lines shall be determined by the distances in feet, if given, from the other lines upon the map, or, if distances are not given, then by the scale of the map.

5. Wherever any uncertainty exists as to the exact location of a boundary line, the location of such a line shall be determined by the Inspector of Buildings.

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