

Amendment 1497

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, GENERAL - 3.0 (BG-3.0) ZONING DISTRICT AND THE COMMERCIAL CORRIDORS OVERLAY DISTRICT – CANAL DISTRICT SUBAREA (CCOD-C) IN THE VICINITY OF 3 HARDING 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 Business, General - 3.0 (BG-3.0) Zoning District and the Commercial Corridors Overlay District – Canal District Subarea (CCOD-C):

Business, General - 3.0 (BG-3.0) Extension:

Beginning at the Southwesternmost corner of the property now or formerly owned by NEW WAVE HOLDINGS LLC. at the point of intersection with existing boundary lines for the property now or formerly owned by NEW WAVE HOLDINGS LLC and property now or formerly owned by 6-8 ELLSWORTH STREET REALTY TRUST;

Thence Northerly 11.03 feet, more or less, to the point of intersection with the existing boundary line separating the RG-5 and BG-3.0 zoning districts;

Thence Easterly 7.48 feet, more or less, to the point of intersection with the existing boundary line separating the RG-5 and BG-3.0 zoning districts;

Thence Southerly 11.1 feet, more or less, along the existing boundary line separating the RG-5 and BG-3.0 zoning districts, to the point of intersection with the existing boundary lines for the property now or formerly owned by NEW WAVE HOLDINGS LLC and property now or formerly owned by 6-8 ELLSWORTH STREET REALTY TRUST;

Thence Westerly 6.9 feet, more or less, along the existing boundary line separating the property now or formerly owned by NEW WAVE HOLDINGS LLC and property now or formerly owned by 6-8 ELLSWORTH STREET REALTY TRUST to the point of beginning.

Commercial Corridors Overlay District – Canal District Subarea (CCOD-C) Extension:

Beginning at the Southwesternmost corner of the property now or formerly owned by NEW WAVE HOLDINGS LLC. at the point of intersection with existing boundary lines for the property now or formerly owned by NEW WAVE HOLDINGS LLC, and property now or formerly owned by 6-8 ELLSWORTH STREET REALTY TRUST;

Thence Northerly 30.5 feet, more or less, along the existing boundary line separating the

property now or formerly owned by NEW WAVE HOLDINGS LLC and the property now or formerly owned by NEW WAVE HOLDINGS LLC to the point of intersection with the existing boundary lines for the properties now or formerly owned by NEW WAVE HOLDINGS LLC and property now or formerly owned by SOMDATT PRASHAD, TRUSTEE;

Thence Easterly 43.3 feet, more or less, along the existing boundary line separating the property now or formerly owned by NEW WAVE HOLDINGS LLC and the property now or formerly owned by SOMDATT PRASHAD, TRUSTEE to the point of intersection with the existing boundary lines for the property now or formerly owned by NEW WAVE HOLDINGS LLC, the property now or formerly owned by SOMDATT PRASHAD, TRUSTEE, and the westerly sideline of the Washington Street Right-of-Way;

Thence Easterly 20.6 feet, more or less, along a line perpendicular to the Washington Street Right-of-Way to a point on centerline of the Washington Street Right-of-Way which is also the point of intersection with the existing boundary line of the CCOD-C zoning overlay district;

Thence Southerly 32 feet, more or less, to a point on centerline of the Washington Street Right-of-Way which is also the point of intersection with the existing boundary line of the CCOD-C zoning overlay district;

Thence Westerly 59.3 feet, more or less, along the existing boundary line of the CCOD-C zoning overlay district to the point of 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', is written over a light blue dotted rectangular background.

City Clerk

Business, General (BG-3.0) to be extended 79.69 SF (0.002 acres)

BG-3.0

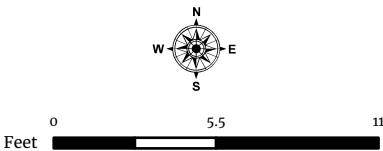
RG-5

WASHINGTON STREET

3 HARDING STREET
Proposed Rezoning - Underlying Zoning

JULY 2, 2025

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

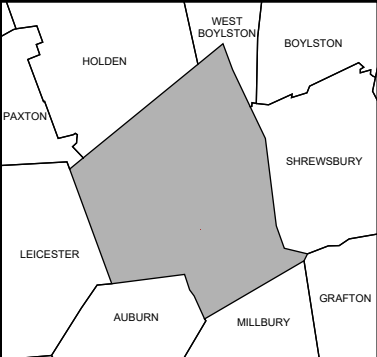


DATA SOURCES:
All data: City of Worcester Geographic Information System
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet).
Further Updates Using City of Worcester Information.

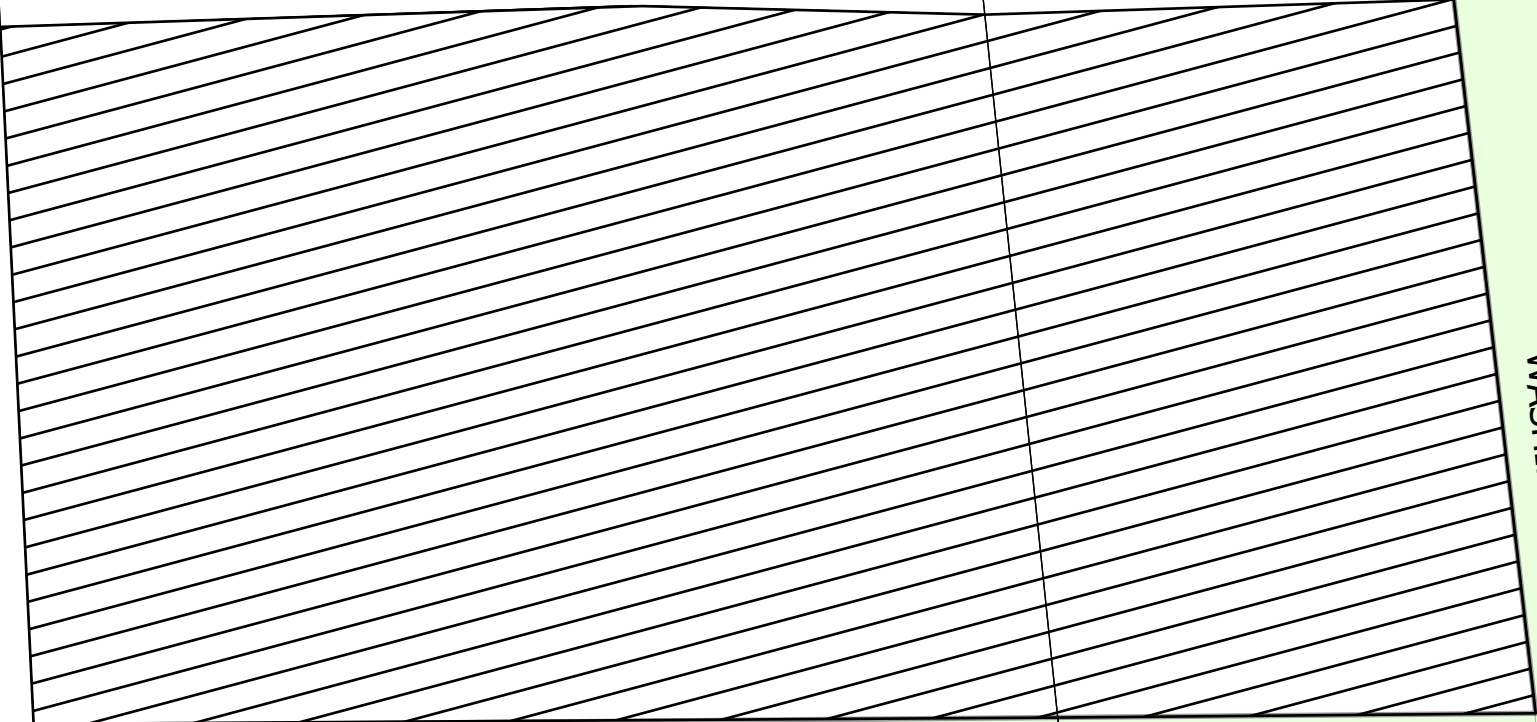
COORDINATE SYSTEM:
All map data is in the Massachusetts State Plane Coordinate system,
North American Datum of 1983, Massachusetts Mainland Zone (4151).
Units are measured in Feet.

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.

- AREA TO BE REZONED
- PARCELS
- ZONING DISTRICTS
- BG-3.0 GENERAL, 3 TO 1 FAR
- RG-5 GENERAL, 5000 SF.MIN.LOT SIZE



Commercial Corridors Overlay District
- Canal District (CCOD-C) to be
extended 2,032.9 SF (0.05 acres)



DSOD

WASHINGTON STREET

CCOD-C

- AREA TO BE REZONED
- PARCELS
- ZONING DISTRICTS - OVERLAY
 - CCOD-C: CANAL DISTRICT PARKING SUBAREA
 - DSOD - DOWNTOWN/BLACKSTONE CANAL SIGN

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