

ZONING

255 Attachment 3

**City of Haverhill
Table of Uses for the Waterfront District**

[Added 1-7-2014; amended 2-25-2014; 11-10-2020 by Doc. 40-B]

LEGEND: CC: Permitted by special permit from the City Council
 Y1: Site Plan Review – Major, City Council
 Y2: Site Plan Review – Minor, Planning Board
 DR: Permitted through the development review process (see § 10.1.4)
 N: Not permitted

Use	Sub-Zones							
	A	B ²	C	D	E	F	G	H
Single-family or two-family dwellings	N		N	N	Y1, Y2	Y1, Y2	Y1, Y2	N
The development of two or more dwelling units as part of a mixed-use structure; the residential dwelling units must be secondary uses in the upper floors of a structure primarily used for retail and/or restaurant uses on the ground floor	Y1, Y2		Y1, Y2	CC	CC	CC	N	CC
Multifamily dwelling	Y1, Y2		Y1, Y2	CC	Y1, Y2	Y1, Y2	Y1, Y2	CC
Artist live/work unit permitted - if on first floor, space must contain gallery or studio space in the front of the unit with the living quarters to the rear	Y1, Y2		Y1, Y2	CC	CC	Y1, Y2	CC	CC
Art gallery and/or workspace	DR		DR	DR	CC	DR	CC	CC
The development of a retail use of 3,000 gross square feet or less as part of a mixed-use structure; the retail space must be located on the first floor of the mixed-use structure	DR		DR	CC	CC	CC	N	CC
Retail use primarily serving the local retail businesses or servicing the needs of the neighborhood, including but not limited to barber/beauty shop, shoe repair shop, self-service laundry, pickup or delivery station of laundry or dry cleaning, or tailor shop	DR		DR	DR	DR	DR	CC	DR

HAVERHILL CODE

Use	Sub-Zones							
	A	B ²	C	D	E	F	G	H
Retail use selling one or more of the following, but not limited to food, baked goods, groceries, clothing, dry goods, books, art, flowers, paint, hardware, and minor household appliances	DR		DR	DR	CC	DR	N	DR
Retail use exceeding 50,000 square feet of gross floor area	N		N	N	N	N	N	CC
Restaurant, coffee shop, diner, luncheonette and/or sandwich shop (non-drive-through) with outdoor seating oriented toward the river where applicable	DR		DR	DR	DR	DR	N	DR
Restaurant, coffee shop, diner, luncheonette and/or sandwich shop (with drive-through) with outdoor seating oriented toward the river where applicable	N		N	CC	N	CC	N	N
Bar (no live entertainment and/or dancing)	DR		DR	DR	CC	N	N	DR
Cocktail lounge and/or bar (featuring live entertainment and/or dancing)	DR		DR	DR	CC	N	N	DR
Dairy or ice cream bar (non-drive-through window)	DR		DR	DR	DR	DR	N	DR
Bank and/or other financial institutions (with or without a drive-through)	DR		DR	DR	CC	CC	N	DR
Inn, hotel, or bed-and-breakfast establishment	DR		DR	DR	DR	DR	N	DR
Marinas	DR		N	DR	DR	DR	DR	DR
General office uses unless otherwise specified	DR ¹		DR ¹	DR ¹	CC	CC	CC	DR
Professional offices - accountant's office, architect's and/or engineer's office, attorney's office, dentist's office, insurance office, medical clinic, real estate office	DR ¹		DR	DR	CC	CC	CC	DR
Churches and other places of worship	DR		DR	DR	DR	DR	DR	DR
Nonprofit educational facility which is religious, sectarian, denominational or public, not to include any student living quarters or any type of trade school or nursery school	DR		DR	DR	DR	DR	N	DR
City governmental building (unless otherwise specified)	DR		DR	DR	DR	DR	DR	DR
City auditorium	DR		DR	DR	DR	DR	DR	DR
Historical association or society	CC		CC	CC	DR	DR	DR	DR
Hospital	DR		DR	DR	DR	DR	N	DR

ZONING

Use	Sub-Zones							
	A	B ²	C	D	E	F	G	H
Public parking lot or structure operated and owned by the City	DR		DR	DR	DR	DR	DR	DR
Street, bridge, tunnel railroad lines	DR		DR	DR	DR	DR	DR	DR
Essential services	DR		DR	DR	DR	DR	DR	DR
Private utility, overhead transmission line (15 kilovolts or over), substation, transformer station or similar facility or building	DR		DR	DR	DR	DR	DR	DR
Membership clubs, lodges and/or societies	CC		CC	CC	DR	N	N	DR
Public recreation or open space	DR		DR	DR	DR	DR	DR	DR
Indoor recreational facility or sports facility	N		CC	CC	DR	N	N	DR
Cultural uses such as a library, museum, gallery, concert hall, theater, auditorium, performance space, aquarium, or historical exhibit open to the public generally	DR		DR	DR	DR	CC	N	DR
Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	CC		DR	CC	CC	DR	N	DR
Activities of a corporate headquarters or research nature such as industrial, scientific, engineering, executive or administrative	DR ¹		DR ¹	DR ¹	DR	CC	N	DR
Bus or railroad passenger terminal	DR		DR	DR	DR	DR	DR	DR
Private day nursery or kindergarten	DR		DR	DR	DR	CC	N	DR

NOTES:

¹ Uses are permitted only on the upper floors of a structure that contains a retail use at the street level.

² Uses permitted in Sub-Zone B shall observe the use restrictions in the Merrimack Street Gateway Renaissance Overlay District.

DEFINITIONS:

SITE PLAN REVIEW – MAJOR

Any use over 7,500 square feet, or any new residential construction over six units or the expansion of an existing residential dwelling in excess of six units.

SITE PLAN REVIEW – MINOR

Any use under 7,500 square feet, any new residential construction of six units or less or the expansion of an existing residential dwelling of less than six units, excluding a single-family or a two-family unit.