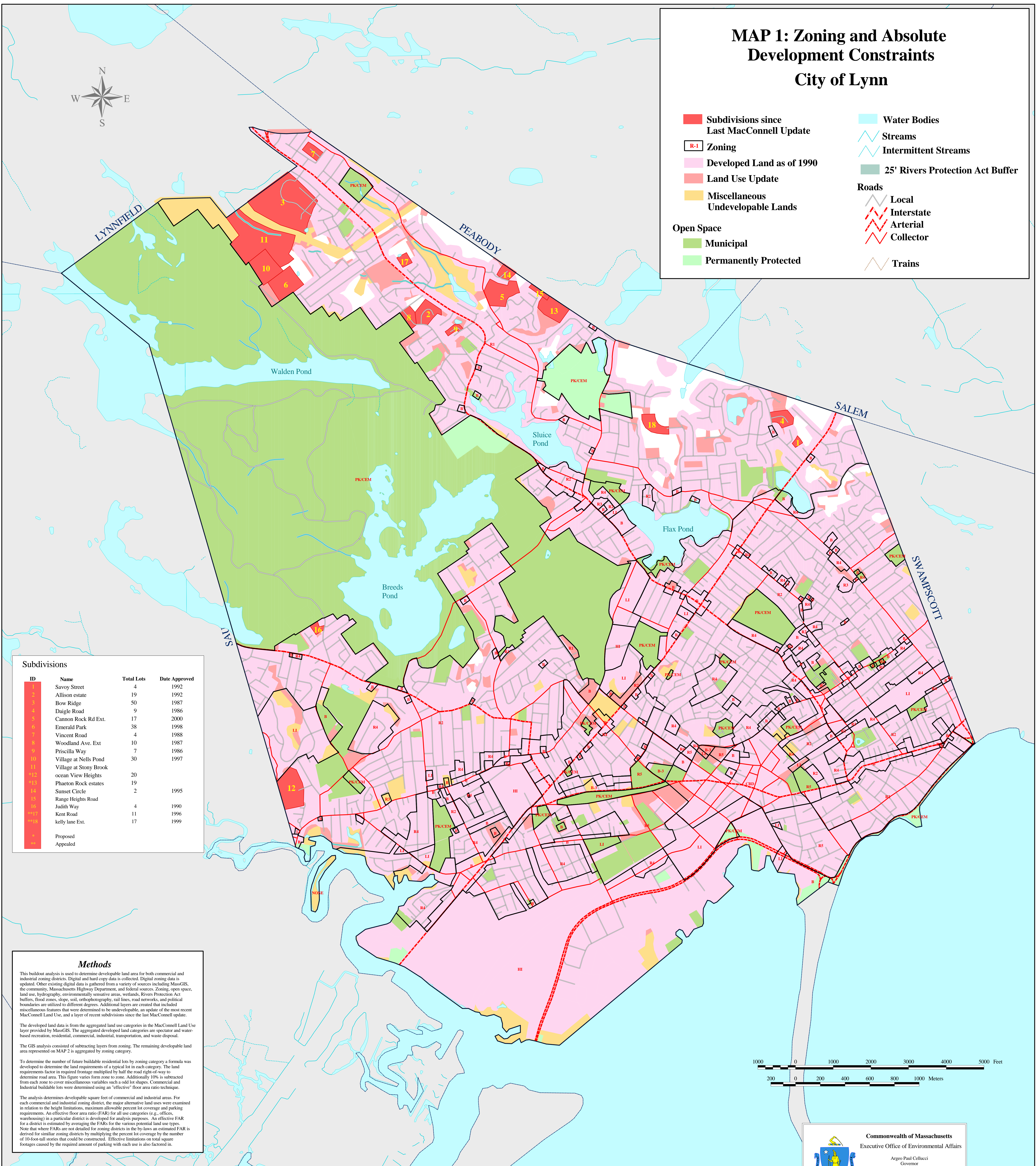


# MAP 1: Zoning and Absolute Development Constraints City of Lynn

- Subdivisions since Last MacConnell Update
- R-1 Zoning
- Developed Land as of 1990
- Land Use Update
- Miscellaneous Undevelopable Lands
- Open Space
  - Municipal
  - Permanently Protected
- Water Bodies
  - Streams
  - - - Intermittent Streams
  - 25' Rivers Protection Act Buffer
- Roads**
  - Local
  - - - Interstate
  - - - Arterial
  - - - Collector
  - - - Trains



ID	Name	Total Lots	Date Approved
1	Savoy Street	4	1992
2	Allison estate	19	1992
3	Bow Ridge	50	1987
4	Daigle Road	9	1986
5	Cannon Rock Rd Ext.	17	2000
6	Emerald Park	38	1998
7	Vincent Road	4	1988
8	Woodland Ave. Ext	10	1987
9	Priscilla Way	7	1986
10	Village at Nells Pond	30	1997
11	Village at Stony Brook	20	
12	ocean View Heights	19	
13	Phaeton Rock estates	20	
14	Sunset Circle	2	1995
15	Range Heights Road	2	
16	Judith Way	4	1990
17	Kent Road	11	1996
18	kelly lane Ext.	17	1999
19	Proposed		
20	Appealed		

**Methods**

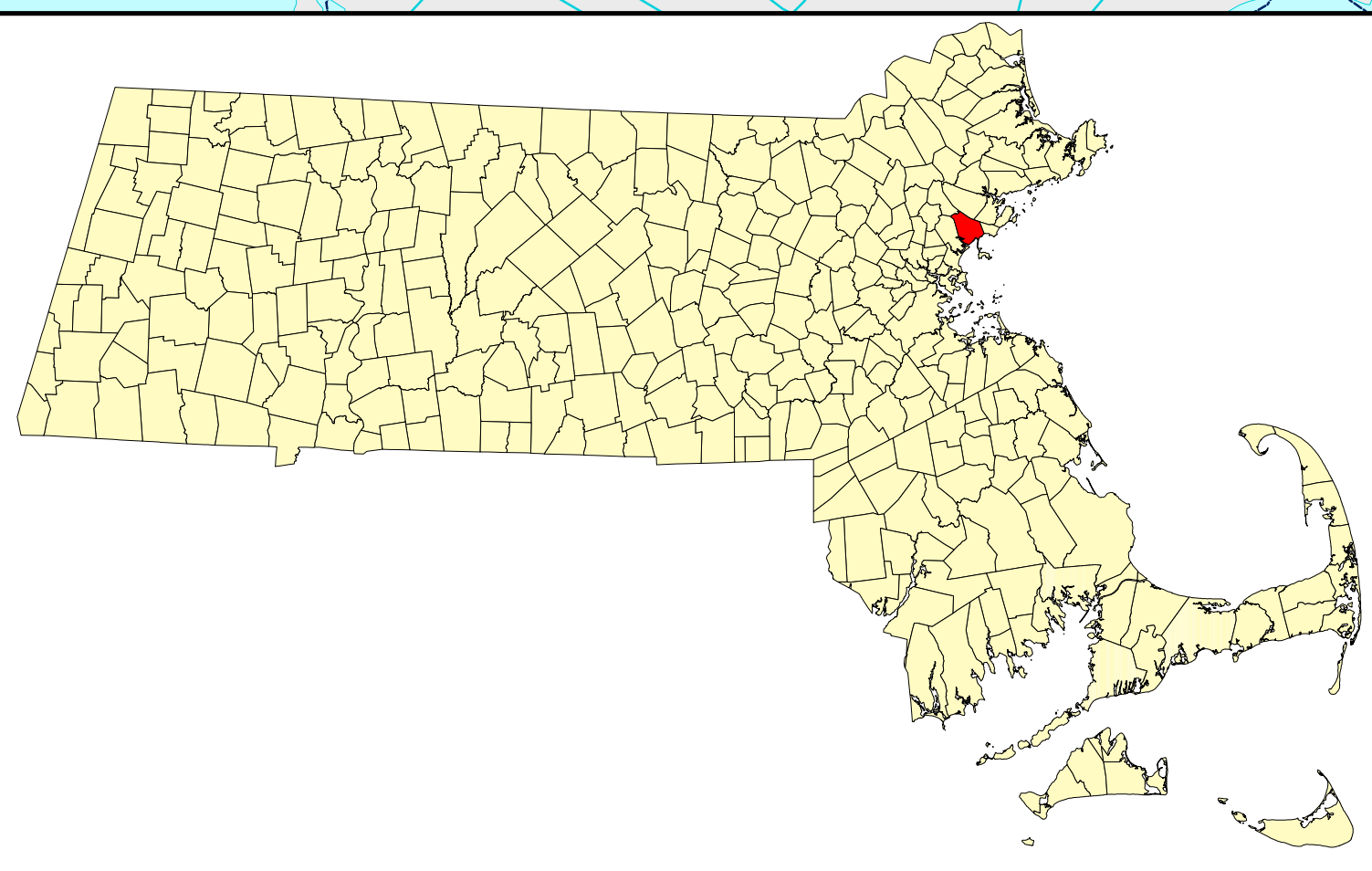
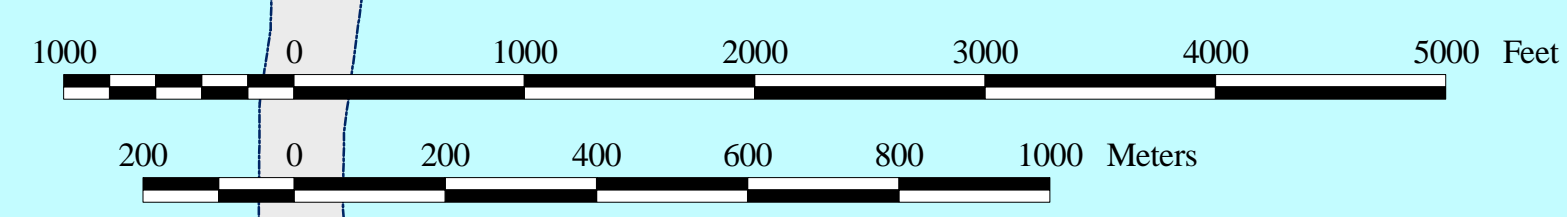
This buildout analysis is used to determine developable land area for both commercial and industrial zoning districts. Digital and hard copy data is collected. Digital zoning data is updated. Other existing digital data is gathered from a variety of sources including MassGIS, the community, Massachusetts Highway Department, and federal sources. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, Rivers Protection Act buffers, flood zones, slope, soil, orthophotography, rail lines, road networks, and political boundaries are utilized to different degrees. Additional layers are created that included miscellaneous features that were determined to be undevelopable, an update of the most recent MacConnell Land Use, and a layer of recent subdivisions since the last MacConnell update.

The developed land data is from the aggregated land use categories in the MacConnell Land Use layer provided by MassGIS. The aggregated developed land categories are spectator and water-based recreation, residential, commercial, industrial, transportation, and waste disposal.

The GIS analysis consisted of subtracting layers from zoning. The remaining developable land area represented on MAP 2 is aggregated by zoning category.

To determine the number of future buildable residential lots by zoning category a formula was developed to determine the land requirements of a typical lot in each category. The land requirements factor in required footage multiplied by half the road right-of-way to determine road area. This figure varies from zone to zone. Additionally 10% is subtracted from each zone to cover miscellaneous variables such as a odd lot shapes. Commercial and industrial buildable lots were determined using an "effective" floor area ratio technique.

The analysis determines developable square feet of commercial and industrial areas. For each commercial and industrial zoning district, the major alternative land uses were examined in relation to the height limitations, maximum allowable percent lot coverage and parking requirements. An effective floor area ratio (FAR) for all use categories (e.g., offices, warehousing) in a particular district is developed for analysis purposes. An effective FAR for a district is estimated by averaging the FARs for the various potential land use types. Note that where FARs are not detailed for zoning districts in the by-laws an estimated FAR is derived for similar zoning districts by multiplying the percent lot coverage by the number of 10-foot-tall stories that could be constructed. Effective limitations on total square footages caused by the required amount of parking with each use is also factored in.



## LAND AREA BY ZONE

ZONECODE	DISTRICT	AREA (SQ FT)	PERCENT
R-1	Single Residence	65,775,417	20.6%
R-2	General Residence	72,471,374	22.7%
R-3	Apartment House Class I	245,636	0.1%
R-4	Apartment House Class II	23,944,803	7.5%
R-5	High Rise Building	8,597,607	2.7%
B-3	Business Class III	611,729	0.2%
B	Business	9,677,210	3.0%
CBD	Central Business	4,995,538	1.6%
LI	Light Industrial	9,526,134	3.0%
HI	Heavy Industrial	28,618,529	9.0%
PK/CEM	Park/Cemetery	94,364,912	29.6%
<b>Total</b>		<b>318,828,888</b>	<b>100%</b>

Commonwealth of Massachusetts  
Executive Office of Environmental Affairs

Argo Paul Cellucci  
Governor

Jane Swift  
Lt. Governor

Bob Dornand  
Secretary

Presented to the Community of  
Lynn, Winter 2001

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.  
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