

## ***ARTICLE 200 – ESTABLISHMENT OF DISTRICTS***

### **201 CLASSES OF DISTRICTS**

For the purpose of this Bylaw, the Town is hereby divided into the following classes of districts to be known as:

|       |  |
|-------|--|
| FHAOD | Flood Hazard Areas Overlay District    |
| DP    | Dunes Protection District              |
| WP    | Wetlands Protection Overlay District * |
| POL   | Publicly-Owned Land Overlay District   |
| APOD  | Aquifer Protection Overlay District    |
| RC    | Residential Compatibility District     |
| NB-1  | Neighborhood Business District 1       |
| NB-2  | Neighborhood Business District 2       |
| PD-1  | Planned Development District 1         |
| PD-2  | Planned Development District 2         |
| PD-3  | Planned Development District 3         |
| WSA   | Waterfront Scenic Overlay District     |

\*The Wetlands Protection Overlay District as referred to in this Bylaw is the district identified on the "Wetlands and Watershed Protection District Map dated March 4, 1971."

### **202 LOCATION OF DISTRICTS**

#### **202.1 Zoning Map**

Said districts are located and bounded as delineated on the "Town of Duxbury, Massachusetts Zoning Map" dated March 2009 as created by Greatwall GIS Services consisting of seven (7) sheets in total as revised and amended to date and on file in the office of the Town Clerk including the Wetland and Watershed Protection District Map dated March 4, 1971, as revised and amended to date and on file in the office of Town Clerk, and an Aquifer Protection District Map, dated January 15, 1986, as revised and amended March 24, 1993 and December 4, 2002 on file in the office of Town Clerk, and a Duxbury Flood Insurance Rate Map (DFIRM) dated May 17, 2005 and on file in the office of the Town Clerk. The zoning map with boundaries of the districts and all explanatory matter thereon is hereby made a part of this Bylaw. Any conflict between the map and the description of any district in the written terms of this Bylaw shall be resolved according to the written terms.

#### **202.2 District Boundary Line Descriptions**

1. Where a district boundary line is shown as following a street, railroad or utility, the boundary shall be the centerline thereof as said line existed at the date of the zoning map unless otherwise indicated.
2. Where a boundary line is shown outside of a street, railroad or utility and approximately parallel thereto, the boundary shall be deemed parallel to the nearest line thereof, and the figure placed on the zoning map between the boundary and

- such line shall be the distance in feet between them, as measured at a right angle from such line unless otherwise indicated.
3. Where a boundary line is shown as following a watercourse, the boundary line shall coincide with the centerline thereof as said line existed at the date of the zoning map.
  4. Where a boundary line shall include a numerical figure followed by the letter M.S.L., it is at that number of feet above Mean Sea Level. The basic source for determining such a line shall be the United States Geological Survey as interpreted by the Board of Selectmen or subsequent field surveys.
  5. Where a boundary line is indicated as a property or lot line and the exact position of such line is not defined by measurements, the true location thereof shall be taken as the boundary line as said line existed at the date of the establishment of such boundary line.
  6. Where the location of a boundary line is otherwise uncertain, the Zoning Enforcement Officer shall determine its position in accordance with the distance in feet from other lines or bounds as given or as measured on the zoning map and good engineering practice.
  7. Where a boundary line other than a Wetlands Protection Overlay District boundary line divides a lot, a use permitted as a matter of right or by special permit in the less restricted district may be extended not more than thirty feet into the more restricted portion of the lot.
  8. All land within twenty-five feet, measured horizontally, of the high water line of all waterbodies, the mean high tide line and the banks of all watercourses is within the Wetlands Protection District, unless specifically excluded. Where contours are used on the Wetlands and Watershed Protection Map as the boundaries of the district, their location on the ground shall be determined by their elevation based on the datum irrespective of their delineated location on the zoning map.
  9. Boundaries of the Flood Hazard Areas Overlay District are shown and set forth in the Duxbury Flood Insurance Rate Map (DFIRM), dated May 17, 2005, on file in the Office of Town Clerk and in the Planning Board Office.
  10. Boundaries of the Waterfront Scenic Area Overlay District are shown on a map entitled "Waterfront Scenic View Resource Areas" dated 2004 prepared by the Urban Harbors Institute and on file in the Office of Town Clerk and Planning Board Office.