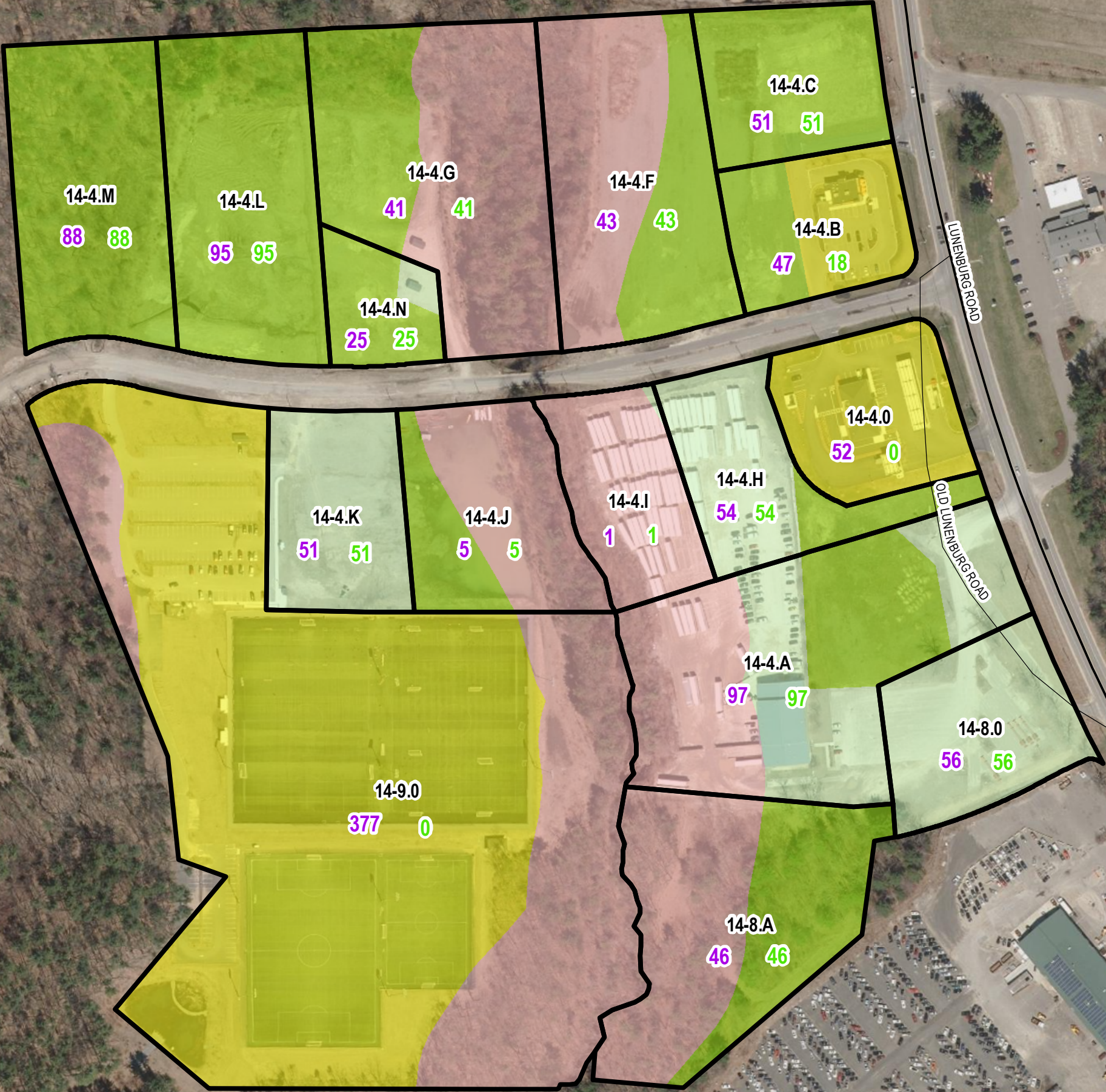


Attachment 3-1:
North Lancaster 40R/SGZ
Residential Density Map



DATA SOURCES: MassGIS, MassDOT, the Town of Lancaster and the MRPC.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

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Montachusett Regional Planning Commission
Established 1988
Commonwealth of Massachusetts

Currently, the existing as-of-right density
for all parcels is zero units per acre.

Legend

Proposed 40R District Parcels

Future Zoned Units

Incentive/Estimated Bonus Units

Current Land Classification

Developable

Underutilized

Substantially Developed

Environmentally Constrained

Roadways (MassDOT)

US & State Routes

Other Roads

NorthLancaster_40R_SmarGrowthOverlayDistrictNorthLancaster_40R_SmarGrowthOverlayDistrict_ResidentialDensityMap_1x17P.mxd [12.528] 01_18_22