

# MOTIONS – 2024 SUBSEQUENT TOWN MEETING

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## MOTION UNDER ARTICLE 17 2024 SUBSEQUENT TOWN MEETING

Move that the Town vote to amend its Zoning Bylaw for the purposes of complying with G. L. c.40A, §3A; provided that if Town Meeting approves Zoning Bylaw amendments under Article 16 of this Subsequent Town Meeting and, such amendments are approved by the Attorney General pursuant to G.L. c.40, §32, then:

- (A) Amendments adopted under this Article 17 are to be inserted except where doing so would be duplicative of those amendments approved under said Article 16; and
- (B) The Town Clerk is authorized to correct any errors in numbering that may result from favorable action on both articles;

as follows:

1. Inserting a new line “5.7 Inclusionary Zoning Regulations” with the appropriate page number, into the Table of Contents as follows:

### Table of Contents

SECTION 5.0		<u>USE REGULATIONS</u>	
5.1	Application of Use Regulations		27
5.2	General Requirements		27
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5.7	Inclusionary Zoning Regulations	[page number]	

2. Inserting a new definition in Section 2.0, in the appropriate alphabetical order, to read as follows.

Affordable Unit: A Dwelling Unit which could be purchased or rented by a qualified household whose annual income is at or below 80% of the Area Median Income and at a cost generally of no more than 30% of gross household income, as determined by the Department of Housing and Urban Development (HUD). Such Dwelling Unit is to be subject to an affordable housing restriction to preserve its affordability in the long-term and to the maximum allowances under MGL Ch.40B. Such units must be eligible for addition to the Subsidized Housing Inventory.

3. Amending Section 3.2, by inserting text shown in ***bold and italicized text*** and deleting text identified with strikethroughs, as follows:

### **3.2 Zoning Map**

Districts are shown, defined and bounded on a map, dated ~~April 8, 2013~~ ***November 14, 2024*** and entitled "Reading Zoning Map," as amended, consisting of an index map and 61 detailed maps, prepared, signed and approved by the Community Planning and Development Commission (CPDC), which constitutes a part of the Zoning Bylaw.

Appended to the Reading Zoning Map and incorporated therein are:

- The "Flood Insurance Rate Map, Massachusetts Middlesex County, Massachusetts" consisting of 7 panels, dated June 4, 2010, which are appended to the Reading Zoning Map as Exhibit 1; and
- The map entitled "Figure 2 Town of Reading, Massachusetts Zone II and Zone III Areas" prepared by Weston & Sampson Engineers, Inc. resulting from a study for the Town of Reading entitled "100 Acre Wellfield Zone II Study" dated July 1996, which shows certain aquifer protection areas consisting of aquifers or recharge areas which is appended to the Reading Zoning Map as Exhibit 2.

The Reading Zoning Map shall be kept on file and current by the Town Engineer, who shall supply copies to the Town Clerk, the Town Planner, the Building Inspector, the Board of Appeals and the CPDC.

4. Inserting a new Section 5.7, Inclusionary Zoning Regulations, as follows:

## **5.7 Inclusionary Zoning Regulations**

### **5.7.1 Purpose**

This Inclusionary Zoning Bylaw has been adopted for the following purposes:

To increase the supply of housing in the Town of Reading that is permanently available to, and affordable by, low- and moderate-income households and to encourage a greater diversity of housing accommodations to meet the needs of families.

To maintain a satisfactory proportion of the Town's housing stock as Affordable Units.

To achieve the goals set in the Town's long-term visioning plans, including but not limited to, the Housing Production Plan and Master Plan.

### **5.7.2 Administration and Standards**

#### **5.7.2.1 Administration**

When Inclusionary Zoning requirements apply the Applicant shall submit to the Approving Authority a use restriction or regulatory agreement for the designated Affordable Units. That agreement shall establish an affordability restriction for the maximum period allowed by law. The use restriction or regulatory agreement shall

include a right of first refusal for the Town of Reading upon the transfer of such restricted units.

As required the Applicant shall also submit a site approval letter from either the subsidizing agency or other agency authorized by the Executive Office of Housing and Livable Communities (EOHLC) under Housing Appeals Committee Regulations.

The following requirement shall be a condition of developments which require Affordable Dwelling Units in order to prevent a disproportionate number of non-affordable units being occupied prior to the completion and occupancy of the Affordable Units.

- a. No market rate units exceeding 25% of the total units shall be occupied unless 25% of the Affordable Units have been completed and occupancy permits issued therefor.
- b. No market rate units exceeding 50% of the total units shall be occupied unless 50% of the Affordable Units have been completed and occupancy permits issued therefor.
- c. No market rate units exceeding 75% of the total units shall be occupied unless 75% of the Affordable Units have been completed and occupancy permits issued therefor.
- d. No market rate units exceeding 95% of the total market rate units shall be occupied unless 100% of the Affordable Units have been completed and occupancy permits issued therefor.

Both the Zoning Enforcement Officer and the Community Development Director shall be responsible for the administering and enforcing the requirements of this section.

#### **5.7.2.2 Standards**

Affordable Units shall be dispersed and integrated equitably throughout the development and shall be compatible in design, construction, and quality of exterior and interior materials with Market Rate Units. Affordable Units shall be dispersed proportionately among unit sizes and bedroom counts; and shall be located such that the Affordable Units have equal access to shared amenities and equal avoidance of any potential nuisances within the development.

### **5.7.3 District Requirements and Applicability**

#### **5.7.3.1 Apartment-80 Zoning District**

Affordable Units shall be required in Multi-family projects located in the A-80 Districts, as follows:

- Twelve and One-Half percent (12.5%) of all Dwelling Units constructed in a project of thirteen (13) or more units shall be Affordable Units, whether rental or ownership units. This shall apply to any new construction and to projects involving the substantial rehabilitation, expansion, reconstruction or conversion of existing structures that

increases number of residential units on the lot to 13 or more units. No project may be divided or phased to avoid this requirement.

- Any required Affordable Units shall be made affordable to households earning at or below 80% of the Area Median Income, as determined annually by the United States Department of Housing and Urban Development (HUD).
- Where the computation of required number of Affordable Units results in a fractional number computations of required number of Affordable Units shall round up to the closest integer, unless that integer results in Affordable Units exceeding 12.5% of the projects total units in which case the computation shall round down to the next closest integer.

**Table 5.7.3.1 Apartment 80 District’s Affordable Unit Requirements**

Total Units	Affordable Units Required
1-12	0
13-15	1
16-24	2
25-31	3
32-39	4
40-47	5
Additional Units to be calculated as described	

- Deleting Section 6.2.4.2 in its entirety, and authorizing the Town Clerk to correct any errors in numbering that may result:

**6.2.4 Gross Floor Area**

- 6.2.4.1** In Apartment 40 and Business A Districts, the gross floor area of a Multi-Family Dwelling, that is not part of a Mixed-Use project, shall not exceed forty percent (40%) of the lot area.
- ~~**6.2.4.2** In the Apartment 80 Districts, the gross floor area of a Multi-Family Dwelling shall not exceed the lot area.~~

- Amending Section 6.2.5.2, by inserting text shown in **bold and italicized text** and deleting text identified with strikethroughs, as follows:

**6.2.5 Landscaped Area**

- 6.2.5.1** In Apartment 40 and Business A Districts, not less than twenty-five percent (25%) of the area of a lot containing a Multi-Family Dwelling, that is not part of a Mixed-Use project, shall be a landscaped area.
- 6.2.5.2** In Apartment 80 Districts, not less than ~~thirty-five~~ **twenty** percent (~~35~~**20**%) of the area of a lot containing a Multi-Family Dwelling shall be a landscaped area.

- Amending the lines pertaining to the A-80 Districts, inclusive of a new footnote, in Table 6.3 by inserting text shown in **bold and italicized text** and by deleting text identified with strikethroughs, as follows:

**6.3 Table of Dimensional Controls**

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard <sup>1</sup> (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height <sup>2</sup> (Feet)
<b>Multi-Family Dwelling</b>								
In A-40 Districts		40,000	80	30	30	30	25	40
In A-80 Districts <sup>9</sup>		80,000	<del>NA</del> <b>120</b>	<del>60</del> <b>20</b>	<del>60</del> <b>20</b>	<del>60</del> <b>30</b>	<del>12.5</del> <b>50</b>	<del>60</del> <b>45</b>
In Bus-A Districts		40,000	NA	15	30	30	25	40
In S-15 Districts		100,000 +	100	20	15	20	25	35
In S-20 Districts		100,000 +	120	20	15	20	25	35
In S-40 Districts		100,000 +	200	20	15	20	25	35
In A-40 Districts		<del>100,000</del> +	80	20	15	20	25	40

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard <sup>1</sup> (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height <sup>2</sup> (Feet)
In A-80 Districts		±100,000 +	NA	20	NA	NA	NA	60

- 1 In Residence Districts, irrespective of the requirements set forth in this Table, the required front yard for any building other than a Multi-Family Dwelling shall be ten (10) feet or the average of the actual front setbacks of the buildings on the adjacent lots on either side, whichever is greater. For the purposes of this requirement, if an adjacent lot is vacant, it shall be deemed to be occupied by a building with a required front yard as specified in this Table.
- 2 Maximum height limits shall not apply to appurtenances such as: chimneys, elevators, poles, spires, tanks, towers or similar structures not intended to be used for human occupancy.
- 3 In Single Family 20 Districts, the required frontage shall be reduced to not less than eighty (80) feet if the street line is a curve having a radius of not more than two hundred (200) feet, and the lot has a width of not less than one hundred twenty (120) feet, measured along the rear of the required front yard.
- 4 In Business A and C Districts, the required yard measured from a street which is not designated as the front lot line shall be twenty (20) feet for any building other than a Multi-Family Dwelling, which shall be 30 feet. A Mixed-Use project proposed on a corner lot may have a five (5) feet setback from both streets. A Mixed-Use project with a permanent shared parking arrangement with any non-residentially zoned abutting property may have a 0' setback from said abutting property.
- 5 Fifty-five (55) feet, except ninety-five (95) feet if the structure is located within four hundred (400) feet of the property line adjacent to Route 128, as the property line exists on May 1, 2000, including ramps, and south of Jacob Way and excluding areas within two hundred (200) feet of the residential zoning district to the west, all as more specifically shown on a plan entitled: "Plan Showing Height Limitation and Setback Areas, Business C District in Reading, Mass.," dated March 27, 2000, Scale 1" = 60', by Hayes Engineering, Inc., on file with the Reading Town Clerk.
- 6 Where an Industrial District lot directly adjoins another Industrial District lot, the applicable Required Side Yard or Required Rear Yard where the adjacency occurs can be reduced or eliminated, at the discretion of the Building Inspector, if the following conditions are met:
  - a The total distance between the proposed building(s) and existing building(s) on adjacent lots is adequate to meet Building Code and Fire Code requirements, accounting for fire-rating and other fire prevention/suppression features; and
  - b The Fire Department has sufficient access between the proposed building(s) and existing building(s) on adjacent lots. The area(s) between any proposed building(s) and the lot line(s) shall be maintained and kept clear by the property owner.
- 7 Except as provided in Section 6.2.3.1
- 8 In an Industrial District, the Required Front Yard shall be five (5) feet for canopies over any drive-through facility.
- 9 ***In A-80 Districts Multi-family uses shall not exceed a maximum of 20 units per acre on a lot. Where the computation of maximum units results in a fractional number, a fraction above one-half shall be rounded to the next whole number and a fraction of one-half or below shall be rounded down to the whole number.***

8. Amending Section 6.5.2 and Section 6.5.7, by inserting text shown in ***bold and italicized text*** and deleting text identified with strikethroughs, as follows:

**6.5.2** Side yards required by the Intensity Regulations set forth in Section 6.0 of the Zoning Bylaw shall be landscaped. Such side yards shall be planted with a combination of grass, shrubs of appropriate height and shade trees. If there is not an adequate amount of side yard area to landscape, a fence may be allowed as an alternative; provided, however, that chain link fencing shall not be permitted. ~~No parking area or driveway shall be allowed within such side yard.~~

**6.5.7** ~~Proposed development shall provide trees within the front-yard along a public way shall be spaced at a minimum rate of one tree per every intervals of fifty (50) feet of frontage of the property;~~ provided, however, that no trees shall be planted within fifty (50) feet of an intersection or future intersection. Trees on one (1) side of a street may be set either opposite or diagonally to trees on the opposite side. ~~Trees planting locations shall be planted two and a half (2½) feet behind the sidewalk or six (6) feet behind the gutter line and always within the right-of-way. The location of all the proposed trees must be reviewed by the Tree Warden on site and approved prior to installation.~~

***Alternatively, a payment-in-lieu of providing front-yard trees as required above, into a fund established by the Town of Reading for the placement of trees that shade and provide to the pedestrian realm, at a rate of \$750 (in 2024 dollars; indexed to inflation for years beyond 2024) per required tree may be provided.***

9. Amending Section 9.0, by inserting text shown in ***bold and italicized text*** and deleting text identified with strikethroughs, as follows:

**9.0 PARKING**

**Off-Street Parking and Loading and Unloading Requirements:**

<b>Principal Use</b>	<b>Minimum Number of Off-Street Parking Spaces Required</b>	<b>Minimum Number of Off-Street Loading and Unloading Spaces Required</b>
<del>Apartment</del> <b><i>Multi-family</i></b> Dwelling	One and one-half spaces for each dwelling unit.	One space for each twenty (20) rental units.

10. Amending Section 10.5.5.1 by deleting text identified with strikethroughs, as follows:

**10.5 Downtown Smart Growth District (DSGD)**

**10.5.5.1 Allowed Uses**

The following uses shall be permitted as-of-right in the DSGD upon Plan Approval pursuant to the provisions of this article:

- 1** Multi-family Residential
- 2** Office \*
- 3** Retail \*
- 4** Restaurant \*
- 5** Institutional \*
- 6** Consumer Service \*

\* Only as part of a Mixed-Use Development; see Section 10.5.7 below

In addition to the allowed uses listed above, the following uses are permitted as-of-right for Development Projects within the DSGD subject to the requirements of this Article.

- 7** Open Space
- 8** ~~8~~ Parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking
- 9** ~~9~~ Accessory uses customarily incidental to any of the above permitted principal uses

11. Amending Section 10.5.6 and Section 10.5.6.1, by inserting text shown in **bold and italicized text** and deleting text identified with strikethroughs, as follows:

**10.5.6 Dimensional and Other Requirements**

Applications for Plan Approval shall be governed by this Section 10.5 and the Design Standards for the Downtown Smart Growth District.

Building Type	Mixed-Use with Commercial 1st Floor	Other Mixed-Use or Residential Only
Maximum Floor Area Ratio (FAR) (Gross Floor Area / Lot Size)	2.8	2.4
Minimum Lot Frontage	50 feet	
Maximum Lot Coverage	N/A	

Building Type	Mixed-Use with Commercial 1st Floor	Other Mixed-Use or Residential Only
<b>Minimum Open Space</b>	<b>5%</b>	
Minimum Lot Area	6,000 SF	
Number of Buildings per lot	N/A	
Maximum Building Frontage	300 feet	
Minimum Front Setback <sup>1</sup>	<b>50</b> feet	
Maximum Front Setback <sup>1</sup>	10 feet	
Minimum Side / Rear Setback <sup>2</sup> abutting a Residential Zone	15 feet	
Minimum Side / Rear Setback <sup>2</sup> in DSGD or abutting Business- B	0 feet	
Total minimum setback from one or more lot lines (any combination of front, rear, or sides), inclusive of a 15' setback when directly abutting a lot containing a single-family, 2-family or 3-family dwelling, either within or outside of the District.	30 feet	
Interior Setback (between buildings on same lot)	15 feet	

<sup>1</sup> See 7.1.1 of the Design Standards for front façade setback requirements

<sup>2</sup> See 7.1.2 of the Design Standards for building step-back requirements

**Setbacks:** Where projects are within a Transitional Area (as defined in this Bylaw and in the Design Guidelines), setbacks may be further increased by the AA to no greater than 30 feet upon a finding based on the project's massing, scale, or architectural design, that the project fails to be compatible with the character of nearby residential buildings.

**Step-backs:** Where projects are within a Transitional Area (as defined in this Bylaw and in the Design Guidelines), step-back requirements may be further increased by the AA to no greater than 25 feet upon a finding based on the project's massing, scale, or architectural design, that the project fails to be compatible with the character of nearby residential buildings.

#### 10.5.6.1 Residential Density Allowances

The following residential densities shall be allowed on all lots and within all buildings within the DSGD pursuant to the requirements of this Section 10.5: Multifamily Residential ~~20~~ **35** Units per acre

- a The Approving Authority may provide a waiver as specified in Section 10.5.12 to allow a density in excess of that stated above.
- b The Approving Authority may provide a waiver as specified in Section 10.5.12 to promote the renovation or adaptive reuse of existing buildings.

12. Amending Section 10.5.7 by inserting text shown in **bold and italicized text** and deleting text identified with strikethroughs, as follows:

**10.5.7 Mixed-Use Development**

Development Projects may include a portion not to exceed 50% of the total Gross Floor Area to be used for non-residential uses including Office, Retail, Restaurant, Service or Institutional Uses; provided that Office or Institutional uses may not utilize more than 33% of the total commercial Gross Floor Area.

A minimum of ~~12.5~~ 40% of the Development Project's total Gross Floor Area shall be dedicated to commercial use, the calculation for which may include any private outdoor space that is also dedicated to commercial use.

13. Amending Section 10.5.8.1 by deleting text identified with strikethroughs, as follows:

**10.5.8.1 Off-Street Parking**

Retail stores, offices and consumer service establishments located within three hundred (300) feet of a public off-street parking facility shall be exempt from off-street parking requirements. In all other cases, off-street parking shall be provided to meet the following minimum requirements:

Retail or Restaurant .....	2 spaces
Office and Institutional .....	2 spaces per 1,000 square feet
Residential Units ( <del>studio and 1 bedroom</del> ) .....	1.25 spaces per unit
Residential Units ( <del>2 bedroom</del> ) .....	1.50 spaces per unit
Residential Units ( <del>greater than 2 bedroom</del> ) .....	2 spaces per unit
Other Non-Residential, less than 2,000 square feet .....	0 spaces
Other Non-Residential, 2,000 square feet or more .....	.....
.....	1 space per 2,000 square feet leasable space in excess of 2,000 square feet

As indicated above, off-street parking is not required for Other Non-Residential uses in the district unless such use exceeds 2,000 square feet of net floor area.

14. Amending Section 10.5.12.1 by inserting text shown in ***bold and italicized text*** and deleting text identified with strikethroughs, as follows:

**10.5.12.1 Tiered Schedule for Density Waiver Requests**

Applicants specifically seeking a waiver for density in excess of 20 units per acre shall adhere to the following guidelines:

- 1 All projects shall achieve high performance building design that exceeds minimum energy code baseline and is designed to the LEED Certified standard, Passive House standard, Net Zero, or equivalent rating system; that increases energy efficiency and minimizes utility and maintenance costs to end users; and that provides for building resiliency to adopt future technologies and sustainable strategies as they become available;
- 2 For the purposes of determining project density and Payment In Lieu of Open Space, fractional numbers shall always be rounded to the next highest integer;
- 3 Tiered requirements are intended to apply to the entirety of a project, not just the portion within that tiered density;
- 4 Compliance with the tiered schedule below in and of itself does not guarantee the waiver will be granted; CPDC will maintain their right to consider the waiver request in the context of the whole proposal and in consideration of

its impacts to the Downtown Smart Growth District. However, a request for a waiver for density in excess of ~~20~~ **35** units per acre shall be considered more favorably, up to a maximum of 50 units per acre, if providing, cumulatively, the following:

**Tier 1: 21-25 units per acre**

Tier 1 requirements are as follows (provide at least one):

- ~~a. **Open Space:** Open Space provided at-grade as well as Private Amenity Space for tenants; or~~
- ~~b. **Commercial:** Commercial tenant space that is not less than 12.5% of the total Gross Floor Area of the building; or~~
- ~~c. **Parking:** A minimum of 2 visitor or guest parking spaces;~~
- ~~d. **Historic:** The preservation or rehabilitation of historic properties or other buildings considered significant to the Town.~~

**Tier 12: 236-40 units per acre**

Tier 12 requirements are as follows (provide at least one additional from a category not chosen under Tier 1):

- a. **Open Space:** Open Space shall be provided:
  - i. on-site, comprising 10% of the lot area; at least 50% of which is provided at-grade and is publicly accessible; or
  - ii. indirectly, as a Payment In Lieu of providing Open Space as required above, into a fund established by the Town of Reading for the acquisition of land for open space purposes and /or the creation or improvement of pathways, trails and other open space amenities, at a rate of \$75 (in 2022 dollars indexed to inflation), per square foot of offset open space.
- b. **Commercial:** Commercial tenant space that is not less than 15% of the total Gross Floor Area of the building; or
- c. **Parking:** Additional parking at a rate of 1 space per 1,000 gross square feet of commercial space;
- d. **Historic:** *The preservation or rehabilitation of historic properties or other buildings considered significant to the Town.*

**Tier 23: 41 to 50 units per acre**

Tier 3 requirements are as follows (provide at least one additional from a category not chosen under Tier 1 or Tier 2):

- a. **Open Space:** Open Space shall be provided:
  - i. on-site, in a total amount equivalent to 15% of the lot area, at least 50% of which is provided at-grade and is publicly accessible; or
  - ii. indirectly, as a Payment In Lieu of providing Open Space as required above, into a fund established by the Town of Reading

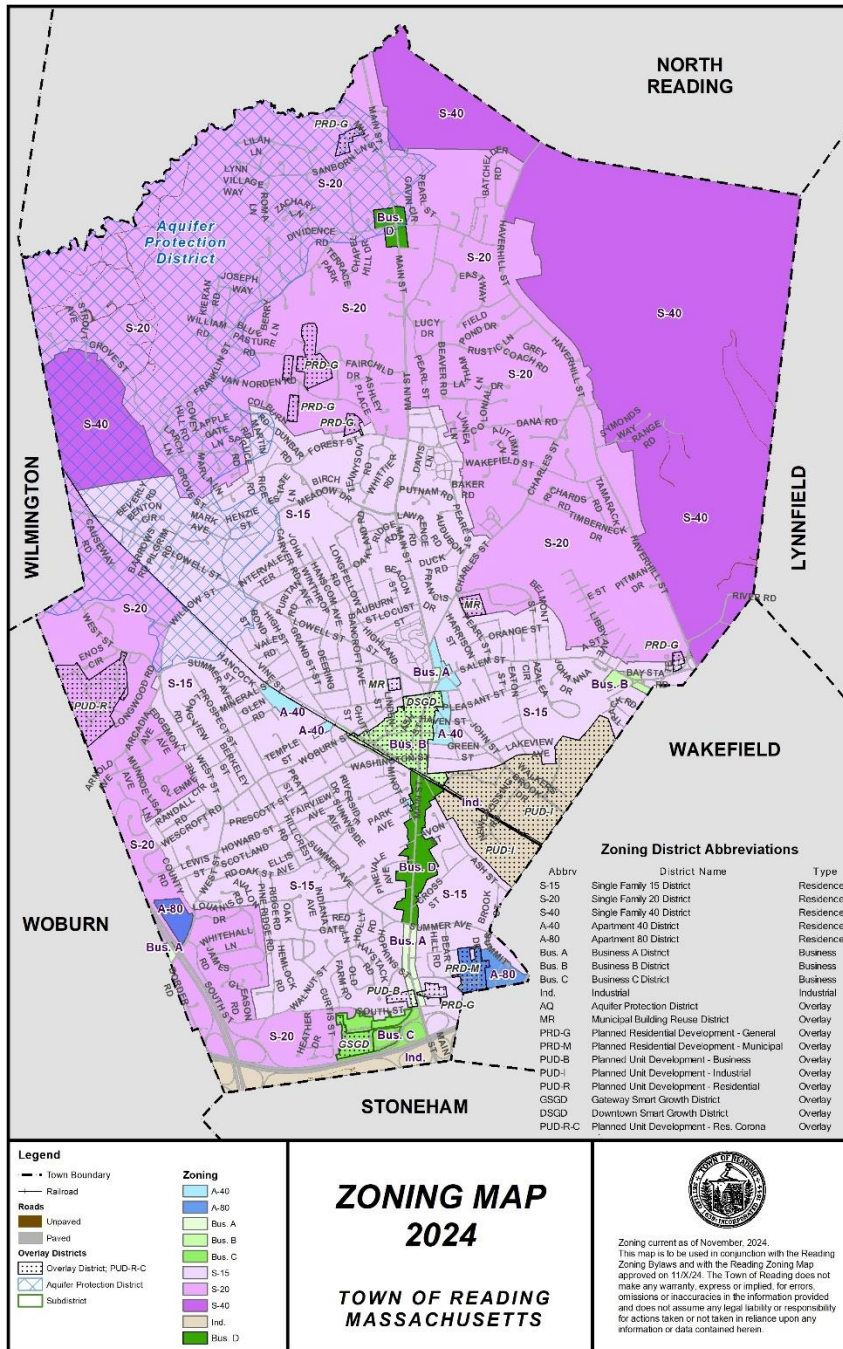
for the acquisition of land for open space purposes and/or the creation or improvement of pathways, trails and other open space amenities, at a rate of \$75 (in 2022 dollars indexed to inflation), per square foot of offset open space.

- b. **Commercial**: Commercial tenant space that is not less than 25% of the total Gross Floor Area of the building; or
- c. **Affordable Units**: Deeper or broader affordability with units that are comparable in space, utilities and livability to other units in the development (i.e., units affordable to households earning at or below 50% of Area Median Income, or additional units available to households earning at or below 80% of Area Median Income); or
- d. **Parking**: A demonstrated long-term shared parking initiative that makes efficient use of land and existing parking supply.

Revised  
Article 17

15. If Town Meeting approves Zoning Bylaw amendments under Article 16 of this Subsequent Town Meeting and, such amendments are approved by the Attorney General pursuant to G.L. c.40, §32, deleting the existing Appendix C and any Appendix C adopted under Article 16, and inserting, in place thereof, the following:

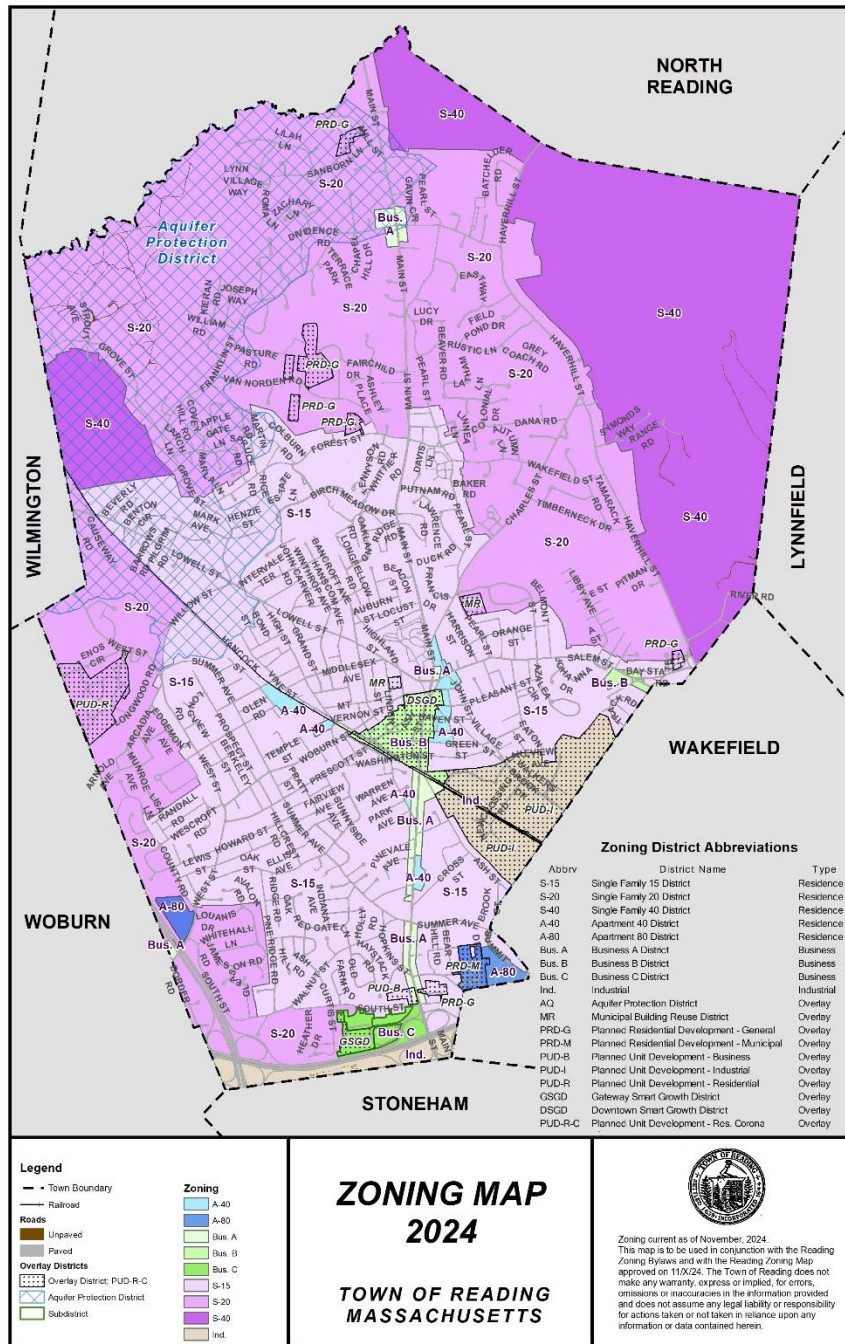
**APPENDIX C – Zoning Map**



provided, however, that if said Article 16 is either not approved by Town Meeting, or not approved by the Attorney General pursuant to G.L. c.40A, §32, said Appendix C shall be amended by deleting the existing Appendix C and inserting, in place thereof, the following:

***APPENDIX C – Zoning Map***

Revised  
Article 17



**Legend**

--- Town Boundary	<b>Zoning</b>
— Railroad	A-40
Roads	A-80
Unpaved	Bus. A
Paved	Bus. B
<b>Overlay Districts</b>	Bus. C
Overlay District: PUD-R-C	S-15
Aquifer Protection District	S-20
Subdistrict	S-40
	Ind.

# ZONING MAP 2024

## TOWN OF READING MASSACHUSETTS

**Zoning District Abbreviations**

Abbrev	District Name	Type
S-15	Single Family 15 District	Residence
S-20	Single Family 20 District	Residence
S-40	Single Family 40 District	Residence
A-40	Apartment 40 District	Residence
A-80	Apartment 80 District	Residence
Bus. A	Business A District	Business
Bus. B	Business B District	Business
Bus. C	Business C District	Business
Ind.	Industrial	Industrial
AQ	Aquifer Protection District	Overlay
MR	Municipal Building Reuse District	Overlay
PRD-G	Planned Residential Development - General	Overlay
PRD-M	Planned Residential Development - Municipal	Overlay
PUD-B	Planned Unit Development - Business	Overlay
PUD-I	Planned Unit Development - Industrial	Overlay
PUD-R	Planned Unit Development - Residential	Overlay
GSGD	Gateway Smart Growth District	Overlay
DSGD	Downtown Smart Growth District	Overlay
PUD-R-C	Planned Unit Development - Ros. Corona	Overlay



Zoning current as of November, 2024.  
 This map is to be used in conjunction with the Reading Zoning Bylaws and with the Reading Zoning Map approved on 11/02/24. The Town of Reading does not make any warranty, express or implied, for errors, omissions or inaccuracies in the information provided and does not assume any legal liability or responsibility for actions taken or not taken in reliance upon any information or data contained herein.