

Monument Square Parcel

22 Kenoza Ave, (Rte 110), Haverhill, MA 01830



Listing ID: 30863715
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Multi-Family, Office
 Gross Land Area: 9,770 - 9,774 SF
 Sale Price: \$419,000
 Sale Terms: Cash to Seller



Overview/Comments

Just reduced to \$419,000!

Strategically located 9,774 SF parcel in the heart of Haverhill at the junction of Routes 125 and 110. The lot has many retails, office and multi-family uses. The Haverhill Zoning is very liberal, requiring allowing minimum front and side lots and up to 6 stories! The Haverhill Zoning Bylaws are online.

The 2,500 SF access easement from the abutting parcel is a bonus allowing use of the driveway without the need for a curb-cut. There is a deeded maintenance agreement between the subject lot and 40 Kenoza Ave to share the costs associated for repairs and maintenance.

More Information Online

<https://www.newenglandcommercialproperty.com/listing/3086371/>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority: City of Haverhill
 Tax ID/APN: TBD
 Possible Uses: Multi-Family, Office, Retail, Retail-Pad

Zoning: COMMERCIAL CENTRAL
 Sale Terms: Cash to Seller

Area & Location

Property Located Between: Kenoza Ave and Main Street
 Property Visibility: Excellent
 Largest Nearby Street: Route 125, Main Street
 Feet of Frontage: 71
 Traffic/Vehicle Count: 15,000

Highway Access: Easy access to 1-495 via RTE 125 or RTE 110 just minutes away.
 Airports: Logan, Manchester are 30 to 50 minutes away, Lawrence is only 15 away!

Site Description Ideal building -lot flat that has an easement over the abutting for easy access without the need for a curb cut. There is some maintenance requirements over the us of the 2,500 SF easement and there is line of sight easement. (See attached plan)

Area Description It's a very busy area with CVS, Walgreens, several service/convenience stores, City Hall and many other stores and businesses.

Land Related

Lot Frontage: 71'
 Lot Depth: 160'

Zoning Description: The property is CC, Commercial Central , the zone is very liberal with tight set backs and and up to 6 stories in height.
 Topography: Level

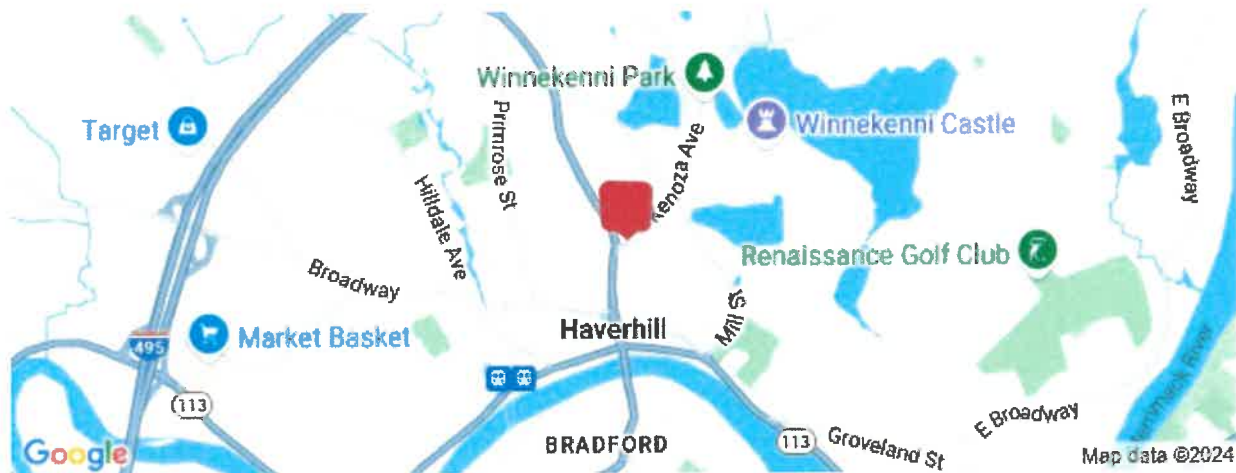
Easements: Ingress/Egress, Other
Soil Type: Mixed
Available Utilities: Electric, Water, Gas, Sewer, Storm Drain, Cable, Broadband, Internet Access

Water Service: Municipal
Sewer Type: Municipal

Easements Description: The site enjoys a 2,500 ft easement which provides a driveway and eliminates the need for curb cut. There is a line of sight in the front of the parcel - see the plan.

Location

Address: 22 Kenoza Ave, (Rte 110), Haverhill, MA 01830
County: Essex
MSA: Boston-Cambridge-Newton



Property Images



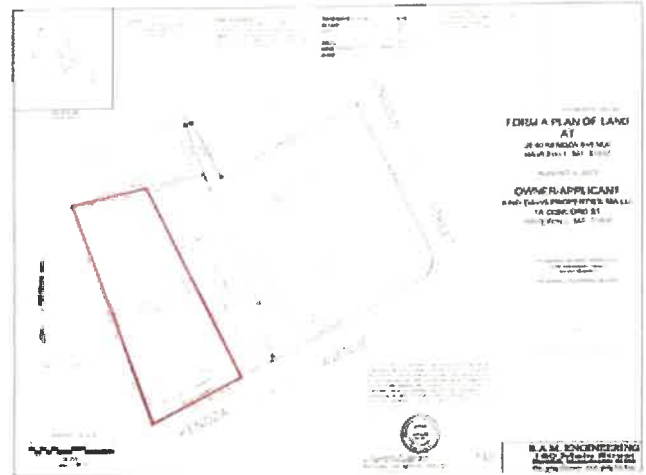
Buildable 9774 SF Lot



Building Lot-wth easement



Available Land looking South - Copy



Plan 1B Kenoza Ave Lot Parcel

Property Contacts



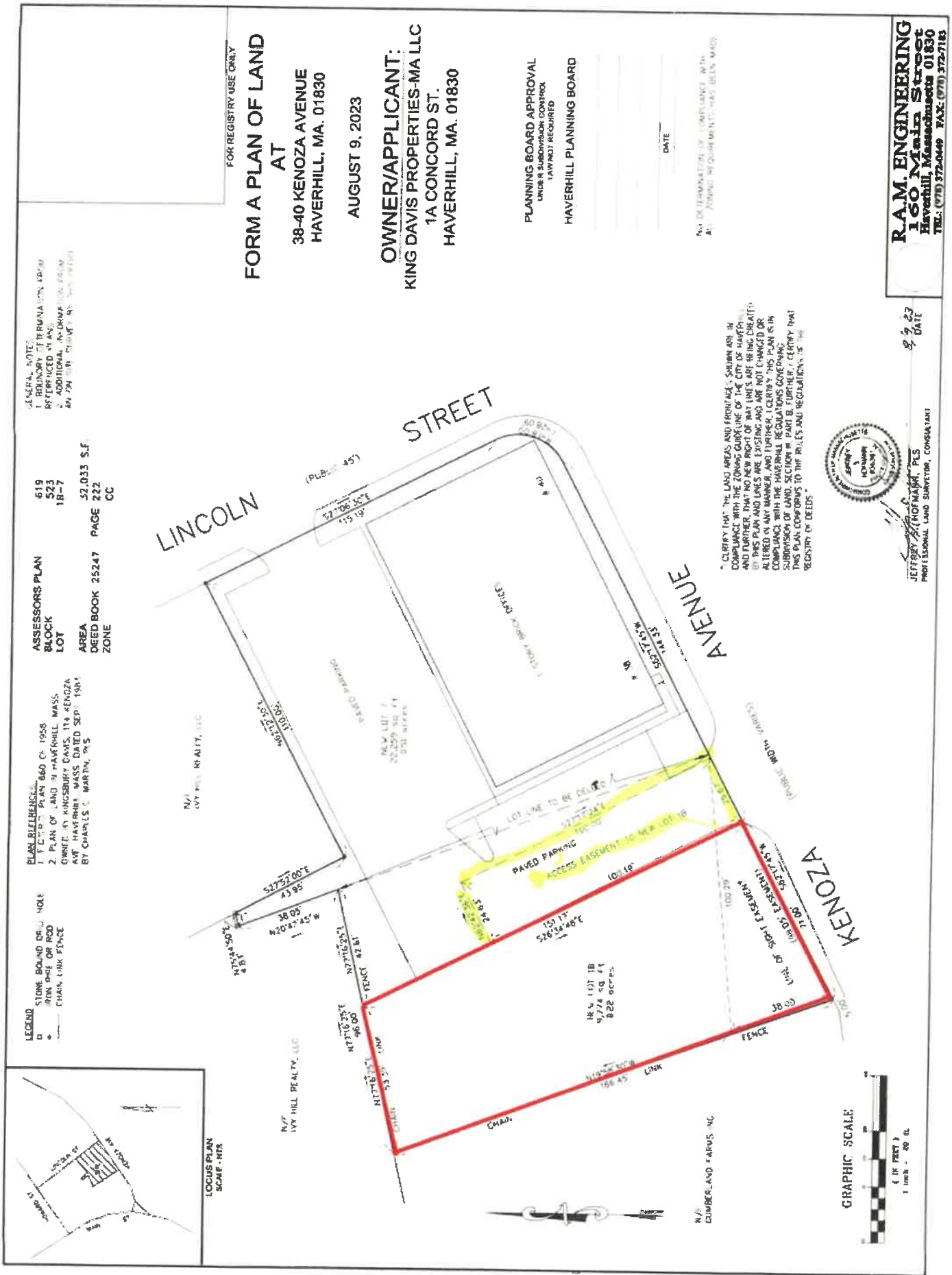
Steven A. DeSisto

Coldwell Banker Commercial Realty

978-852-5559 [M]

978-852-5559 [O]

steven.desisto@cbrealty.com



CITY OF HAVERHILL

255 Attachment 2

APPENDIX B
TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

[Amended 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 10-12-1976 by Doc. 135-C; 6-6-1978 by Doc. 103-C; 6-10-1992 by Doc. 52-C; 3-12-1996 by Doc. 47; 10-27-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-M; 8-14-2001 by Doc. 97-CC; 4-27-2004 by Doc. 42-B; 2-28-2006 by Doc. 19-BB; 11-10-2020 by Doc. 40-B]

District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Requiring Per Dwelling Unit (square feet)	Minimum Lot Frontage ⁹ (feet)	Minimum Lot Depth (feet)	Front ^{4,6,7} (feet)	Side ^{4,8,10} (feet)	Rear ⁶ (feet)	Maximum Height ⁴ (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
RS	Any permitted use	2 acres ⁵	NA	200	150	40	25	25	35	2.5	15	None	70
RR	Any permitted use ¹¹	80,000	NA	200	125	40	25	40	35	2.5	15	None	70
RL	Any permitted use ¹¹	40,000	NA	150	100	30	20	30	35	2.5	20	None	55
RM	Any permitted use ¹¹	20,000	NA	75	100	25	15	30	35	2.5	25	None	45
RH	1-family detached dwelling ¹¹	7,500	NA	75	100	20	10	30	35	2.5	25	NA	45
	2-family dwelling ¹¹	9,600	NA	80	100	20	10'	30	35	2.5	25	NA	45
	3-family dwelling ¹¹	11,700	NA	80	100	20	10	30	35	3.5	30	NA	40
	All other multifamily dwellings ^{1,13}	40,000	NA	150	200	25	20 ^{3,3}	40	35	2.5	None	0.50	35
	First dwelling unit	10,000	10,000	150	200	25	20 ^{3,3}	40	35	2.5	None	0.50	35
	Each additional dwelling unit	3,000	3,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	25	None	35
RU	1-family detached dwelling ¹¹	7,500	NA	75	100	20	10	30	35	2.5	30	None	40
	2-family dwelling ¹¹	9,000	NA	80	100	20	10'	30	35	2.5	25	None	45
	3-family dwelling	11,700	NA	80	100	20	10	30	35	3.5	30	NA	40
	All other multifamily dwellings ^{1,13}	25,000	NA	100	100	25	20 ^{3,3}	40	35 ¹⁶	2.5 ¹⁶	None	1.0	25
	First dwelling unit	7,500	7,500	100	100	25	20 ^{3,3}	40	80	6	None	1.0	25
	Each additional dwelling unit	2,000	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use	10,000	NA	100	100	25	15	40	35	2.5	None	2.0	25
CN	Any permitted use ²	5,000	NA	50	100	10 min, 20 max	10	20	45	3	None	0.85	10
CH	Any permitted use ²	22,500	NA	175	100	30	15	20	40	3.5	None	0.50	25
CG	All other multifamily dwellings ^{1,13}	20,000	NA	100	100	None	20	20	74	6	None	2.0	None
	First dwelling unit	2,000	2,000	100	100	None	20	20	None	None	None	2.0	None
	Each additional dwelling unit	1,000	1,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use ²	5,000	NA	50	100	None	None	20	40	3	None	2.0	None
CC	Multifamily dwelling ^{1,13}	NA	NA	100	100	10 ¹⁷	20	20	74 ¹⁶	6 ¹⁶	60	2.0	None
	First dwelling unit	NA	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

HAVERRHILL CODE

District	Use	Minimum Lot Area (square feet)	Minimum Lot Area Require Per Dwelling Unit (square feet)	Minimum Lot Frontage ⁹ (feet)	Minimum Lot Depth (feet)	Front ^{4,6,7} (feet)	Side ^{4,8,10} (feet)	Rear ⁶ (feet)	Maximum Height ⁴ (feet)	Maximum Stories	Maximum Building Coverage (percent)	Maximum Floor Area Ratio (FAR)	Minimum Open Space (percent)
	Each additional dwelling unit	NA	1,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Any other permitted use ¹¹	5,000	NA	50	100	None	None	None	74 ¹⁶	6 ¹⁶	None	3.0	None
CM	Any permitted use	NA	NA	50	100	None	None	None	74 ¹⁶	6 ¹⁶	None	3.0	None
OP	Any permitted use	10,000	NA	100	100	40	25	25	60	5	50	1.75	20
BP	Any permitted use ¹²	40,000	NA	150	150	10	15	25	85	4	50	1.25	10
	1-family detached dwelling	15,000	NA	125	100	25	15	30	35	2.5	25	None	45
	Any permitted use ^{12,19,20}	10,000	NA	100	100	40	25	25	74	6	None	1.25	None
BG	Multifamily dwelling												

TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

Notes

NOTES:

- 1 One side only for side-by-side dwelling units.
- 2 Semidetached row unit, outside only.
- 3 Provisions for inner and outer courts shall be subject to the Building Code.
- 4 In the event that the proposed development lies between two adjacent and abutting developed lots containing structures which are set back a shorter distance than the required minimum, the required front yard of the lot in question shall be based on the average front yard setback of the adjacent and abutting structures. In the event that the proposed development lies adjacent and abuts only one developed lot containing a structure which has a front yard setback that is shorter than the required minimum, the required minimum front yard of the lot in question will be based on an average front yard setback of the adjacent and abutting structure and the required minimum front yard of the zone. In any event, the required minimum will not be greater than the required minimum of the receptive district as stated in the Table of Dimensional and Density Regulations nor less than 10 feet.
- 5 Between detached structures: for attached structures with common party wall, no side yard is required.
- 6 A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.
- 7 At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.
- 8 Projections into required yards or other required open spaces are permitted subject to the following:
 - A. Balcony or bay window, limited in total length to 1/2 the length of the building, not more than four feet.
 - B. Open terrace or steps or stoop, unroofed, up to 1/2 the required yard setback.
 - C. Steps or stoop, with a roof or that exceed four feet in height, windowwell, chimney, roof cave, fire escape, fire tower or storm enclosure or similar architectural feature, not more than four feet.
- 9 The minimum lot width shall not be less than 75% of the minimum lot frontage (for at least the minimum lot depth setback).
- 10 Where an I or C District abuts an R District, no building within the I or C District shall be within 25 feet of the boundary line of the R District.
- 11 The gross floor area and per dwelling unit in a two-family dwelling shall not be less than 768 square feet. The gross floor area in a multifamily or three-family dwelling per dwelling unit shall not be less than 450 square feet for one-bedroom dwelling units, 600 square feet for two-bedroom units and 768 square feet for three-bedroom or larger units.
- 12 Existing residential uses shall be subject to the regulations for the particular type of dwelling in the RH District.
- 13 Except for planned developments for multifamily purposes, cluster residential development, planned unit development, commercial or industrial development, community facilities and public utilities, only one principal structure shall be permitted on a lot. In the case of multifamily developments other than planned unit development, the minimum distance between the exterior walls of such principal buildings shall be a minimum of 50 feet. The minimum lot area required for each individual dwelling unit, building or other unit of use shall be multiplied by the number of such units to obtain the minimum lot area required for the total tract of land. The minimum building setbacks (front, side and rear yards) within a multifamily development shall apply to the perimeter property line and not to the internal development of the site, except that no such building shall be placed within 10 feet of the right-of-way line of an internal roadway.
- 14 The provisions of this ordinance governing the height of buildings shall not apply to chimneys, cooling towers, skylights, ventilators, electronic equipment, elevator shafts and other necessary appurtenances usually carried above the roof, nor to domes, towers, stacks or spires if not used for human occupancy and which occupy not more than 20% of the ground floor area of the buildings, nor to ornamental towers, observation towers, radio broadcasting towers, television and radio antennas and other like structures which do not occupy more than 20% of the lot area, nor to churches or public buildings, agricultural or institutional buildings or private schools not conducted for profit that are primarily used for school purposes, provided that the excepted appurtenances are not located within the flight paths of an airport as defined by Federal Aviation Administration regulations.
- 15 In the event that on-site sewage disposal is intended, the minimum lot area (two acres) specified herein shall be considered a base upon which additional lot area shall be added as determined by the percolation rate defined in the State Sanitary Code, Article XI.

CITY OF HAVERHILL

Percolation Rate (Minimum Per Inch Drop)	Lot Area Increase (Additional Lot Area in Square Feet Above the Minimum 80,000 Square Feet)
0 to 5 minutes	0
5 minutes 1 second to 10 minutes	15,000
10 minutes 1 second to 15 minutes	30,000
15 minutes 1 second to 20 minutes	45,000
Over 20 minutes	Unsuitable

Up to 110 feet (not to exceed 10 stories) may be allowed, with a special permit, upon a finding that such height is proposed at a gateway or especially significant location within the CBD and will be suitable for the proposed site.

No front setback is required for property fronting on Merrimack Street or Washington Street in the CC District.

Except in the RM Zone where 25 acres are required.

All multifamily/residential special permit projects shall conform to the dimensional and density regulations of the CC Zone.

All multifamily/residential special permit projects shall contain allowed commercial or industrial uses on the first floor of the structure.

1.0 parking space for studios, 1.2 parking spaces for one-bedroom units, 1.4 parking spaces for two-bedroom units or more in the BG District located in the downtown. This ordinance shall not affect any other BG District and shall not affect the BG District located in the Bradford section of Haverhill.

The applicant may demonstrate to the reasonable satisfaction of the permit granting authority that it has satisfied the parking requirement by the purchase or lease of parking spaces in any public or private parking facility if that parking facility is located within 800 feet of the proposed project.

The use of shared parking to fulfill parking demands that occur at different times of the day is strongly encouraged. The required amount of parking may be reduced upon a demonstration to the reasonable satisfaction of the Planning Board at the definitive plan stage that the lesser amount of parking will not cause excessive congestion or endanger public safety, or that the lesser amount of parking will provide positive environmental or other benefits, taking into consideration:

1. The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of a bus or an MVRTA transit station;
2. The availability of public or commercial parking facilities in the vicinity of the use being served;
3. Shared use of off street parking spaces serving other uses having peak user demands at different times;
4. Age or other occupancy restrictions which are likely to result in a lower level of auto usage;
5. Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
6. Such other factors as may be considered by the Planning Board and City Council.

ZONING

255 Attachment 1

APPENDIX A
TABLE 1: TABLE OF USE AND PARKING REGULATIONS

[Amended 8-8-1972 by Doc. 197; 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 8-12-1975 by Doc. 160-C; 10-12-1976 by Doc. 135-C; 3-22-1977 by Doc. 8-C; 6-6-1978 by Doc. 103-C; 12-18-1979 by Doc. 270-C; 6-10-1980 by Doc. 89-C; 1-12-1982 by Doc. 206-C; 5-11-1982 by Doc. 94; 5-24-1983 by Doc. 65-B; 8-23-1983 by Doc. 56-E; 12-27-1983 by Doc. 184-C; 6-10-1992 by Doc. 52-C; 6-14-1994 by Doc. 59-B; 4-25-1995 by Doc. 48-B; 10-27-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-L; 1-23-2001 by Doc. 137-B; 8-14-2001 by Doc. 97-CC; 8-26-2003 by Doc. 104-B; 4-27-2004 by Doc. 42-B; 2-8-2005 by Doc. 159-B; 3-22-2005 by Doc. 26-B; 6-28-2005 by Doc. 81-B (as corrected 6-27-2006); 10-18-2005 by Doc. 137-B; 2-28-2006 by Doc. 19-BB; 6-10-2008 by Doc. 61-B; 3-9-2010 by Doc. 4-B; 8-10-2010 by Doc. 17-GGG; 6-11-2013 by Doc. 62-B; 8-25-2015 by Doc. 99-B; 1-30-2018 by Doc. 130-B; 3-12-2019 by Doc. 25; 3-12-2019 by Doc. 25-B; 11-10-2020 by Doc. 40-B; 5-10-2022 by Doc. 41-B]

Table of Abbreviations:

Y = Allowed
N = Prohibited
BA = Allowed with Special Permit by Board of Appeals
CC = Allowed with Special Permit by City Council

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
A. RESIDENTIAL USES															
1. One-family detached dwelling	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	A
2. Two-family dwelling	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	A
3. Three-family dwelling	N	N	N	N	CC	CC	N	N	CC	N	N	N	N	N	K
4. Multifamily dwelling	N	N	N	N	CC	CC	CC	N	CC	CC	N	N	N	N	K ³
5. Flexible development	CC	CC	CC	CC	N	N	CC	N	N	N	N	N	N	N	A
6. Lodging, boarding, or rooming house	N	N	N	N	BA	BA	N	N	BA	BA	N	N	BA	N	A
7. Congregate care housing	CC	CC	CC	CC	CC	CC	N	N	N	N	CM	N	N	N	J
8. Fraternity or sorority housing, off campus	N	N	N	N	BA	BA	N	N	BA	N	N	N	N	N	A
9. Bed-and-breakfast establishment	N	CC	CC	CC	CC	CC	Y	Y	N	CC	N	N	N	N	L
10. Long-term care facility	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
11. Assisted living residence	N	CC	N	CC	CC	CC	N	CC	CC	CC	Y	N	CC	N	Q
12. Expansion of a residential dwelling to contain up to 6 dwelling units where no exterior structural changes are required	N	N	N	N	BA	A	N	N	BA	BA	N	N	N	N	A

HAVRHILL CODE

B. COMMUNITY USES	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
1. Museum	BA	BA	BA	BA	BA	BA	Y	Y	Y	Y	N	Y	Y	BA	D
2. Historical association or society	BA	BA	BA	BA	BA	Y	Y	Y	Y	Y	N	Y	Y	N	E
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	H
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I,M
5. Child-care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O,---
6. City governmental building, unless otherwise specified	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	E
7. City auditorium	N	N	N	N	BA	BA	N	Y	Y	Y	N	Y	Y	N	H
8. City equipment garage	BA	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	F
9. City or nonprofit cemetery, including crematorium therein	BA	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	None
10. City parking lot or structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
12. Private utility, overhead transmission line (15 kilovolts or over), substation, transformer station or similar facility or building	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	None
13. Power plant, sewage treatment plant, refuse facility and solid waste disposal facility as defined in MGL c. 16, s. 18, and assigned under the provisions of MGL c. 111, s. 150A	CC	CC	N	N	N	N	N	N	N	N	N	N	Y	Y	O
14. Hospital	BA	BA	N	N	BA	BA	N	N	BA	BA	Y	N	BA	CC	R
15. Psychiatric hospital or clinic	N	N	N	N	CC	CC	N	N	CC	CC	Y	CC	N	N	R
16. Privately operated detention center or jail	N	N	N	N	N	N	N	CC	N	CC	N	N	N	N	R,O
17. Drug or alcohol rehabilitation facility	N	N	N	N	CC	CC	N	N	CC	CC	Y	N	N	N	R
18. Safe injection facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
C. AGRICULTURAL USES															
1. Agriculture, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
2. Raising and keeping of livestock, horses and poultry, not including the raising of swine or fur animals for commercial use, nonexempt	BA	Y	Y	N	N	N	N	N	N	N	N	N	N	BA	None
3. Commercial stable, nonexempt	BA	Y	N	N	N	N	N	BA	N	N	N	N	N	N	D
4. Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S
5. Greenhouse or stand for wholesale and retail sale of agricultural or farm products raised primarily on the same premises, nonexempt	P	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	S
6. Nursery, including outdoor storage, nonexempt	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D

HAVERHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
D. RECREATIONAL USES															
1. Indoor recreation facility operated by governmental unit	CC	CC	CC	CC	CC	Y	CC	Y	Y	Y	N	Y	CC	CC	F
2. Outdoor recreation facility operated by governmental unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
3. Golf course and associated clubhouse	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	B
4. Hunting club and/or target range (rifle, pistol, shotgun and/or bow), subject to the standards specified by the National Rifle Association	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	T
5. Tennis club, swim club and/or fishing club, outdoor except for accessory buildings	BA	BA	N	N	BA	BA	Y	Y	Y	Y	N	Y	N	N	T
6. Nonprofit day camp or other nonprofit camp	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	G
7. Noncommercial forestry and growing of all vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
8. Recreational facility (indoor and operated for profit or nonprofit, including such items as stadium, race track, sports pavilion, etc.), unless otherwise specified	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	E

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
E. OFFICE USES															
1. Office, general or business	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	E
2. Bank and other financial institution	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	D
3. Office, professional	N	N	N	N	N	BA	Y	Y	Y	Y	N	Y	Y	Y	D,E
4. Office, medical or dental office or clinic	N	N	N	N	N	BA	Y	Y	Y	Y	Y	Y	Y	Y	C

HAVERTHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
F. RETAIL AND SERVICE USES															
1. General retail and business, business and/or consumer service establishments, unless otherwise specified (See auto-oriented and/or bulk storage activities, and entertainment, eating and/or drinking establishments)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
2. Retail use in excess of 50,000 square feet of gross floor area	N	N	N	N	N	N	CC	Y	CC	CC	N	N	N	N	C
3. Convenience retail	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C,D
4. Personal service establishment	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	C
5. Health care services	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	C
6. Heating and air conditioning, sales and installation	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
7. Antique sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	D
8. Furniture sales	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	D,--
9. Furniture, nonretail	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	D
10. Landscaping and gardening equipment, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
11. Lumber and/or building materials sales	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	G
12. Miscellaneous business machines, computer and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	Y	E
13. Monument and tombstone sales	N	N	N	N	N	N	N	BA	BA	N	N	N	N	N	F
14. Sales by vending machine as principal use	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	U
15. Swimming pools and related equipment sales	N	N	N	N	N	N	N	Y	Y	N	N	N	BA	N	E
16. Body art establishment, subject to compliance with Board of Health Regulations	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															
1. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
2. Restaurant, coffee shop, diner, luncheonette, and sandwich shop, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	W
3. Amusement facility and/or amusement park and/or amusement arcade (except in the CBD)	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	BA	B
4. Cocktail lounge or bar, with no live entertainment and/or dancing *Special permit from BA required in Washington Street Historic District	N	N	N	N	N	N	BA	Y	Y	Y*	N	N	Y	N	V
5. Cocktail lounge or bar, with live entertainment and/or dancing	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
6. Cafeteria	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
7. Dairy bar, without drive-through	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	V
8. Dairy bar, with drive-through	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	W
9. Membership club, lodge or society	N	N	N	N	N	N	N	Y	Y	Y	N	N	CC	N	V
10. Motion picture or theatre establishment, indoor	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	V
11. Motion picture or theatre establishment, outdoor	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	None, Y
12. Pool hall	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	D
13. Bowling alleys	N	N	N	N	N	N	N	Y	Y	Y	N	N	BA	N	X
14. Adult use (see § 7.9)	N	N	N	N	N	N	N	CC	CC	N	N	N	CC	N	C

HAVERTHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
H. MOTOR VEHICLE AND MARINE RELATED USES															
1. Motor vehicle station (fuel/service station), not to include the sale of more than 1 vehicle at any one time	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	C
2. Motor vehicle body and paint shop (no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	BA	BA	N	N	N	N	D
3. Motor vehicle dealer, new and/or used, sales and/or rentals, includes usual motor vehicle body and repair services	N	N	N	N	N	N	N	CC	CC	CC	N	N	CC	N	E
4. Motor vehicle garage (general repairs, no outdoor storage of equipment or parts and not to include the sale of more than 1 vehicle at any one time)	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	D
5. Motor vehicle supplies, parts and accessories, retail sales (no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	E
6. Motor vehicle wash	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	F
7. Motorcycle sales and service	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
8. Mobile home and/or trailer sales and/or rental (not to be occupied on the site)	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	E
9. Truck sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	N	N	F
10. Heavy equipment sales or rental	N	N	N	N	N	N	N	Y	BA	N	N	N	Y	Y	F
11. Boat marina and supply sales	CC	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
I. MISCELLANEOUS COMMERCIAL USES															
1. Blueprinting, photostaffing, or custom printing	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	E
2. Business machine and equipment repair service	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
3. Catering service	N	N	N	N	N	N	N	BA	BA	BA	N	N	Y	Y	F
4. Commercial parking lot or structures	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	None
5. Contractors	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	None
6. Delivery service and/or parcel post	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	E
7. Dry-cleaning and/or linen supply processing plant	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	Y	D
8. Dry-cleaning pickup station	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	C
9. Dry-cleaning pickup station and processing facility not to exceed 4,000 square feet gross floor area	N	N	N	N	N	N	BA	BA	BA	BA	N	BA	BA	BA	C
10. Fuel distributor	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	N	E
11. Fuel storage tanks (aboveground) for fuel distribution	N	N	N	N	N	N	N	BA	BA	N	N	N	BA	N	E
12. Funeral home or establishment	N	N	N	N	BA	BA	N	Y	Y	Y	N	N	N	N	D
13. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with no outdoor storage)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	E
14. Home-improvement contractor, cabinet maker, kitchen or bathroom equipment sales, electrical or plumbing shop (with outdoor storage)	N	N	N	N	N	N	N	BA	BA	N	N	N	Y	N	E
15. Hotel or motel	N	N	N	N	N	N	N	CC	CC	CC	N	CC	CC	CC	J
16. Janitorial service firm	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	F
17. Landscaping service company	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	E
18. Landscaping/snow plowing	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	None
19. Professional and/or business schools for profit (includes dance, music, art, other professional and/or business schools)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	I
20. Trade school, for profit	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	I
21. Animal day clinic	N	N	N	N	N	N	N	BA	N	N	N	N	N	N	D

HAVRHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
I. MISCELLANEOUS COMMERCIAL USES (cont'd)															
22. Kennel or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	BA	BA	N	N	N	N	N	BA	N	N	N	N	N	N	D
23. Commercial communications and/or television tower, provided that it shall be at least 500 feet from any R District	BA	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	None

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES															
1. Removal of sand, gravel, quarry or other raw material	N	CC	N	N	N	N	N	N	N	N	N	N	N	CC	O
2. Low level radioactive waste disposal and/or treatment facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
3. Processing and treating of raw materials, including operations appurtenant to the taking, grading, drying, sorting, crushing, grinding and milling operations	N	N	N	N	N	N	N	N	N	N	N	N	N	CC	O
4. Construction industry, including suppliers	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
5. Manufacturing, assembling and/or processing of manufactured products	N	N	N	N	N	N	N	Y	N	BA	N	N	Y	Y	O
6. Laboratory for research and development work or establishment engaged in specialized manufacturing, and uses accessory thereto, provided that all activities shall be conducted within enclosed structures	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	O
7. Corporate headquarters or research center	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	O
8. Bakery plant	N	N	N	N	N	N	N	N	N	BA	N	N	Y	Y	O
9. Railroad yard and railway express service	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	F
10. Truck terminal, motor freight terminal, warehousing	N	N	N	N	N	N	N	BA	N	N	N	N	Y	Y	O
11. Interstate truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	BA	O
12. Bus or railroad passenger terminal	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	B
13. Airport or heliport	N	N	N	N	N	N	N	CC	CC	N	N	CC	CC	CC	B
14. Other transportation service	N	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	N	B
15. Wholesale operation	N	N	N	N	N	N	N	Y	Y	Y	N	BA	Y	Y	F
16. Mini- or self-storage warehouse	N	N	N	N	N	N	N	BA	N	N	N	N	BA	BA	G

HAVRHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES (cont'd)															
17. Open storage of raw materials, furnished goods or construction equipment and structures for storing such equipment, provided that it shall be screened from outside view and all entrances shall have a solid gate at least 6 feet in height	N	N	N	N	N	N	N	N	N	N	N	N	BA	BA	None
18. Junkyard, provided that it is enclosed by a 6-foot masonry wall with solid gates and no repair or storage is carried on outside such wall	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	Z
19. Hazardous waste treatment, disposal and/or storage facility as defined under Massachusetts Department of Environmental Quality Engineering (Protection) Hazardous Waste Regulations 310 CMR 30.00 et seq. shall not be permitted as a sole and principal use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	—

ZONING

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
K. ACCESSORY USES															
1. Accessory apartment	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N	J
2. Accessory dwelling unit in a commercial or industrial area for a caretaker or resident employee	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	None
3. Home occupation	BA	BA	BA	BA	BA	BA	Y	Y	Y	N	N	N	N	N	D
4. Family day-care home, small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
5. Family day-care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	BA	BA	None
6. Adult day-care home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	None
7. Accessory activities of corporate headquarters, research facility, office, utility company, printing operation, motor vehicle repair or service, but no outdoor storage	N	N	N	N	N	N	N	Y	Y	Y	N	Y	BA	Y	None
8. Accessory building such as a private garage, playhouse, greenhouse, toolshed or similar accessory structures, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
9. Accessory swimming pool, subject to provisions of Section 4.0	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None
10. Accessory private garage for not more than 3 noncommercial motor vehicles and, except on a farm, not more than 2-ton rated or less in size commercial motor vehicle	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
11. Accessory storage of commercial vehicle, exceeding 24 feet in length or 2-ton rating	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
12. Accessory storage of 1 trailer, 1 unregistered automobile and/or boat:															

HAVERHILL CODE

	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
K. ACCESSORY USES (cont'd)															
A. Within any R or S District, provided that it shall be stored within a principal or an accessory building or if stored outdoors not within the required front yard or within required side yards, and it shall not be used for dwelling or sleeping purposes	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	None
B. Within any C or I District, provided that it shall not be used for dwelling or sleeping purposes	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
13. A trailer or mobile home for each contractor or subcontractor for temporary use on a construction site subject to Section 3.2.2.1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
14. Temporary mobile home subject to Section 3.2.2.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	J
15. Wall, fence or similar man-made enclosure without the use of barbed or razor wire, provided that it be:															
A. Not more than 6 feet in height	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	None
B. Not more than 10 feet in height, provided that nonresidential use shall limit such enclosures to not more than 6 feet in height except by special permit	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	None
16. Up to 3 lodgers or boarders in an existing dwelling, provided that the exterior of the structure is not altered	N	N	N	N	N	BA	Y	Y	Y	Y	N	N	N	N	M
17. Accessory telephone answering service, provided that there is no exterior alteration that would serve to change the character of the structure and it does not occupy more than 25% of the gross floor area	BA	BA	BA	BA	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
18. Accessory retail or wholesale business activity selling products produced in part or in whole on the premises, provided that such activity does not occupy more than 25% of the gross floor area	N	N	N	N	N	N	N	N	N	Y	N	BA	Y	Y	None

ZONING

K. ACCESSORY USES (cont'd)	RS	RR	RL	RM	RH	RU	CN	CH	CG	CC	CM	OP	BG	BP	PC
19. Accessory keeping of birds or animals as domestic pets, subject to approval by the Board of Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	None
20. Any accessory activities necessary in connection with scientific research or scientific development or related productions	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	Y	BA	BA	BA	None
21. (Reserved)															
22. Storage containers and structures, subject to compliance with § 3.2.4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	None

Notes to Use Table

- A. With the exception of Interstate Route 495, no automobile service station shall be built within a 500-foot radius of the property line of an already existing automobile service station. On Interstate Route 495, no automobile service station shall be built within 500 feet of the property line of an already existing automobile service station on the same side of the highway.
- B. Trailers shall be prohibited in any district, except as provided for in this item.
- C. Access from any R or S Zoning District to an existing roadway which must pass through or into any other R or S Zoning or through any C or I District is permitted.
- D. Access from any I or C Zoning District to an existing roadway which must pass through or into any other I or C Zoning District is permitted.
- E. Access from any I or C Zoning District to an existing roadway which must pass through an R or S Zoning District may be permitted by a special permit issued by the Board of Appeals.
- F. Over three coin-operated machines, as defined in Chapter 104 of the Code, in any establishment other than bars, clubs and bowling alleys and skating rinks, constitute an amusement arcade (under the general category of amusement facility) allowed only in CH, CG, BG, and BP⁽¹⁾ Zones throughout the City (except for the central business district as defined below where arcades shall not be allowed) which requires a special permit from the Board of Appeals. The sale and/or consumption of alcoholic beverages shall be prohibited in all amusement arcades. For the purpose of this section, the central business district is defined as that area enclosed by the following boundaries: Starting at the point of intersection of Mill Street and Ginty Boulevard southerly along the project center line of Mill Street to the Merrimack River floodwall; thence westerly along the floodwall to its intersection with the B & M railway line; thence northerly along the railway line to its intersection with the projected center line of Granite Street; thence northeasterly along the center lines of Granite Street and Locust Street to Walnut Street; thence southwesterly along the center line of Walnut Street to Bailey Boulevard; thence easterly along the center lines of Bailey Boulevard and Ginty Boulevard to the point of origin.
- G. Unless specifically exempted by the Building Inspector because of exceptional architectural design and/or site considerations, new single- and two-family structures shall be designed so that the principal facade, i.e., that facade containing the principal entrance (front door), shall be basically parallel to the front lot line.
- H. Once a principal facade has been established for any structure or building, whether existing or new, the area between such facade and the adjacent street or public approach to the structure or building shall not be built upon or used for an unattached building or structure in excess of 10 feet in height. This shall apply to the RU and RH Zoning areas only.