

2. USE DISTRICTS

2.1 Classes of Districts

Residential

RRC	--	Rural Residence – Conservation
SRA	--	Single Residence A
SRB	--	Single Residence B
GR	--	General Residence
A-1	--	Apartment – A-1
A-2	--	Apartment – A-2
A-3	--	Apartment – A-3
AHD	--	Affordable Housing District

Commercial

B	--	Business
CSB	--	Chestnut Street Business
CB	--	Center Business
ASB	--	Avery Square Business
HAB	--	Hillside Avenue Business
NB	--	Neighborhood Business
HC-128	--	Highland Commercial-128
ES	--	Elder Services

Industrial

IND	--	Industrial
IND-1	--	Industrial – 1
NEBC	--	New England Business Center
MU-128	--	Mixed Use-128
HC-1	--	Highway Commercial 1

Institutional

I	--	Institutional
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Overlay

FP	--	Flood Plain
AP	--	Aquifer Protection
M	--	Medical Overlay
AU	--	Adult Uses
WCFT	--	Wireless Communications Facilities Towers Overlay
NC	--	Needham Center Overlay
LC	--	Lower Chestnut Street Overlay
GS	--	Garden Street Overlay
TMT	--	Temporary Meteorological Towers Overlay District
LGSPi	--	Large-Scale Ground-Mounted Solar Photovoltaic Installation Overlay District
MUOD	--	Mixed-Use Overlay District
ASOD	--	Avery Square Overlay District
MFOD	--	Multi-family Overlay District

2.2 Location of Districts

Said districts are located and bounded as shown on a map entitled “Zoning Map of the Town of Needham, Mass.” dated September, 1924, as revised and amended to date and on file in the Office of the Town Clerk and as further described for Flood Plain Districts in Section 2.3. The Zoning Map with boundaries of the districts and all explanatory matter thereon is hereby made a part of this By-Law.

2.2.1

Where a district boundary is shown as following a street, railroad or utility, the boundary shall be the center line thereof as said line existed at the date of the adoption of the Zoning Map, unless otherwise indicated.

2.2.2

Where a district boundary 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.

2.2.3

Where a district boundary 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 otherwise indicated.

2.2.4

Where a district boundary is shown as following a watercourse, the boundary shall coincide with the center line thereof as said line existed at the date of the establishment of such boundary.

2.2.5

Where a district boundary shall include a numerical figure followed by the letters, M.S.L., it is at that number of feet above mean sea level.

2.2.6

Where the location of a district boundary line is otherwise uncertain, the location thereof shall be determined with the distance in feet from other lines of bounds as given or as measured from the scale of the Zoning Map.

2.3 Description of Flood Plain Districts

The Floodplain District is herein established as an overlay district. The areas included in the Flood Plain Districts are defined as follows:

2.3.1

All special flood hazard areas within the Town of Needham designated as Zone A, AE, or AH on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Needham are panel numbers 25021C0016F, 25021C0017F, 25021C0018F, 25021C0019F, 25021C0028F, 25021C0036F, 25021C0037F, 25021C0038F and 25021C0039F dated July 8, 2025. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 8, 2025. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, Conservation Commission and Engineering Division.

2.3.2

All that land along or sloping toward that portion of Rosemary Brook between Rosemary Lake and Central Avenue that is at or below the following elevations:

- (a) Ninety (90) feet above mean sea level upstream of West Street
- (b) Eighty-eight (88) feet above mean sea level between West Street and Central Avenue

2.3.3

All that land along or sloping toward that portion of Rosemary Brook between Central Avenue and the Needham-Wellesley town line that is at or below an elevation of eighty-five (85) feet above mean sea level.