

Amendment 411

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991 RELATIVE TO ESTABLISHMENT OF THE RG-5 AND EXTENSION OF THE RS-7 ZONING DISTRICTS IN THE VICINITY OF CLOVER STREET, JAMES STREET, SOUTH LUDLOW STREET AND EAMES STREET AREAS

Be it ordained by the City Council of the City of Worcester as follows:

SECTION 1

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to Residential, General-5 (RG-5):

Beginning at a point at the intersection of the centerline of Clover Street and the existing zoning district boundary separating the RS-7 and ML-0.5 zones;

Thence, Westerly 300 feet, more or less, along the centerline of Clover Street, to a point on the centerline of James Street;

Thence, Northerly 80 feet, more or less, along the centerline of James Street, to a point;

Thence, Westerly 25 feet, more or less, perpendicular to James Street to a point corresponding to the intersection of the James Street boundary line and the boundary line separating property now or formerly of ROBERT E. FOGWELL and property now or formerly of NU YANKEE LLC;

Thence, Westerly 111 feet, more or less, along the boundary line separating property now or formerly of ROBERT E. FOGWELL and property now or formerly of NU YANKEE LLC, to a point;

Thence, Southerly and Southwesterly 545 feet, more or less, and then Southeasterly 38 feet, more or less, along the southeastern boundary line of property now or formerly of EDI REALTY LLC, to a point corresponding to the intersection of the James Street boundary line and the boundary line separating property now or formerly of EDI REALTY LLC and property now or formerly of CARLOS A. SANCHEZ;

Thence, Westerly 350 feet along the boundary line separating property now or formerly of EDI REALTY LLC and James Street, to a point;

Thence, Westerly 236 feet, more or less, along the southern boundary line of property now or formerly of EDI REALTY LLC, to a point corresponding to the intersection of boundary lines separating property now or formerly of EDI REALTY LLC, property now or formerly of NEW YORK CENTRAL LINES LLC and property now or formerly of EARL J. TURNER JR., to a point;

Thence, Southerly 198 feet, more or less, along the boundary line separating property now or formerly of EDI REALTY LLC and property now or formerly of EARL J. TURNER JR., to a point;

Thence, Easterly 10 feet, more or less, along the boundary line separating property now or formerly of the CITY OF WORCESTER and property now or formerly of EARL J. TURNER JR., to a point corresponding to the western boundary line of James Street;

Thence, Southerly 387 feet, more or less, along the western boundary line of James Street; to a point corresponding to the city limit boundary;

Thence, Easterly 1,023 feet, more or less, along the city limit boundary, to a point corresponding to the zoning district boundary line separating the ML-0.5 and RS-7 zoning districts;

Thence, Northerly 388 feet, more or less, along the zoning district boundary line separating the ML-0.5 and RS-7 zoning districts, to a point corresponding to the boundary line separating property now or formerly of ELMER W. LIMA and property now or formerly of TN PROPERTIES LLC;

Thence, Northwesterly 26 feet, more or less, along the boundary line separating property now or formerly of ELMER W. LIMA and property now or formerly of TN PROPERTIES LLC, to a point;

Thence, Easterly 36 feet, more or less, along the boundary line separating property now or formerly of ELMER W. LIMA and property now or formerly of the CITY OF WORCESTER, to a point;

Thence, Easterly 425 feet, more or less, and then Northerly 410 feet, more or less, along the zoning district boundary line separating the ML-0.5 and RS-7 zoning districts, to the point of beginning.

SECTION 2

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to Residential, Single Family-7 (RS-7):

Beginning at the intersection of the western boundary line of property at 9 Eames Street now or formerly of ELMER W. LIMA, the eastern boundary line of property now or formerly of TN PROPERTIES LLC, and southern property line of property now or formerly of the CITY OF WORCESTER;

Thence, Easterly 36 feet, more or less, along the boundary line separating property now or formerly of ELMER W. LIMA and property now or formerly of the CITY OF WORCESTER, to a point;

Thence, Westerly 17 feet, more or less, and then Southerly 22 feet, more or less, along the zoning district boundary line separating the ML-0.5 and RS-7 zoning districts, to a point;

Thence, Northwesterly 26 feet, more or less, along the boundary line separating property now or formerly of ELMER W. LIMA and property now or formerly of TN PROPERTIES LLC, to the point of beginning.

In City Council July18, 2017

Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.

A Copy. Attest:

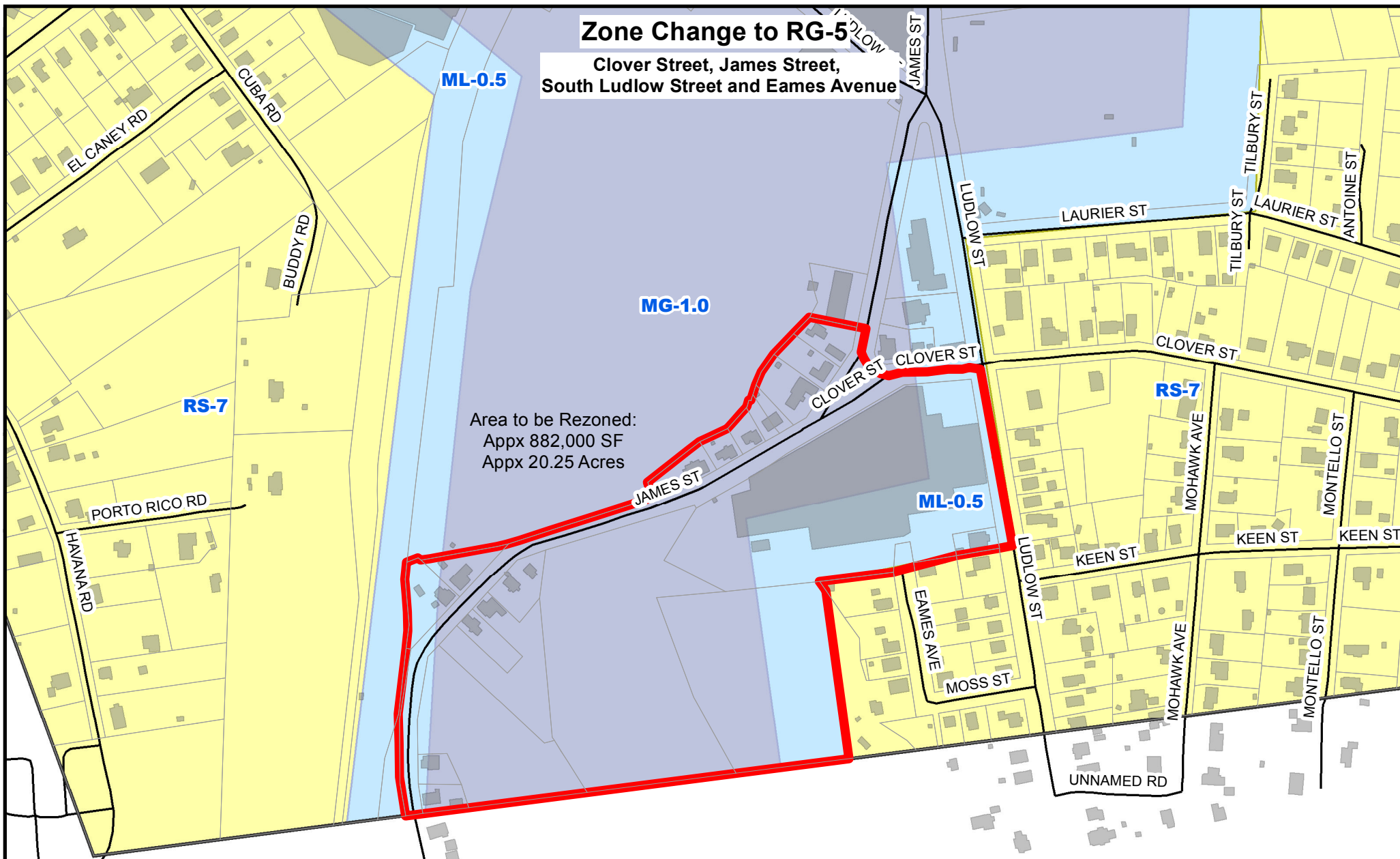
Susan M. Ledoux, Clerk

Susan M. Ledoux

City Clerk

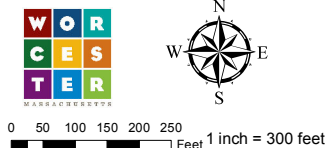
Zone Change to RG-5

Clover Street, James Street,
South Ludlow Street and Eames Avenue



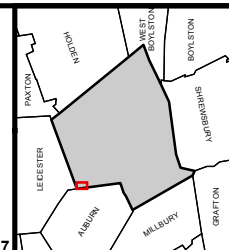
Area to be Rezoned:
Appx 882,000 SF
Appx 20.25 Acres

| | | | | | |
|--|---------------|--|------------------------------|--|--|
| | Parcels | | Building | | ML-2.0 Limited, 2 to 1 FAR |
| | Proposed RG-5 | | MG-0.5 General, 0.5 to 1 FAR | | RG-5 General, 5000 SF.Min.Lot Size |
| | Streets | | MG-1.0 General, 1 to 1 FAR | | RL-7 Limited, 7000 SF. Min. Lot Size |
| | | | MG-2.0 General, 2 to 1 FAR | | RS-7 Single Family, 7000 SF. Min Lot Size |
| | | | ML-0.5 Limited, 0.5 to 1 FAR | | RS-10 Single Family, 10000 SF. Min. Lot Size |
| | | | ML-1.0 Limited, 1 to 1 FAR | | |



DATA SOURCES:
All data: City of Worcester Geographic Information System
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 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 (4151).
Units are measured in Feet.



Zone Change to RS-7

9 EAMES AVENUE

261
CLOVER ST

ML-0.5

Extend from ML-0.5 to RS-7
Appx 151 SF
Appx 0.003 Acres

MG-1.0

1 EAMES
AVE

9 EAMES
AVE
12,862 SF
0.3 Acres

RS-7

5 EAMES
AVE















39 EAMES
AVE

110 SOUTH
LUDLOW ST

114 SOUTH
LUDLOW ST

2 MOSS ST

EAMES AVE

| | | | |
|---|------------------------------|---|--|
|  | 9 Eames |  | ML-0.5 Limited, 0.5 to 1 FAR |
|  | Change to RS-7 |  | ML-1.0 Limited, 1 to 1 FAR |
|  | Parcels |  | ML-2.0 Limited, 2 to 1 FAR |
|  | Streets |  | RG-5 General, 5000 SF.Min.Lot Size |
|  | MG-0.5 General, 0.5 to 1 FAR |  | RL-7 Limited, 7000 SF. Min. Lot Size |
|  | MG-1.0 General, 1 to 1 FAR |  | RS-7 Single Family, 7000 SF. Min Lot Size |
|  | MG-2.0 General, 2 to 1 FAR |  | RS-10 Single Family, 10000 SF. Min. Lot Size |



1 inch = 43 feet

DATA SOURCES:
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