

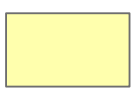





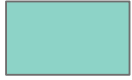
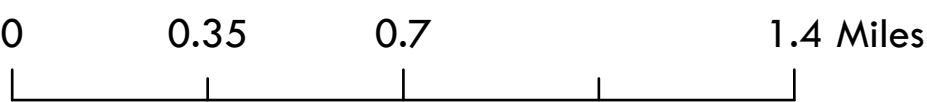


Town of Duxbury Zoning Districts (Zoning Map)

Base Zoning Districts

-  Property Line
- District Name
-  Residential Compatibility District (RC)
-  Planned Development District 1 (PD-1)
-  Planned Development District 2 (PD-2)
-  Planned Development District 3 (PD-3)
-  Neighborhood Business Light District (NB-L)
-  Neighborhood Business District 1 (NB-1)
-  Neighborhood Business District 2 (NB-2)
-  Dunes Protection District (DP)



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

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60 Temple Place, Boston, MA 02111 | (617) 933-0700

Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

November 2022



Town of Duxbury Zoning Districts (Zoning Map)

Aquifer Protection Overlay District (APOD)

 APOD



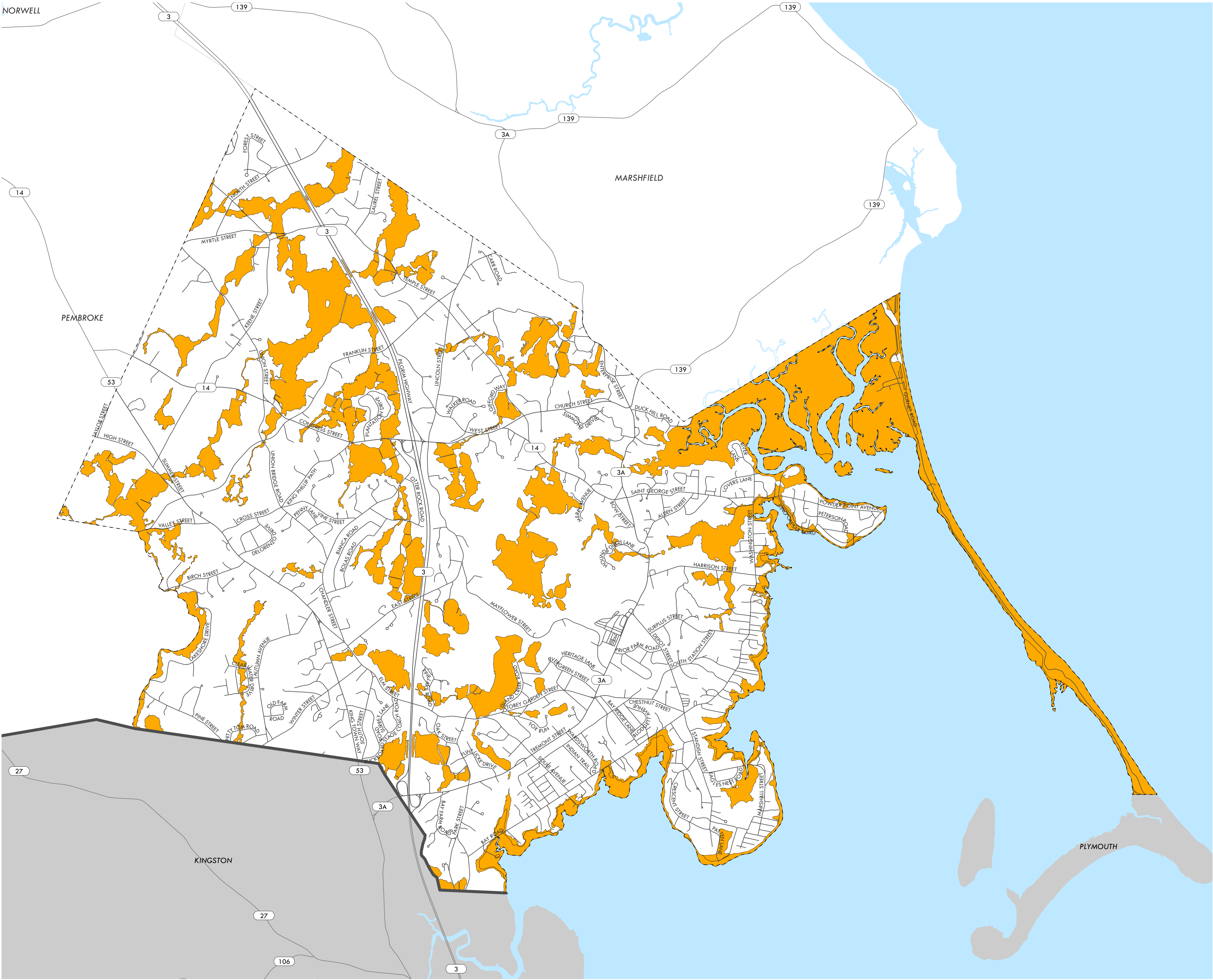
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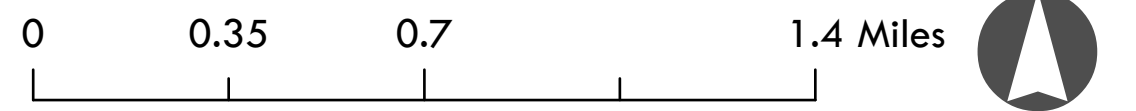


Town of Duxbury Zoning Districts (Zoning Map)

Flood Hazard Areas Overlay District (FHAOD)

 FHAOD*

* The FHAOD boundary pictured on this map was sourced from the Federal Emergency Management Agency's (FEMA) Flood Map Service Center in August 2022. Those seeking to use the FHAOD should refer to the text of Duxbury's Zoning Bylaw, and then to FEMA, to ensure they are using the most current delineation.



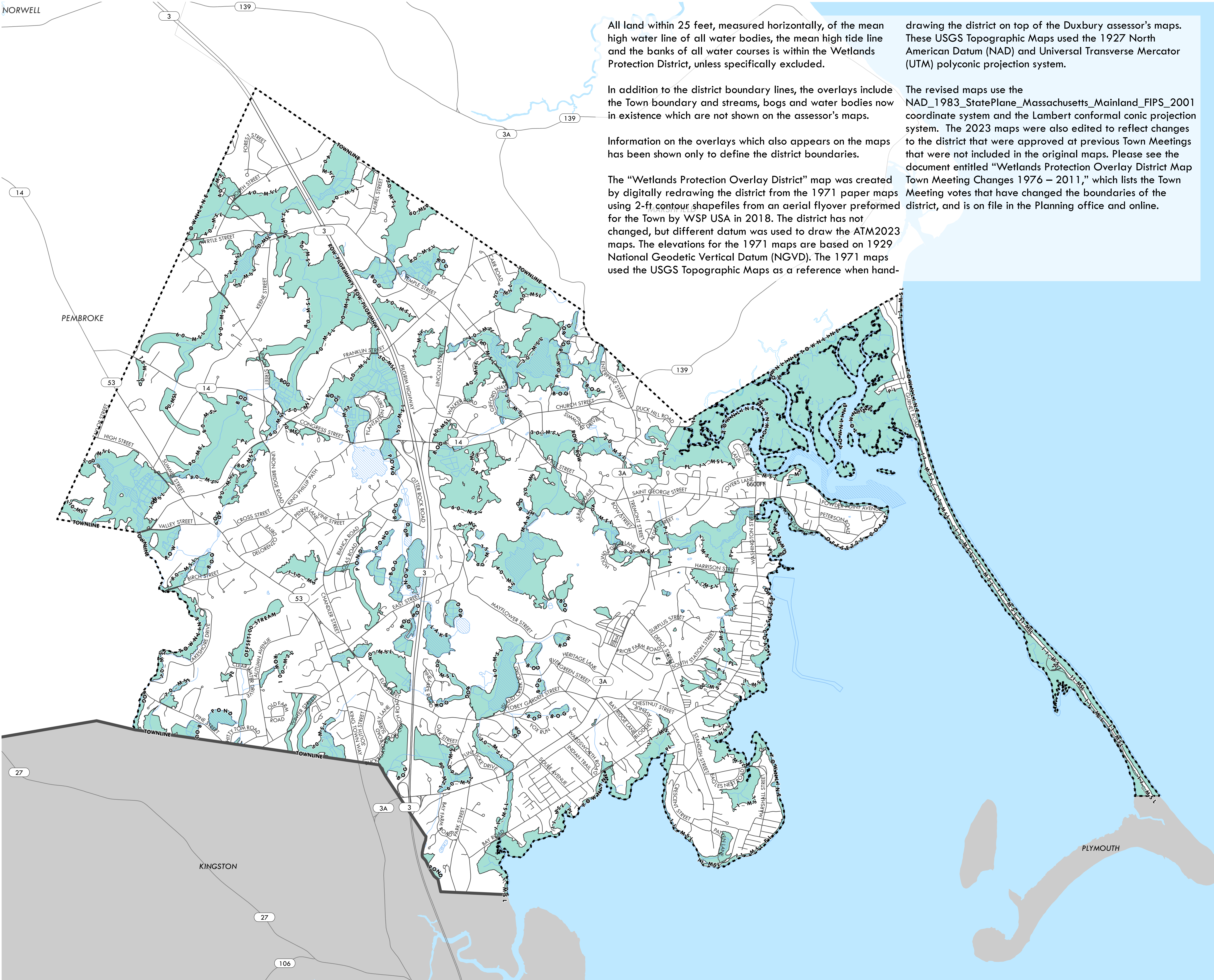
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September 2022





All land within 25 feet, measured horizontally, of the mean high water line of all water bodies, the mean high tide line and the banks of all water courses is within the Wetlands Protection District, unless specifically excluded.

In addition to the district boundary lines, the overlays include the Town boundary and streams, bogs and water bodies now in existence which are not shown on the assessor's maps.

Information on the overlays which also appears on the maps has been shown only to define the district boundaries.

The "Wetlands Protection Overlay District" map was created by digitally redrawing the district from the 1971 paper maps using 2-ft contour shapefiles from an aerial flyover performed for the Town by WSP USA in 2018. The district has not changed, but different datum was used to draw the ATM2023 maps. The elevations for the 1971 maps are based on 1929 National Geodetic Vertical Datum (NGVD). The 1971 maps used the USGS Topographic Maps as a reference when hand-

drawing the district on top of the Duxbury assessor's maps. These USGS Topographic Maps used the 1927 North American Datum (NAD) and Universal Transverse Mercator (UTM) polyconic projection system.

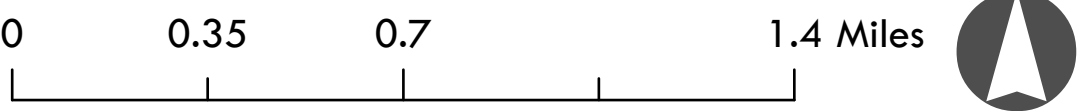
The revised maps use the NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001 coordinate system and the Lambert conformal conic projection system. The 2023 maps were also edited to reflect changes to the district that were approved at previous Town Meetings that were not included in the original maps. Please see the document entitled "Wetlands Protection Overlay District Map Town Meeting Changes 1976 – 2011," which lists the Town Meeting votes that have changed the boundaries of the district, and is on file in the Planning office and online.

Town of Duxbury Zoning Districts (Zoning Map)

Wetlands Protection Overlay District (WP)

- WP
- Pond or Lake
- Streams

WP Labels:
x_MSL = Elevation above Mean Sea Level
ROW = Right of Way
PL = Property Line
xOffset_y = Amount of Feet offset from a feature (ROW, stream, etc.)
Bog
Pond
Lake
Marsh
Stream
Wetland Buffer
Townline
Transition



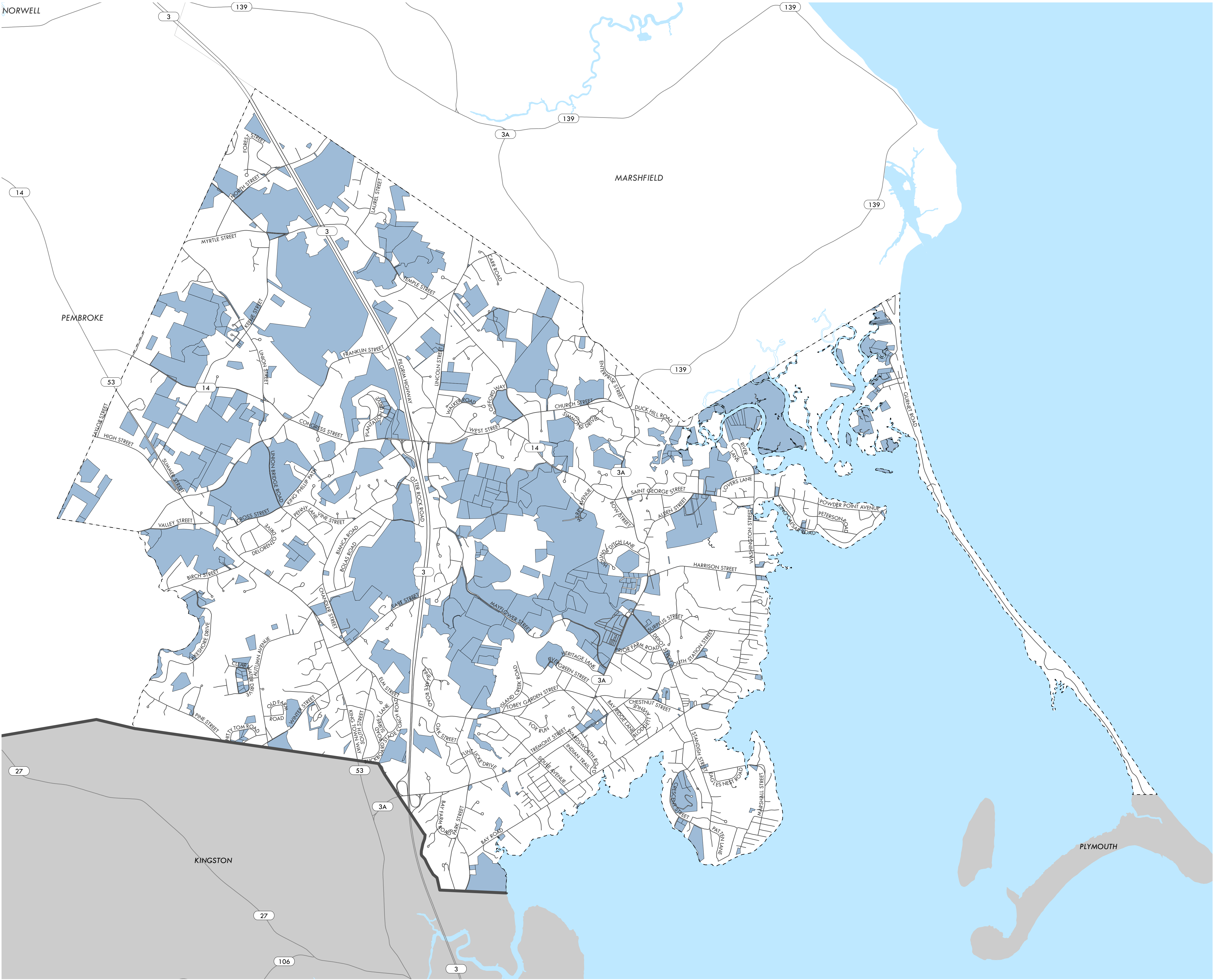
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Town of Duxbury Zoning Districts (Zoning Map)

Publicly-Owned Land
Overlay District (POL)

 POL

0 0.35 0.7 1.4 Miles



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Town of Duxbury Zoning Districts (Zoning Map)

Waterfront Scenic Overlay District (WSA)

WSA

0 0.35 0.7 1.4 Miles



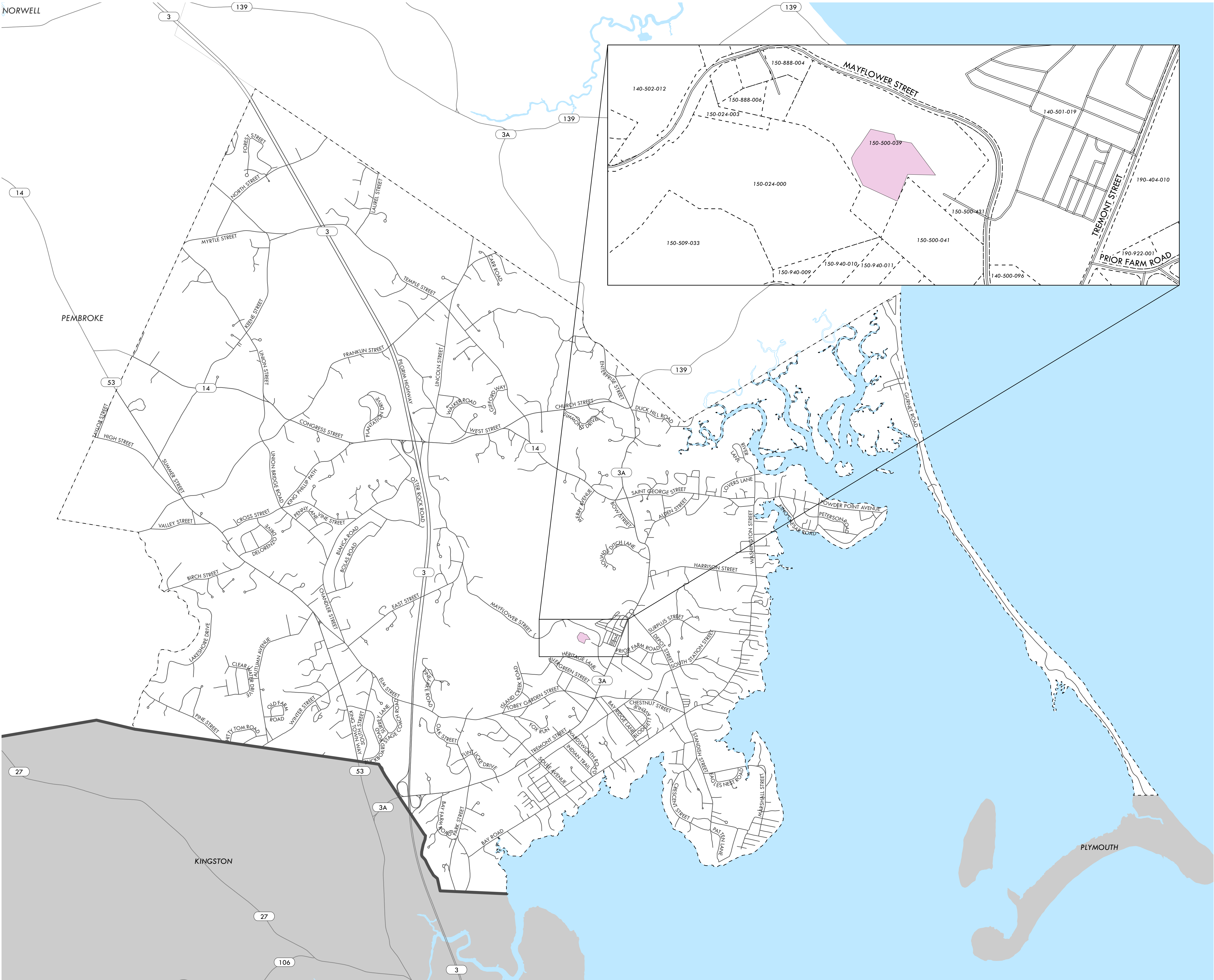
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Town of Duxbury Zoning Districts (Zoning Map) Ground-Mounted Solar Photovoltaic Installations Overlay District (GMSP)

GMSP

0 0.35 0.7 1.4 Miles



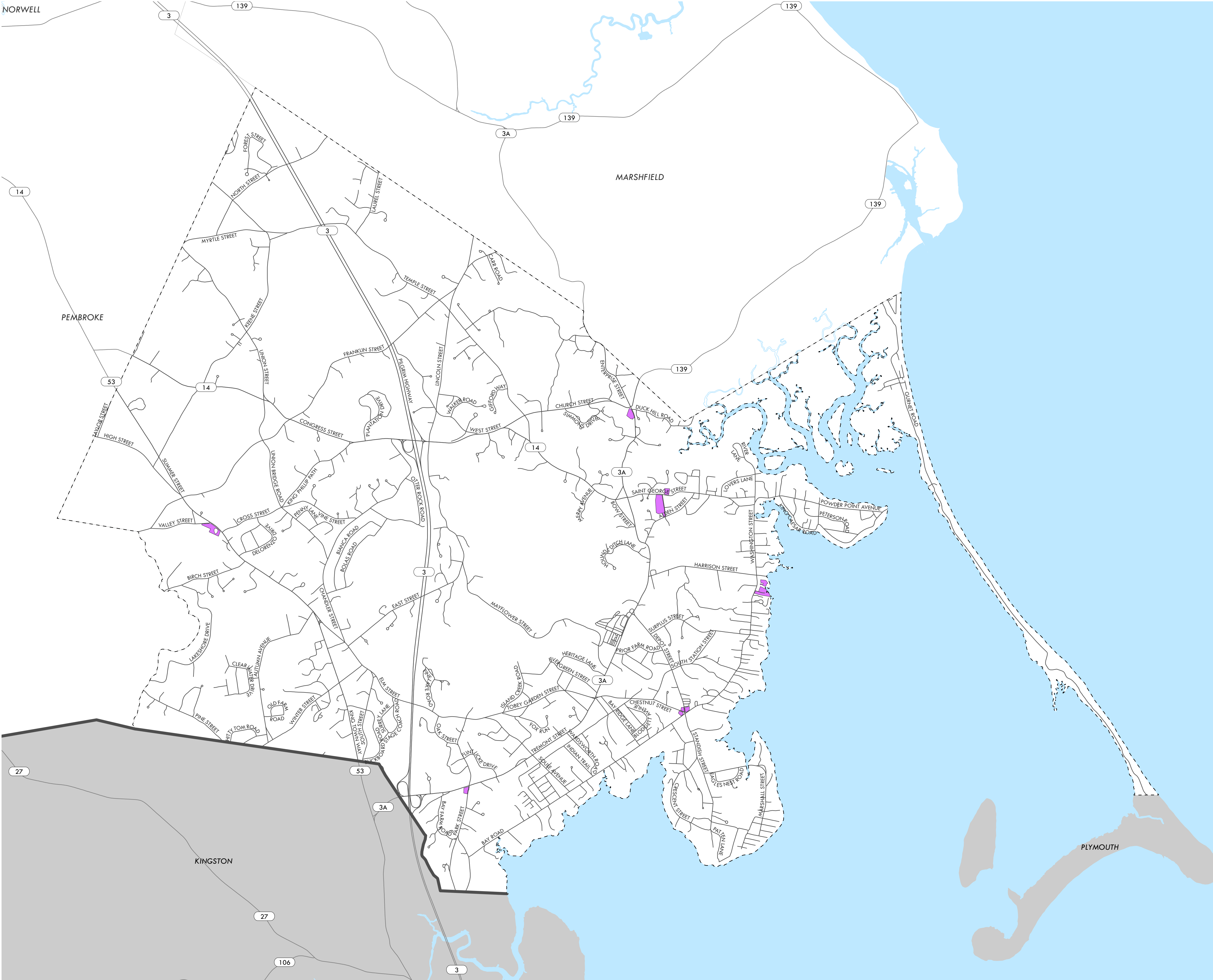
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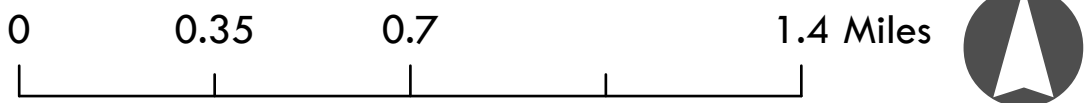




Town of Duxbury Zoning Districts (Zoning Map)

Medical Marijuana Overlay District (MOD)

MOD



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