

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE RESIDENCE GENERAL-5.0 (RG-5.0) ZONING DISTRICT AND REDUCTION OF THE COMMERCIAL CORRIDORS OVERLAY DISTRICT – ELSEWHERE (CCOD-E) IN THE VICINITY OF CASTLE STREET, PIEDMONT COURT, AND VALLEY STREET

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

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 be included within the Residence, General-5 (RG-5) and removed from the Commercial Corridors Overlay District – Elsewhere Parking Subarea (CCOD-E):

Beginning at the point of intersection of the centerlines of Castle Street and Piedmont Court;

Thence, Southeasterly 66 feet, more or less, along centerline of the Castle Street right of way, to a point;

Thence, Southwesterly 20 feet, more or less, perpendicular to the centerline of the Castle Street right of way, to the point of intersection of the western boundary of the Castle Street right of way and the existing boundary line separating property now or formerly owned by CASTLE STREET NEIGHBORHOOD, and property now or formerly owned by 800 MAIN ST LTD PARTNERSHIP;

Thence, Southwesterly 28 feet, more or less, along the existing boundary line separating property now or formerly owned by CASTLE STREET NEIGHBORHOOD and property now or formerly owned by 800 MAIN ST LTD PARTNERSHIP, to a point;

Thence, Southwesterly 22 feet, more or less, thence, Northwesterly 56 feet, more or less, along the existing boundary line separating property now or formerly owned by CASTLE STREET NEIGHBORHOOD and property now or formerly owned by SAA REALTY HOLDING, INC, to a point;

Thence, Southwesterly 52 feet, more or less, along the existing boundary line separating property now or formerly owned by CASTLE ST NEIGHBORHOOD DEVELOPMENT and property now or formerly owned by SAA REALTY HOLDING, INC, to a point;

Thence, Northwesterly 49 feet, more or less, to the point of intersection with the southeast boundary of the Valley Street right of way and the existing boundary line separating property now or formerly owned by CASTLE ST NEIGHBORHOOD DEVELOPMENT, and property now or formerly owned by LEVITSKY, GARRY;

Thence, Northwesterly 15 feet, more or less, perpendicular to the centerline of the Valley Street right of way, to a point on the centerline of the Valley Street right of way;

Thence, Northeasterly 118 feet, more or less, along the centerline of the Valley Street right of way, to the point of intersection with the centerline of the Castle Street right of way;

Thence, Northwesterly 25 feet, more or less, along the centerline of the Castle Street right of way, to a point;

Thence, Northeasterly 20 feet, more or less, to the point of intersection with the northeast boundary of the Castle Street right of way and the existing boundary line separating properties known as 8 Castle Street (MBL 06-026-00022) and 10 Castle Street (MBL 06-026-00021), both now or formerly owned by CASTLE STREET NEIGHBORHOOD;

Thence, Northeasterly 65 feet, more or less, along the existing boundary line separating properties known as 8 Castle Street (MBL 06-026-00022) and 10 Castle Street (MBL 06-026-00021), both now or formerly owned by CASTLE STREET NEIGHBORHOOD, to a point on the southwest boundary of an unnamed 10 foot wide passageway;

Thence, Southeasterly 70 feet, more or less, along the southwest sideline of said passageway, to the point of intersection with the northwest boundary of the Piedmont Court right of way;

Thence, Southeasterly 8 feet, more or less, perpendicular to the centerline of the Piedmont Court right of way, to a point on the centerline of the Piedmont Court right of way;

Thence, Southwesterly 86 feet, more or less, along the centerline of the Piedmont Court right of way, to the point of beginning.

In City Council April 9, 2024

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

A Copy. Attest:

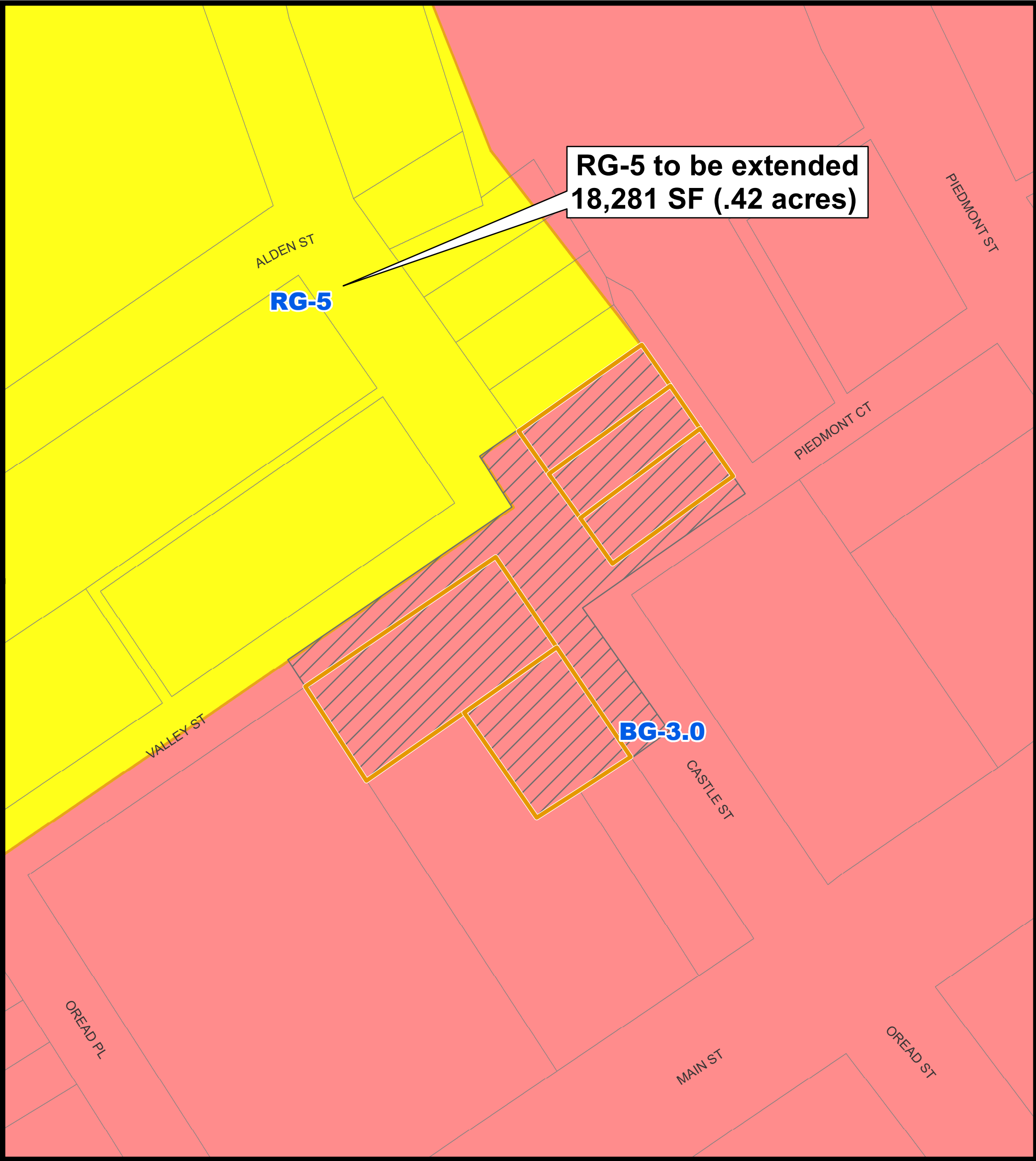
Nikolin Vangjeli, Clerk

A handwritten signature in black ink, appearing to read 'Nikolin Vangjeli', written over a light blue dotted grid background.

City Clerk

4, 5-7, 6, 8, & 9 Castle Street

Proposal to Rezone from BG-3.0 to RG-5



Parcels

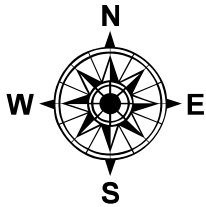
To be rezoned

Zoning Designation (Base)

BG-3.0 General, 3 to 1 FAR

RG-5 General, 5000 SF.Min.Lot Size

Map Size: 36x48 in User: CaryS
Path: Z:\eod\CaryS\Zoning Map Amendments\ZMA - 4-9 Castle Street (RG-5 Ext).mxd

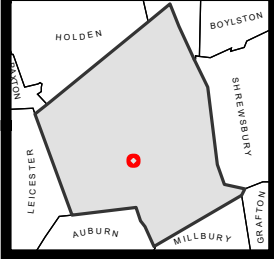


November 8, 2022
1:500
1 inch = 41.67 feet
0 10 20 40 Feet

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

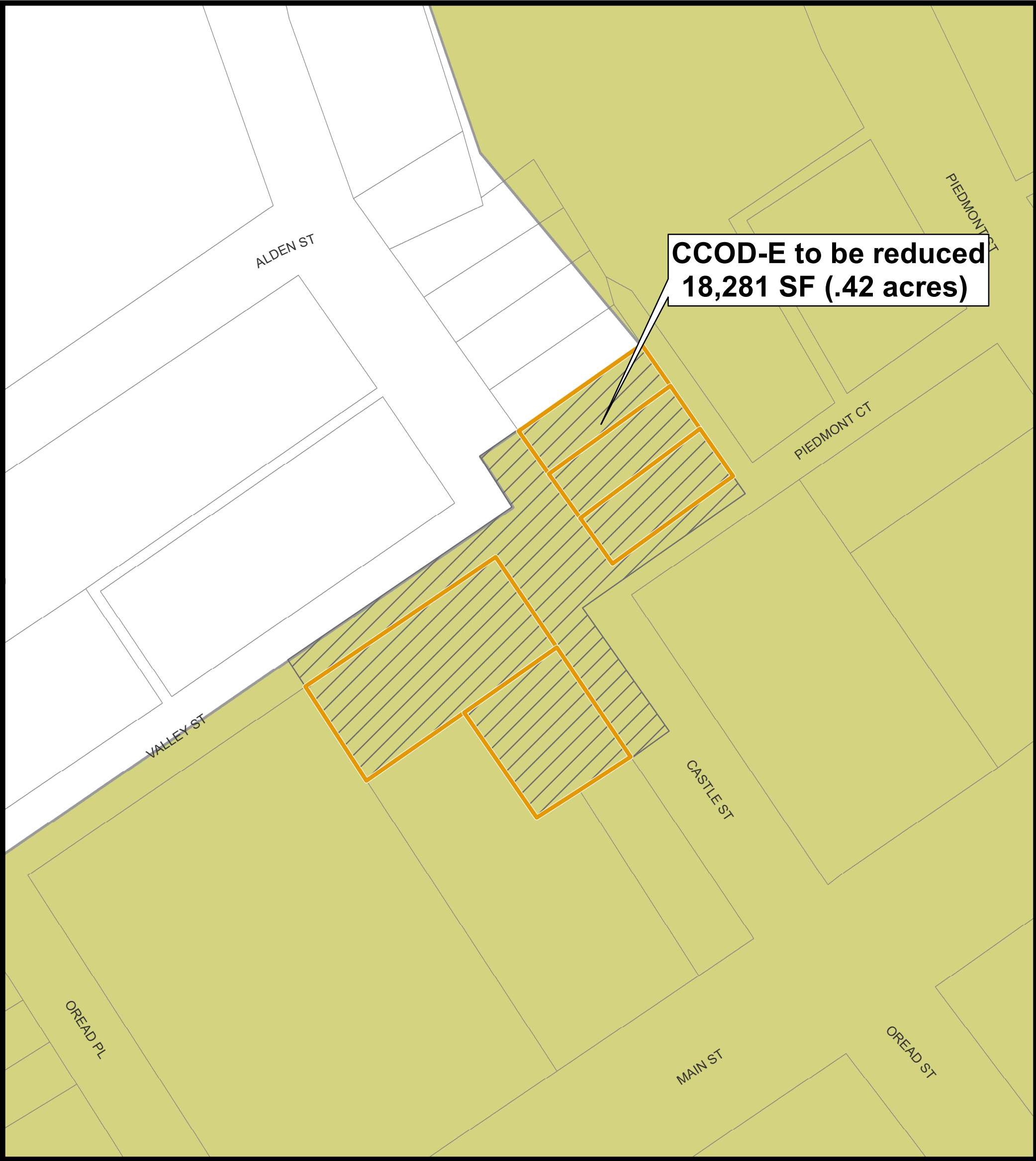
DATA SOURCES:
All data: City of Worcester Geographic Information System
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet)
Further Updates Using City of Worcester Information

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.



4, 5-7, 6, 8, & 9 Castle Street

Proposal to Reduce CCOD-E



Parcels

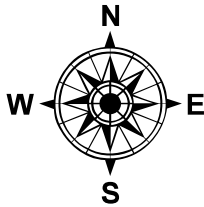
To be rezoned

Zoning Districts - Overlay

Commercial Corridors Overlay District:

CCOD-E: Elsewhere

Map Size: 36x48 in User: CaryS
Path: Z:\eod\CarySIMXD\ZMA - 4-9 Castle Street (CCOD Reduction).mxd



December 19, 2022
1:500
1 inch = 41.67 feet
0 10 20 40 Feet

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

DATA SOURCES:
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