

## How to Read the Adult-Use Marijuana Zoning Analysis Maps

June 2018

The attached maps depict an analysis of zoning eligibility for various categories of Adult Use Marijuana (AUM) establishments. Two factors determine zoning eligibility for any given location:

1. The proposed use must be allowed in the applicable zoning district, as specified by Table 4.1 - Permitted Uses, in the Worcester Zoning Ordinance.
2. A proposed location must not be within 500 feet of certain uses, including schools, parks, and registered child care centers. Additionally, retail stores that sell regulated products to consumers may not be located within 500 feet of one another. These 500 foot areas where AUM establishments are prohibited are termed “buffers”.

These requirements are mapped to show where various categories of AUM establishments may be eligible to locate from a zoning perspective. It is important to note that zoning is only one factor that determines whether an AUM establishment may be developed at a particular given site, and that any AUM establishment requires a Special Permit from the Planning Board.

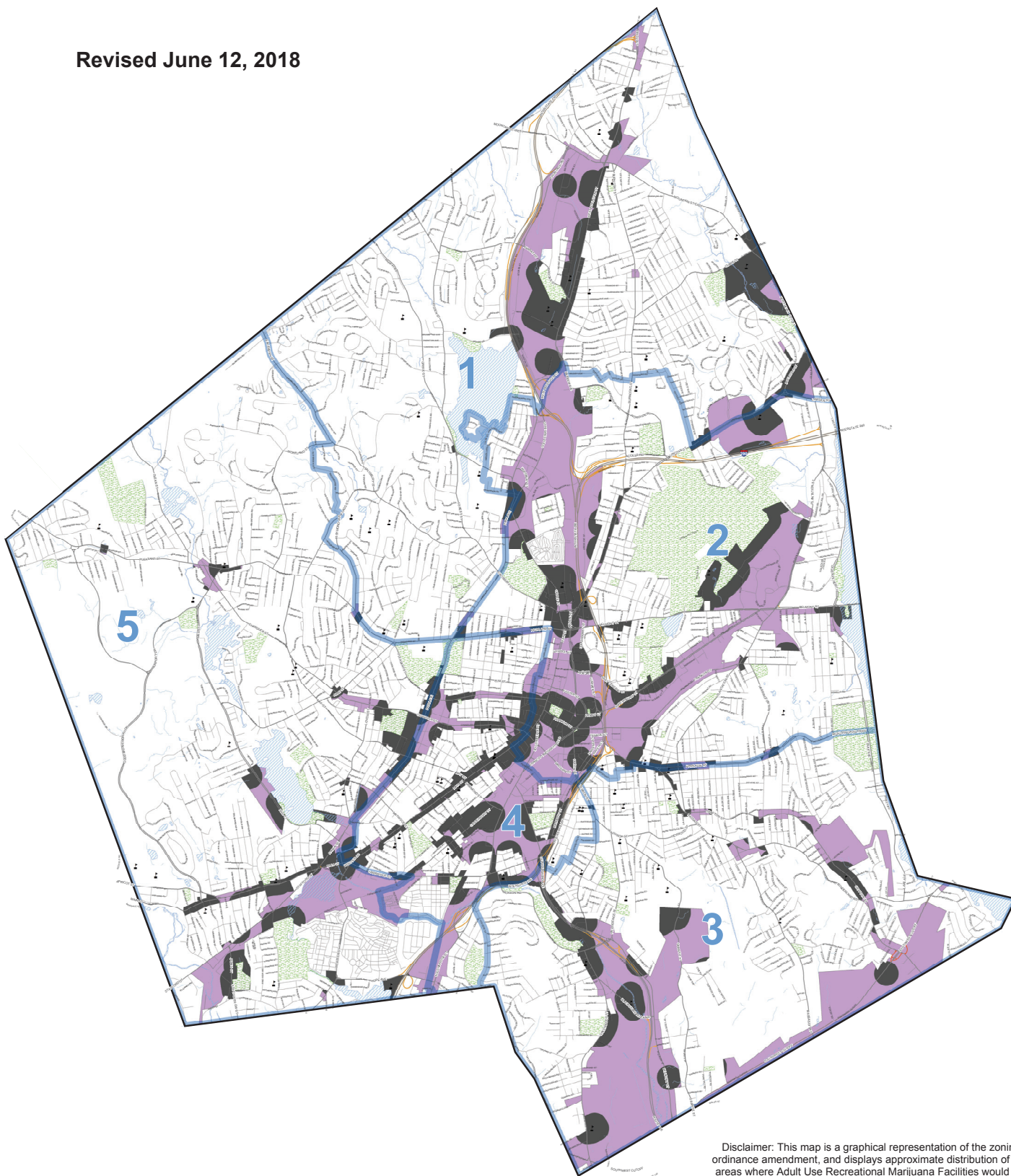
Because the location of buffer zones may change over time, these maps are only an estimate of current zoning eligibility. Any proposed site will require a site specific evaluation of zoning eligibility at the time of application. Further, this mapping exercise is conducted at a parcel level, which means that buffer area boundaries are approximate.

### Interpreting the maps

- **Purple** shading depicts those areas that are both within an eligible zoning district and outside of established buffer areas where the use is not allowed. *The purple shading therefore depicts locations that are estimated to be “Eligible Areas” from under zoning regulations.*
- **Gray** shading depicts those areas that are located within a zoning district whether the AUM use is allowed according to Table 4.1 of the Zoning Ordinance, but are nonetheless estimated to be excluded because they are located within a 500-ft buffer area.

# Retailers Zoning Analysis

Revised June 12, 2018



Disclaimer: This map is a graphical representation of the zoning ordinance amendment, and displays approximate distribution of the areas where Adult Use Recreational Marijuana Facilities would be allowed by Special Permit. Therefore, this map is not a substitute for case-by-case determination of each parcel's applicability.

## Legend

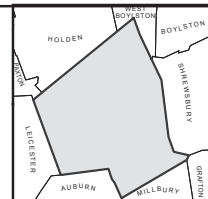
- Eligible Areas
- Excluded Areas (located within buffer areas)
- Schools
- Parks
- Interstate
- U.S.
- State
- Major City Streets
- Streets
- Streams and Brooks
- Rivers, Ponds, and Lakes
- Council Districts



Data Sources as of January 2015:  
 Produced by City of Worcester  
 Executive Office of Economic Development  
 Division of Planning and Regulatory Services

Considerable effort has been made to ensure the accuracy, completeness and timeliness of data presented; however, this information is only as accurate as the sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guarantee of any kind with the content of or any opinions made or actions taken or not taken by the user based upon any information provided on this map.

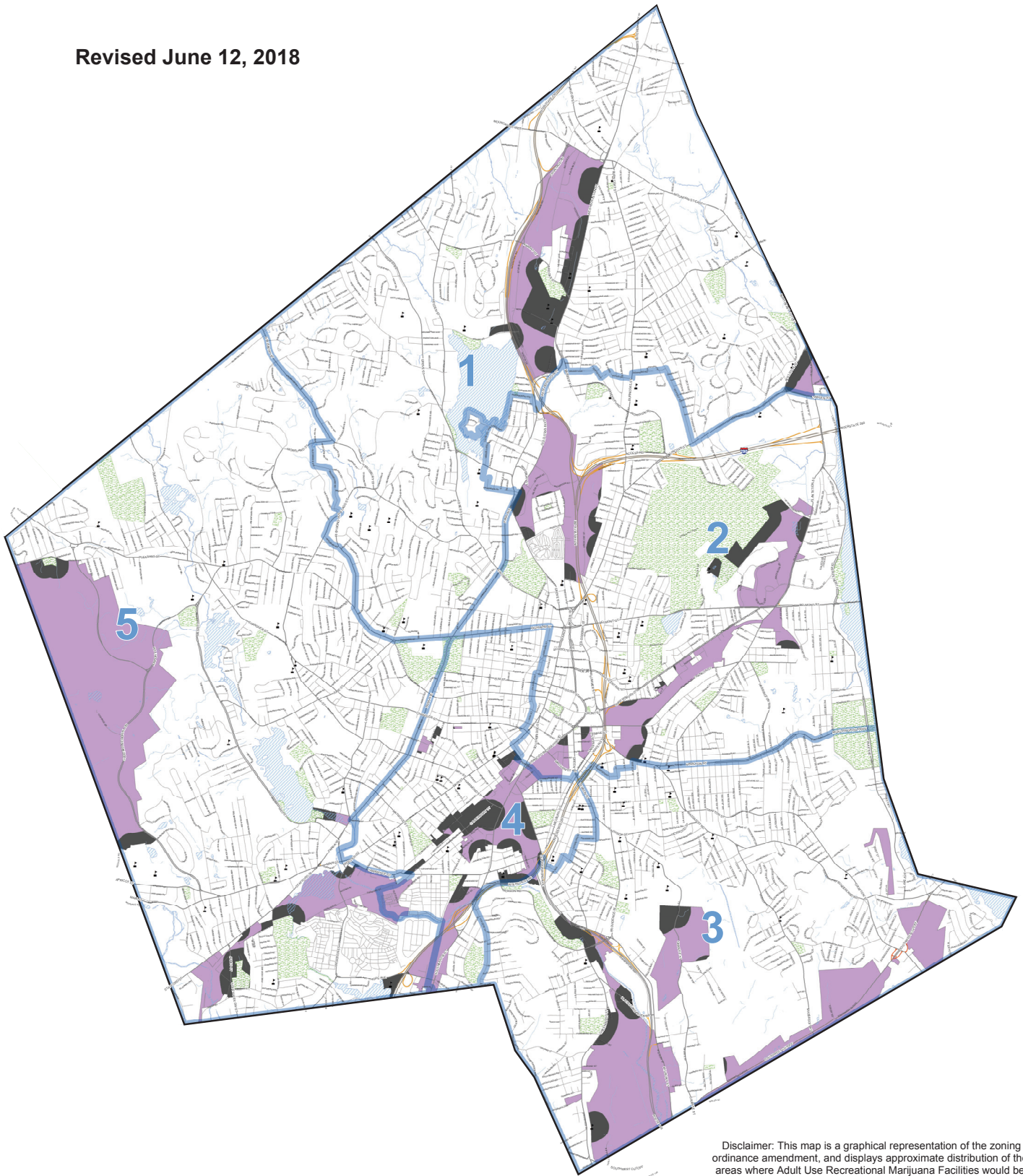
DATA SOURCES:  
 All data: City of Worcester Geographic Information System  
 Original Date: Updated at 1:00 pm on 06/12/2018 1:00:00 AM EDT  
 Updated using 2015 Area Perimeters at 1:00 pm on 1/16/15 1:00:00 AM EDT  
 Further Updates using City of Worcester information  
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# Cultivators & Product Manufacturers greater than 5,000 SF

## Zoning Analysis

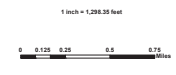
Revised June 12, 2018



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**Legend**

- Eligible Areas
- Excluded Areas (located within buffer areas)
- Schools
- Parks
- Interstate
- U.S.
- State
- Major City Streets
- Streets
- Streams and Brooks
- Rivers, Ponds, and Lakes
- Council Districts

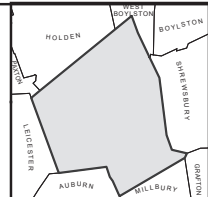


Data Sources as of January 2018:  
 Produced by City of Worcester  
 Executive Office of Economic Development  
 Director of Planning and Regulatory Services

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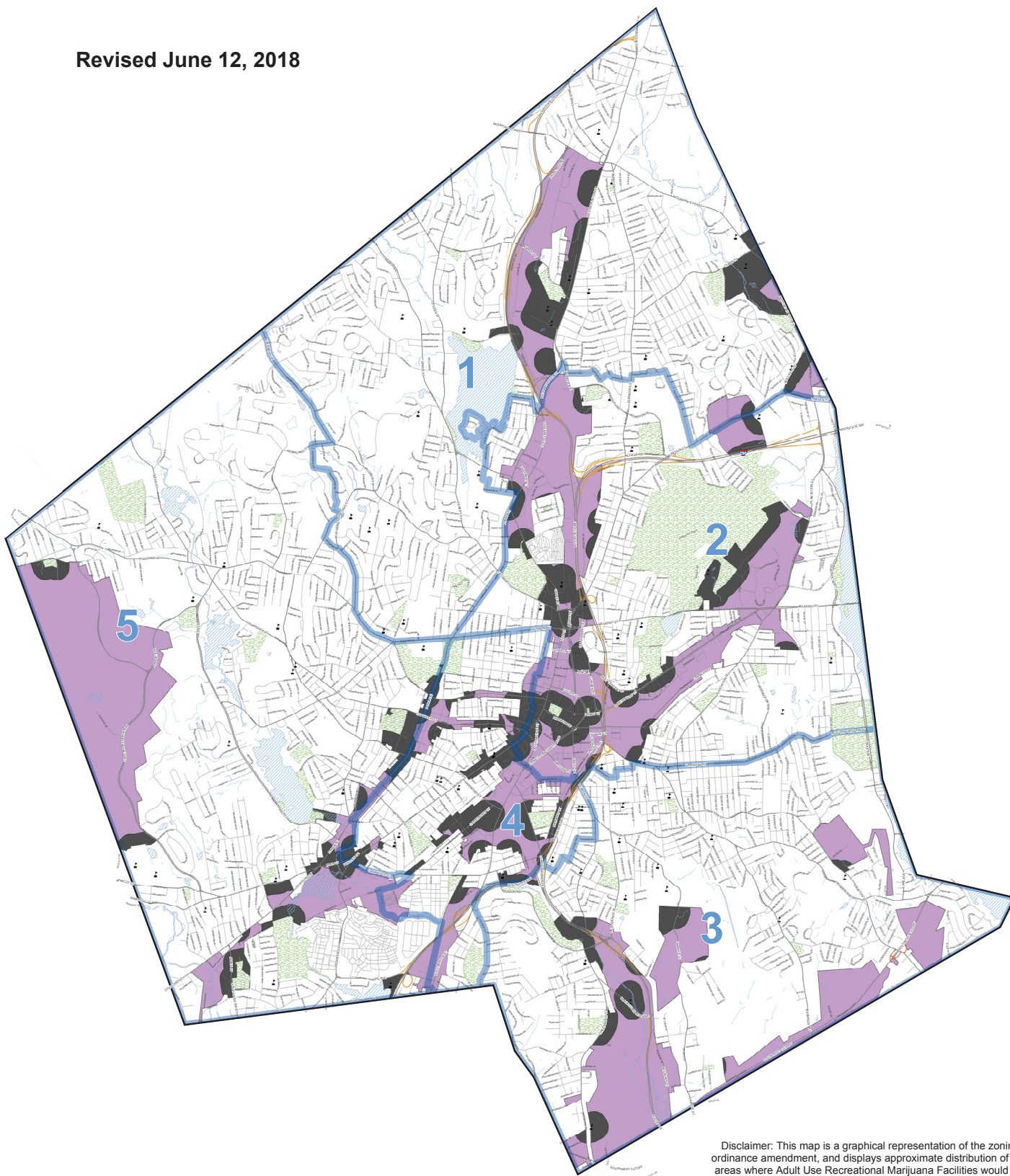
**DATA SOURCES**  
 All data City of Worcester Geographic Information System  
 Original Data: City of Worcester GIS Department - 1 inch = 40 feet  
 Updated with: City of Worcester GIS Department - 1 inch = 40 feet  
 Further Sources: City of Worcester Information Systems - 1 inch = 40 feet

**COORDINATE SYSTEM**  
 All map data is in the Massachusetts State Plane Coordinate system, North American Datum of 1983. Massachusetts Horizontal Zone and City Grids are measured in feet.



# Micro-Business & Product Manufacturers less than 5,000 SF Zoning Analysis

Revised June 12, 2018



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**Legend**

- Eligible Areas
- Excluded Areas (located within buffer areas)
- Parks
- Streams and Brooks
- Rivers, Ponds, and Lakes
- Council Districts
- Schools
- Interstate
- U.S.
- State
- Major City Streets
- Streets

**W O R C E S T E R**

MASSACHUSETTS

Scale: 1 inch = 1,286.35 feet

0 0.125 0.25 0.5 0.75 Miles

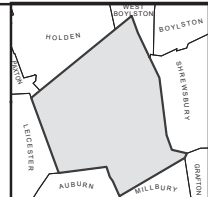
Date Source as of January 2015.

Produced by City of Worcester  
Executive Office of Economic Development  
Division of Planning and Regulatory Services

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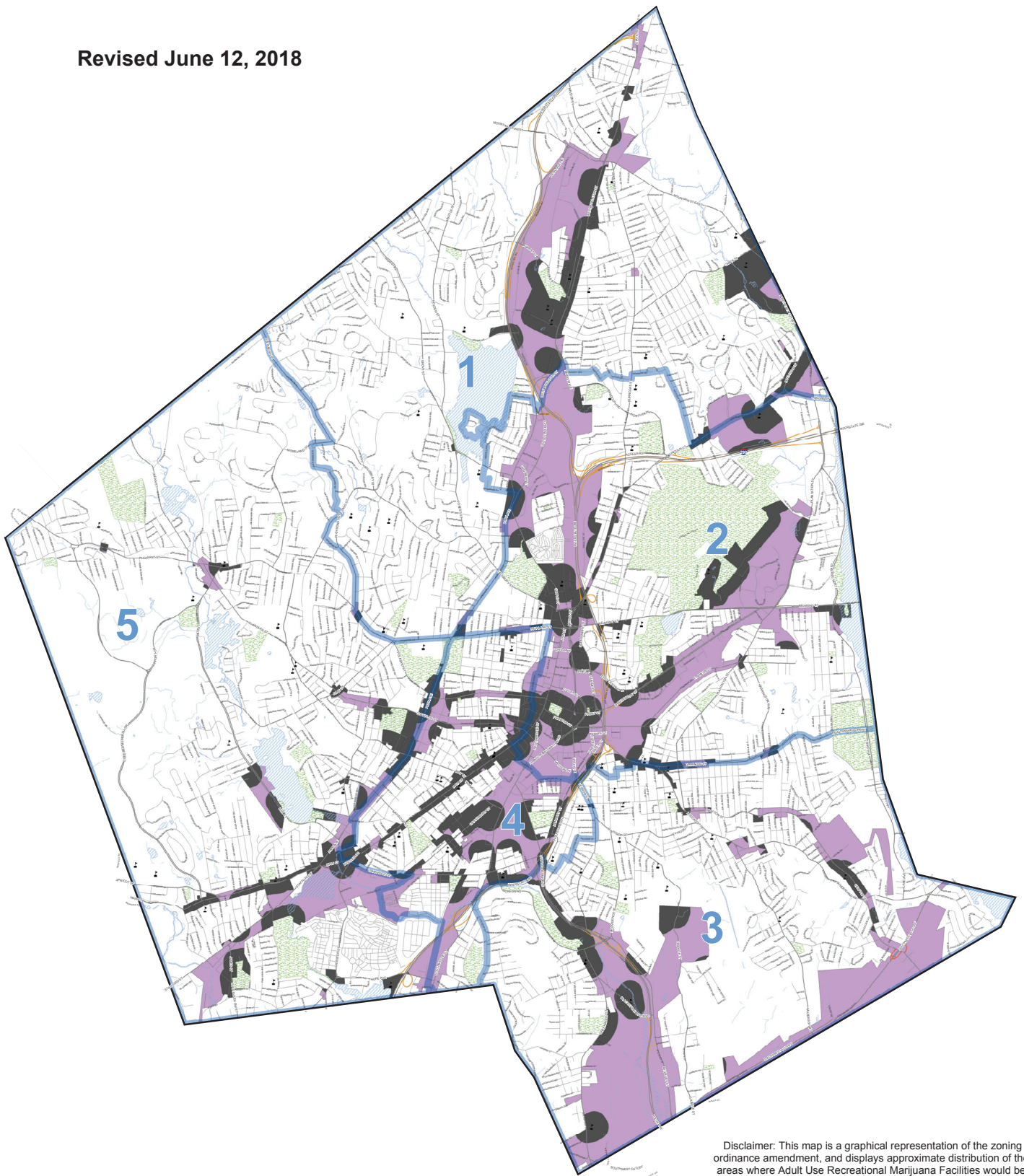
**DATA SOURCES:**  
Aerials: City of Worcester Geographic Information System  
Zoning Data: Digitized from City of Worcester GIS data as of 1/15/15  
Water: MassGIS Water and Hydrography Data, 1:250,000, 11/08/10  
Further Updates Using City of Worcester Information

**COORDINATE SYSTEM:**  
All map data is in the Massachusetts State Plane Coordinate system, North American Datum of 1983. Measurements listed on this map are in meters or feet.



# Private Clubs Zoning Analysis

Revised June 12, 2018



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**Legend**

- Eligible Areas
- Excluded Areas (located within buffer areas)
- Schools
- Parks
- Interstate
- U.S.
- State
- Major City Streets
- Streets
- Streams and Brooks
- Rivers, Ponds, and Lakes
- Council Districts

1 inch = 1,250 feet

0 0.125 0.25 0.5 0.75 Miles

Date Sources as of January 2018:

Produced by City of Worcester  
Executive Office of Economic Development  
Division of Planning and Regulatory Services

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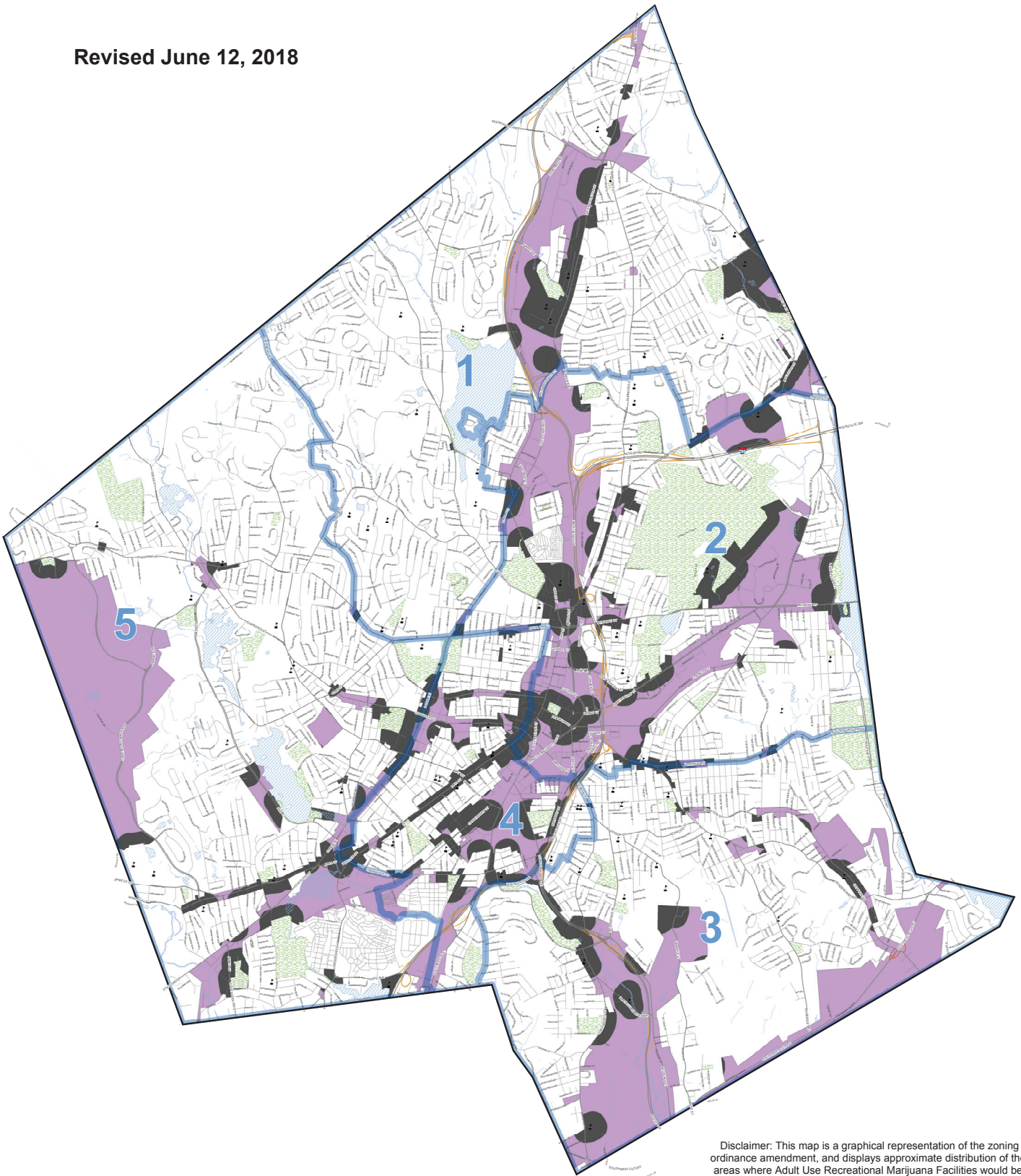
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**DATA SOURCES:**  
All data: City of Worcester Geographic Information System  
Original Data: Digitized at 1:50,000 scale from 1:250,000 scale  
Vector Data: Digitized at 1:50,000 scale from 1:250,000 scale  
Other Data: Digitized at 1:50,000 scale from 1:250,000 scale  
All map data is the Massachusetts State Plane Coordinate system, North American Datum of 1983. Massachusetts State Plane Zone 1811. Units are measured in Feet.

# Testing Laboratories & Research Facilities Zoning Analysis

Revised June 12, 2018



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**Legend**

- Eligible Areas
- Excluded Areas (located within buffer areas)
- Schools
- Parks
- Interstate
- U.S.
- State
- Major City Streets
- Streets
- Streams and Brooks
- Rivers, Ponds, and Lakes
- Council Districts

1 inch = 1,200.00 feet

0 0.125 0.25 0.5 0.75 Miles

Data Sources as of January 2018:

**WORCESTER**

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Produced by City of Worcester  
Executive Office of Economic Development  
Director of Planning and Regulatory Services

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**DATA SOURCES:**  
Original data: Geographic Information System (GIS) data as of 10/1/17.  
Updated using Spring 2018 Aerial Photography at 1:250 scale (1 inch = 100 feet).  
Aerial Imagery: City of Worcester.

**COORDINATE SYSTEM:**  
All map data is in the Massachusetts State Plane Coordinate system.  
North American Datum of 1983 (NAD 83) (North American Datum Zone 18N).

