

SECTION II. ZONING DISTRICTS:

1. For the purpose of this by-law the Town of Princeton is divided into three (3) classes of districts:
(A) Residential-Agricultural; (B) Business; and (C) Business-Industrial.
2. Limits of Districts
 - (A) Residential-Agricultural:

All of the land in the town not included in the Business and Business-Industrial Districts.
 - (B) Business Districts:
 - (a) From the intersection of East Princeton Road and Highway 140, extending southeastward 600 feet along Highway 140, a strip 300 feet in width on the northeast side of the highway.
 - (b) From the intersection of East Princeton Road and Highway 140, extending northward one-half (1/2) mile on Highway 140, a strip 300 feet in width on the west side of the highway but not extending west of Beaman Road.
 - (c) On the west side of Highway 31 and beginning at the northern boundary of Parcel 33-7 on Map 15 of the Assessors Maps, extending to the southern boundary of Parcel 33-10 on Map 15 of the Assessors Maps a strip of land 700 feet in depth, thence southerly to the southern boundary of Parcel 33-2 on Map 15 of the Assessors Maps a strip of land 410 feet in depth, thence southerly to the southern boundary of Parcel 32-2 on Map 15 of the Assessors Maps a strip of land 330 feet in depth, and thence southerly to the southern boundary of Parcel 55 on Map 15 of the Assessors Maps a strip of land 300 feet in depth. On the east side of Highway 31 and beginning at the northern boundary of Parcel 43-1 on Map 15C of the Assessors Maps ,extending southerly to the southern boundary of Parcel 53 on map 15 of the Assessors maps ,a strip 300 feet in depth.

(Amended May 25, 1988, June 3, 1996, Amended May 13, 2014)

- (C) Business-Industrial Districts:
 - (a) Area bounded by Ball Hill Road, Hubbardston Road, Wheeler Road and Gates Road.
 - (b) From Gates Road northeasterly to Metropolitan District Commission property, a strip 500 feet in depth on the northerly side of the Providence and Worcester Railroad, and the abutting area on the southerly side of the Providence and Worcester Railroad bounded westerly by the Metropolitan District Commission property and southerly by Hubbardston Road and Metropolitan District Commission property. *(Amended May 13, 1975, June 3, 1996)*
 - (c) Beginning one-half (1/2) mile north of the intersection of East Princeton Road and Highway 140 for a distance of approximately 1.2 miles to the intersection of Fitchburg Road with Highway 140, a strip 400 feet wide on each side of Highway 140, excluding any State Forest land. *(Amended March 7, 1961)*
- (D) Rural Preservation Overlay District, as set forth in Section XVI. *(Amended February 26, 2008)*

3. Location of Districts:

Zoning districts are shown generally on the most recent map entitled "Town of Princeton Zoning Map" signed by the Planning Board and filed with the office of the Town Clerk. In the event of a difference

between the Zoning Map and the distances stated in II-2-(B), in II-2-(C), in XVI-2, or in XIX-3, the distances stated in II-2-B, II-2-C, XVI-2 or XIX-3 shall be used in determining the location of districts. *(Amended May 30, 1978, June 8, 1999, May 10, 2016)*

4. Changes in Districts:

District boundaries may be changed through amendment as provided in Section IX of this by-law. Where boundary lines are streets, railroads or utility lines, the centerlines of such streets or utility lines and the center of the railroad tracks shall be the boundary lines unless otherwise stated. *(Amended May 13, 1975)*

5. Boundary Lines:

Where a district boundary line divides any lot existing at the time such district boundary line was adopted, the regulations for the less restricted portion of such lot may extend not more than thirty (30) feet into the most restricted portion, provided the lot has a frontage in the less restricted district. Any discrepancy between subsection 2 and subsection 3 shall be resolved in favor of subsection 2. *(Amended May 30, 1978, April 2, 2002)*