



Legend

Economic Development Suitability

- **Central Business**
Suitable for a variety of retail & service uses in a pedestrian-friendly setting
- **General Business**
Suitable for a wider range of business uses than the Central Business district
- **Highway Business**
Suitable for higher impact commercial uses and auto-oriented retail and service businesses
- **Industrial**
Suitable for manufacturing and other commercial and industrial uses in an "industrial park" setting
- **Limited Industrial**
Suitable for most industrial uses, but not for retail and service uses
- **Planned Commercial**
Suitable for office, light industrial, and similar uses; retail uses may be allowed by special permit with appropriate design controls
- **Residential Areas**
Certain large parcels in rural areas are suitable for dispersed, low-impact business uses under the Large Parcel Planned Development bylaw
- **Existing Protected Land (Open Space & Wetlands)**
- **Sewer Lines**

0 0.5 1 Miles
1 inch = 4,000 ft.

Key to Ipswich Business Areas

Area (Proposed Zoning)	Land Available for Development/Redevelopment
1. Route 1 commercial area (PC)	103 acres
2. Route 1 industrial area (LI)	78 acres
3. Mitchell Rd. industrial area (I)	77 acres
4. High St. business gateway (HB)	121 acres
5. Downtown core (CB)	23 acres
6. Other downtown business areas (GB)	28 acres
7. Ipswich Business Park (I)	86 acres
8. Essex Rd. business gateway (HB)	55 acres

Drawing Title
Economic Development Suitability Map

Project Title
Ipswich Community Development Plan

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