

Amendment 1496

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE MANUFACTURING, GENERAL - 2.0 (MG-2.0) ZONING DISTRICT AND THE ADAPTIVE REUSE OVERLAY DISTRICT (AROD) IN THE VICINITY OF 31 HARLOW 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 Manufacturing, General - 2.0 (MG-2.0) Zoning District and the Adaptive Reuse Overlay District (AROD):

**MG-2.0 Extension:**

Beginning at the Northeasternmost corner of the property now or formerly owned by NEW STREET REALTY CORP. at the point of intersection with existing boundary lines for the property now or formerly owned by VINH P. LY, and the southerly sideline of the Harlow Street Right-of-Way;

Thence Northerly 23.9 feet along a line perpendicular to the Harlow Street Right-of-Way to a point on centerline of the Harlow Street Right-of-Way;

Thence Northwesterly 48.5 feet, more less, along the centerline of the Harlow Street Right-of-Way, to the point of intersection with the existing boundary line separating the RG-5 and MG-2.0 zoning districts;

Thence Southeasterly 167.6 feet, more or less, along the existing boundary line separating RG-5 and MG-2.0 zoning districts; at the point of intersection with existing boundary lines for the property now or formerly owned by NEW STREET REALTY CORP. and property now or formerly owned 40-88 CRESCENT STREET INDUSTRIAL LLC.;

Thence Easterly 8.1 feet, more or less, to the point of the southeasternmost corner of the property now or formerly owned by NEW STREET REALTY CORP.;

Thence northeasterly 139.2 feet, more or less, along the existing boundary line separating the property now or formerly owned by NEW STREET REALTY CORP. from the property now or formerly owned by VINH P. LY to the point of beginning.

**Adaptive Reuse Overlay District (AROD) Extension:**

Beginning at the Northeasternmost corner of the property now or formerly owned by NEW STREET REALTY CORP. at the point of intersection with existing boundary line for the property now or formerly owned by VINH P. LY, and the southerly sideline of the Harlow

Street Right-of-Way;

Thence Northerly 23.9 feet along a line perpendicular to the Harlow Street Right-of-Way to a point on centerline of the Harlow Street Right-of-Way;

Thence Northwesterly 233.6 feet, more less, along the centerline of the Harlow Street Right-of-Way, to a point;

Thence Southwesterly 25 feet, more or less, along a line perpendicular to the Harlow Street Right-of-Way to the point of intersection with the southerly sideline of the Harlow Street Right-of-Way and the existing boundary line for the property now or formerly owned by NEW STREET REALTY CORP. and the property now or formerly owned by 40-88 CRESCENT STREET INDUSTRIAL LLC;

Thence Southwesterly 142.3 feet, more or less, and Southeasterly 250.7 feet, more or less, along the existing boundary lines separating the property now or formerly owned by NEW STREET REALTY CORP. and the property now or formerly owned by 40-88 CRESCENT STREET INDUSTRIAL LLC to the point of the southeasternmost corner of the property now or formerly owned by NEW STREET REALTY CORP.;

Thence Northeasterly 139.2 feet, more or less, along the existing boundary line separating the property now or formerly owned by NEW STREET REALTY CORP. and the property now or formerly owned by VINH P. LY to the point of beginning.

**In City Council February 3, 2026**

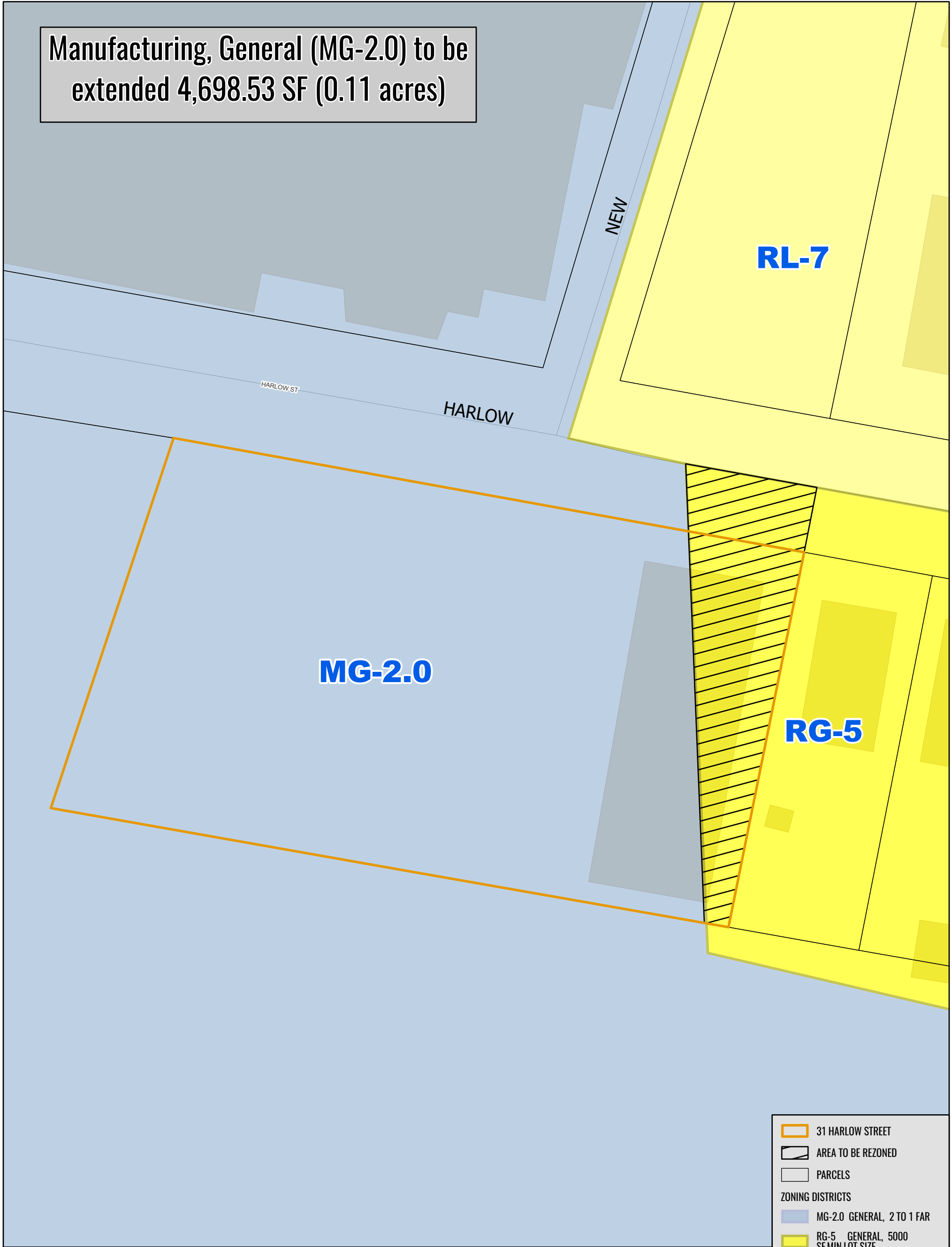
**Passed to be ordained by a yea and nay vote of Eleven Yeas and No Nays.**

**A Copy. Attest: Nikolin Vangjeli, Clerk**

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

**City Clerk**

Manufacturing, General (MG-2.0) to be extended 4,698.53 SF (0.11 acres)

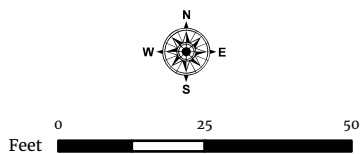


# 31 HARLOW STREET

## Proposed Rezoning - Base Zoning

AUGUST 26, 2025

PRODUCED BY THE CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS

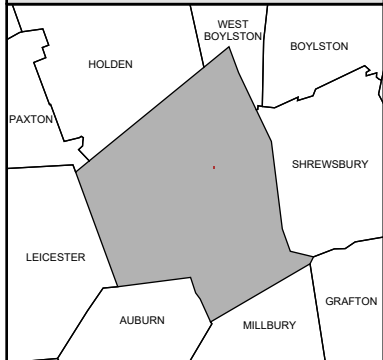


DATA SOURCES:  
All data: City of Worcester Geographic Information System  
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).  
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet).  
Further Updates Using City of Worcester Information.

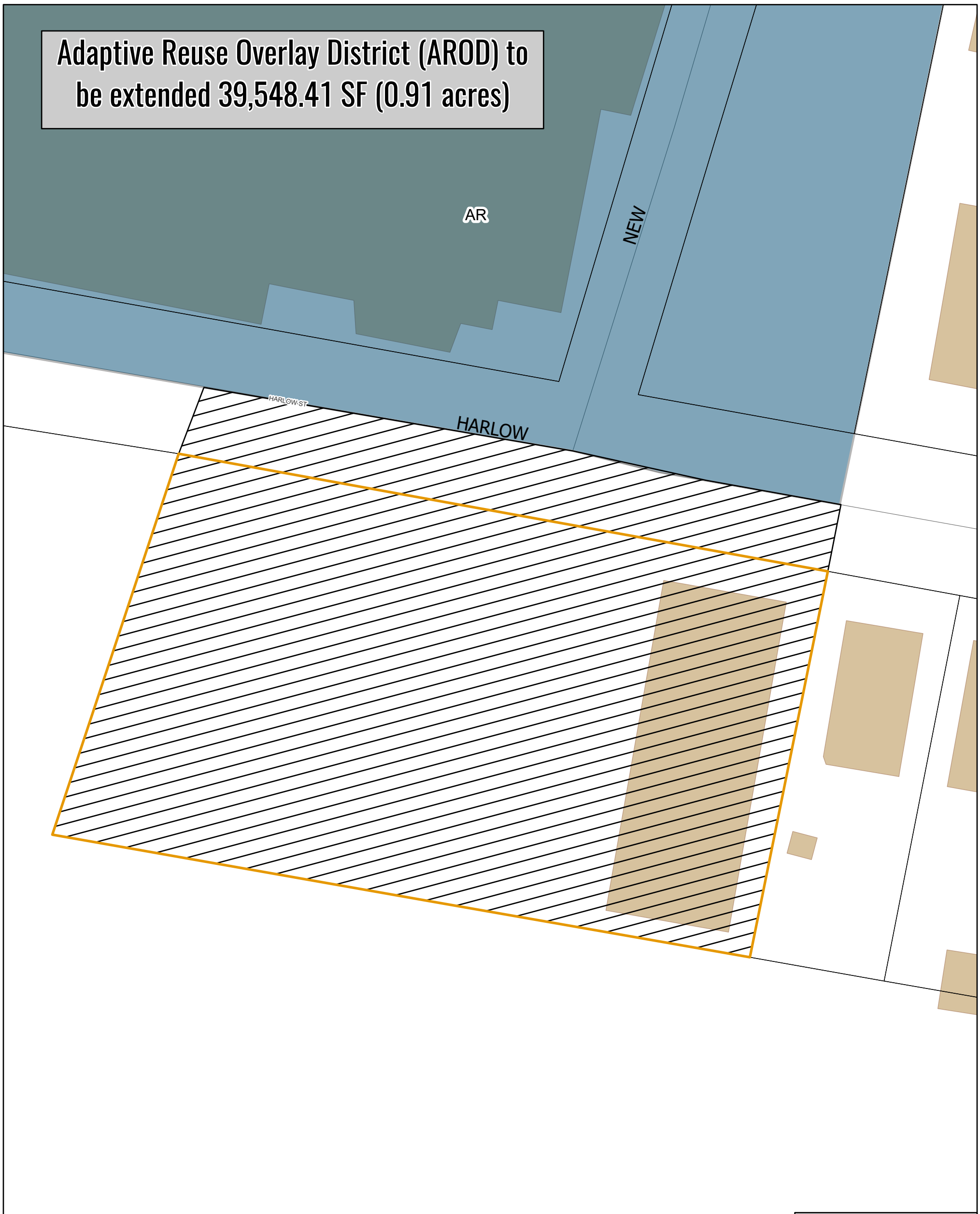
COORDINATE SYSTEM:  
All map data is in the Massachusetts State Plane Coordinate system,  
North American Datum of 1983, Massachusetts Mainland Zone (4151).  
Units are measured in Feet.

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, express or implied, 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.

- 31 HARLOW STREET
- AREA TO BE REZONED
- PARCELS
- ZONING DISTRICTS
  - MG-2.0 GENERAL, 2 TO 1 FAR
  - RG-5 GENERAL, 5000 SF.MIN.LOT SIZE
  - RL-7 LIMITED, 7000 SF. MIN. LOT SIZE



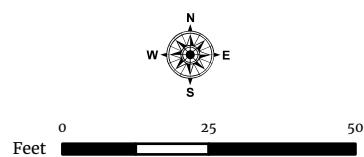
Adaptive Reuse Overlay District (AROD) to be extended 39,548.41 SF (0.91 acres)



**31 HARLOW STREET**  
Proposed Rezoning - Overlay Zoning

AUGUST 26, 2025

PRODUCED BY THE CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS



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