

B. Location of Districts.

(1) Zoning Map. The Planning Board of the Town of Newbury shall prepare and periodically update as required, a Zoning Map, which Zoning Map shall show all zoning use districts within the Town in a manner sufficient for identification.<sup>1</sup> The Zoning Map shall be a part of this By-Law; provided, however, that in the event of any inconsistency between the written provisions of this By-Law and said Zoning Map, the written provisions of this Zoning By-Law shall prevail.

(2) Written Description of Use Districts:

- (a) Agricultural – Residential districts shall include all portions of the Town not otherwise classified;
- (b) Parker River Residential.

This district shall constitute a certain parcel of land situated east of High Road and north of the Parker River in the Town of Newbury, bounded and described as follows:

Beginning at a point in the easterly sideline of High Road at the northwesterly corner of the said parcel of land at the southwesterly corner of land of or formerly of The Society for the Preservation of New England Antiquities, said point being about 885 feet south of the southerly intersection of the sidelines of High Road and Cottage Road

Thence running: Easterly about 210 feet by said land of, or formerly of, The Preservation of New England Antiquities to a corner,

Thence running: Northerly about 135 feet by said land of, or formerly of, The Preservation of New England Antiquities to a corner of land of, or formerly of, Joan Hoysradt,

Thence Running: Easterly about 1120 feet by said land of, or formerly of, Joan Hoysradt, by land of or formerly of James D. Pearson, and by land of, or formerly of Rita E. Dizenzo and Patricia D. Daigle to a corner,

Thence running: Northerly about 64 feet by said land of, or formerly of, Rita E. Dizenzo and Patricia D. Daigle to a point in the southerly sideline of Cottage Road,

Thence running: Easterly about 1230 feet by the said southerly sideline of Cottage Road to a point,

Thence running: Northerly about 40 feet across Cottage Road to a point in the northerly sideline of Cottage Road at the southeasterly corner of land of, or formerly of John D. and Sharon Protopapas, said point being about 176 feet westerly of the northeasterly corner of Cottage Road,

Thence running: Northerly about 210.69 feet by said land of John D. and Sharon Protopapas to a point at land of, or formerly of the Trustees of Reservations,

Thence running: Easterly about 1150 feet by said land of, or formerly of the Trustees of Reservations, by land of or formerly of Joseph II, Nancy, and Peter Story, and by land of, or formerly of the Parker River National Wildlife Refuge to a corner,

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<sup>1</sup> Editor's Note: The Zoning Maps are included at the end of this chapter.

Thence running: Southerly about 900 feet by said land of or formerly of the Parker River National Wildlife Refuge to a corner at the northerly side of the Parker River,  
Thence running: Westerly about 3500 feet by the Parker River to a point in the easterly sideline of High Road,  
Thence running: Northerly about 530 feet by the said easterly sideline of High Road to the point of beginning.

(c) Residential-Limited Business:

Beginning at a point on the easterly corner of said premises at an Iron Stake: Thence northerly by land now or formerly of Ross Gadd to a stone wall and land now or formerly of George Adams, John Thurston and others: Thence easterly by a stone wall 300 feet to an Iron Stake and land now or formerly of said Ross Gadd to Orchard Street to the point of beginning.

(d) Byfield Village Business: **[Amended 5-22-2012 ATM, Art. 22]**

An area bounded by the center lines of Lunt, Main and Central Streets in Byfield.

An area bounded by the center lines of Lunt, Main, Central and Church Streets in Byfield.

An area in Byfield west of Main Street ~~bounded on the east by the center line of Main Street, on the north by a line 125 feet southerly of the center line of Grove Street and parallel to said line, on the west by a line 225 feet from the center line of Main Street and parallel to said line, and on the south by the center line of Forest Street encompassing Lots 37, 41, 42, 43, 44, 45, 46A, 46, 47, and 49 on Assessors Map U-13 and Lots 1, 2, 3, 4, 5, 6, and 7 on Assessors Map U-12.~~

An area in Byfield southeasterly of Lunt Street encompassing Lot 67 on Assessors Map U-11 and Lots 12, 13, 14, 15, 16, and 17 on Assessors Map U-14.

(e) Commercial Highway: **[Amended 5-22-2012 ATM, Art. 23]**

An area ~~in Byfield northeasterly of the junction of at the Northeast Junction of~~ the right-of-way of I-95 and Central Street ~~800 feet wide and extending northerly 400 feet encompassing Lots 25, 25A, 25B, 26, 26A, 26B, 26C, 26D, 27, 28, 29, 30 31, 32, and 34 on Assessors Map R-20.~~

An area at the Northwestern Junction of the right-of-way of I-95 and Central Street 225 feet deep and extending westerly along Central Street 300 feet to the Junction of Church Street.

An area located on the northerly side of Scotland Road bounded on the west by the right-of-way of U.S. Rt. 95, on the south by Scotland Road, on the east and northeast by the easterly property line of Lot 1 Assessors' Map R-44, now or formerly of Bartlett, and on the north by the City Line of Newburyport and the Town Line of West Newbury.

(f) Commercial Highway District A:

An area at the Southwest Junction of the right-of-way of I-95 and Central Street, 500 feet wide and extending southeasterly to the Parker River.

(g) Light Industrial Byfield: **[Amended 5-22-2012 ATM, Art. 21]**

An area in Byfield encompassing Lots 24 and 25 on Assessors' Map U-14 in their entirety and a 500 foot strip along the south bank of the Parker River extending from the southern boundaries of Lots 23 and 24 on Assessors' Map U-14 across Lots 33, 37, and 40 on Assessors Map R-19 to Route 95 and as shown on the Town of Newbury Zoning Map as amended.

(h) Upper Green Business: **[Added 5-26-2009 ATM, Art. 30]**

An area to the east and north of the Upper Green on High Road encompassing Lots 1, 2, 3, 31, 34, 48, and 49 on Assessors' Map U-06 and Lot 42 on Assessors' Map U-07 and as shown on the Town of Newbury Zoning Map as amended.

(i) Business and Light Industrial: **[Added 5-24-2011 ATM, Art. 23]**

~~Beginning at a point on the center line of Hanover Street 1,000 feet easterly from the center line of U.S. Route #1 at the Newburyport municipal boundary, thence by a line parallel to said southwards along the center line of U.S. #1 and 1,000 feet east of it to the center line of Boston Road, thence westerly by the center line of Boston Road to a point 500 feet west of the center line of U.S. #1 on the center line of Boston Road, thence northerly by a line parallel to the center line of U.S. #1 and 500 feet west of said line to a point on the center line of Middle Road 500 feet west of the center line of U.S. #1, thence southwesterly by the center line of Middle Road to the center line of Highfield Road, thence northwesterly by the center line of Highfield Road to the center line of Scotland Road, thence eastwards along the center line of Parker Street to the Newburyport line and east along the municipal boundary to a point 1000 ft east of the right of way of the formerly Boston and Maine Railroad, now the MBTA Commuter Rail line, thence south on a line parallel to the said Railroad right of way to a point on the center line of Hanover Street, thence southwesterly by the center line of Hanover Street to the point of beginning.~~

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An area to the west of Route 1 encompassing Lots 14, 15A, 15, 16, 17, 18, 19, and 1 on Assessors Map R-36 and Lots 13,14, 14A, 15, 16, 17, 18, 19, 20, 21, and 22 on Assessors Map R-47.

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An area to the east of Route 1 encompassing Lots 27, 28, 29, 38, 39, 40, 41, 41A, 42, 43, 43A, 44, 45, 46, 4, 6, 7, 8, 9, 10A, 10, 11, 12A, 12 on

Assessors Map R-47, Lots 41, 42, and 43 on Assessors Map U-08, and Lots 20, 22, 25, 23, and 24 on Assessors Map R-36.

**Comment [PB1]:** Lot 22 has been split into 22, 22A, 22B, 22C and plan recorded, but not on current version of Assessors Maps.

- (j) Parker River Marine: **[Added 5-22-2012 ATM, Art. 21]**

A 500 foot strip along the south bank of the Parker River in Precinct 1 extending for a distance of 1,000 feet west and 1,000 feet east of the Parker River Bridge on U.S. Route 1A, less any portion of Lot #78 Assessors' Map R-11.

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