

ZONING

180 Attachment 4

Appendix B
Table of Dimension Regulations
[Added 11-19-2018 by TOR-2018-13]

Dimensions

Districts	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Stories	Corner Lots	Maximum Lot Coverage by Buildings (%)
RA1	17,000	125	35	15 ¹	25 ²	35	2.5	30	30
RA2	15,000	110	30 ³	15 ⁴	20 ⁵	35 ⁶	2.5	25	40
RA3	2 acres	150	40	40	40	35	2	None	40
RA4 ⁷	7 acres	None	40	40	40	35	2	None	See ⁸
RA5	10 acres	150	50 ⁹	50 ¹⁰	50 ¹¹	35	2	—	—
RA6	10 acres	150	50 ⁹	50 ¹⁰	50 ¹¹	35	2	—	—
RB ¹²	12,000	100	30 ¹³	15 ¹⁴	20 ¹⁵	35 ¹⁶	2.5	20	40
AG	20,000	120	35 ¹⁷	15	20	35 ⁶	2.5	25	None
BA ¹⁸	None	20 ¹⁹	35	See State Building Code	25	45	3	10	50
BB ¹⁸	10,000	100	35	10 ²⁰	35	45	3	10 ²¹	50
BB Retail Shopping Center ²²	5 acres	100	100	100	100	None	1	None	35
1A	40,000	100	40	25	25	40	2	40	50
1B ²³	1 acre ²⁴	100 ²⁵	75	25	25	40	2	25	—

NOTES:

- ¹ Detached garages or accessory buildings shall be placed at least five feet from a side lot line if located more than 65 feet from a street line.
- ² A one-story accessory building shall be placed at least five feet from the rear lot line. A one-and-one-half-story accessory building shall be placed at least 10 feet from the rear lot line.
- ³ No part of any garage or other accessory building situated within 65 feet of any street line shall extend within 15 feet of any lot line intersecting such street which serves as a side lot line located in any residence district or within 15 feet of any street line.
- ⁴ Detached garages or accessory buildings shall be placed at least five feet from the side lot line if located more than 65 feet from a street line.
- ⁵ One-story accessory buildings shall be placed at least five feet from the rear lot line, and one-and-one-half-story accessory buildings shall be placed at least 10 feet from the rear lot line.

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- ⁶ Other buildings such as schools, telephone exchanges, community center buildings, colleges, public libraries or museums, churches or other places of worship, parish houses and Sunday school buildings shall not exceed 50 feet in height. Chimneys, steeples and flag or radio poles are exempt from the height provision of this section. Accessory buildings or structures, including private garages, shall not exceed 17 feet in height for a one-story building. A one-and-one-half-story accessory building shall not exceed 25 feet in height.
- ⁷ There shall be a landscaped strip of not less than 15 feet in width appropriately planted with lawn, trees and shrubs adjacent and parallel to all property lines of the site.
- ⁸ Development shall contain not more than 16 family dwelling units per acre of lot area. Not more than 12 dwelling units may be constructed in each building.
- ⁹ The minimum front yard (setback) shall be 25 feet from the interior paved way. The minimum front yard (setback) shall be 50 feet where it abuts a public way only.
- ¹⁰ The side yard and rear yard requirements shall be 50 feet inclusive of a landscaped buffer strip of not less than 15 feet and shall pertain only to the periphery of the development. Additional buffering may be required in sensitive areas at the discretion of the Planning Board.
- ¹¹ The side yard and rear yard requirements shall be 50 feet inclusive of a landscaped buffer strip of not less than 15 feet and shall pertain only to the periphery of the development. Additional buffering may be required in sensitive areas at the discretion of the Planning Board.
- ¹² All four-family buildings or structures used for residential purposes shall be erected on a parcel of land containing not less than one acre in area and having not less than 150 feet of frontage on a street.
- ¹³ No part of any building or other structure shall be erected or altered so as to be nearer to the street line of any street on which it faces than the nearest building on either side thereof facing on the same street and within the same block and zoning district, but in no case need the required setback be greater than 30 feet. Where the alignment of the building is not controlled by the preceding paragraph, no part of any building shall be placed within 20 feet of the street line. No part of any garage, stable or other accessory building situated within 65 feet of any street line shall extend within 15 feet of any lot line intersecting such street which serves as a side lot line located in any residence district or within 15 feet of any street line.
- ¹⁴ There shall be a side yard between a building and each side lot line. For a building of four stories or over 45 feet in height, it shall be not less than 25 feet in width in its least dimension; for a building of three stories or over 35 feet in height, it shall be not less than 20 feet wide in its least dimension; for one-, one-and-one-half-, two- or two-and-one-half-story buildings, the side yard shall be not less than 15 feet wide in its least dimension.
- ¹⁵ One-story accessory buildings shall be placed at least five feet from the rear lot line, and one-and-one-half- or two-story accessory buildings shall be placed not less than 10 feet from the rear lot line.
- ¹⁶ Accessory buildings or structures, including private garages, shall not exceed 17 feet in height for a one- or one-and-one-half-story building. A two-story accessory building shall not exceed 25 feet in height.
- ¹⁷ All buildings other than those for the sale of farm products and dwellings with or without garages shall be at least 100 feet from the street line.
- ¹⁸ A building devoted in whole or in part to residence shall comply with the requirements for Residence B Districts.
- ¹⁹ The Town of Agawam does not have a minimum frontage requirement in Business A. Minimum requirements are found in MGL c. 41, § 81L.
- ²⁰ Side yard requirements shall be a minimum of 10 feet, except adjacent to residential or agricultural zones, at which time it would be 15 feet.
- ²¹ Fifteen feet adjacent to residential or agricultural zones.
- ²² See Chapter 180, § 180-48I, for further requirements.
- ²³ Except for office, professional or administrative buildings, no buildings shall be less than 5,000 square feet in area.
- ²⁴ Lots of less than one acre are allowed with the Board of Appeals' approval if shown on a previously filed plan and said lot does not abut an additional parcel owned by the same owner which if combined would meet with the one-acre requirement.
- ²⁵ This frontage requirement shall not apply to lots established by a deed or plan recorded in the Hampden County Registry of Deeds prior to the first notice of the public hearing on this subsection amendment (March 3, 1994) if, and only if, said parcel of land was not held in common ownership with sufficient adjoining parcels of land on the date of the first notice of public hearing on this subsection amendment (March 3, 1994) to satisfy, in combination, the required 100 feet of frontage on a street line.