

ZONING

450 Attachment 1

Town of East Longmeadow

Table 3-1: East Longmeadow Schedule of Use Regulations
 [Amended 6-15-2021; 9-14-2021; 12-22-2021; 4-12-2022; 11-14-2023; 12-10-2024; 2-11-2025; 2-18-2025; 5-13-2025]

Types of Districts			Permitted Uses	
AA Residence AA	ER Elderly Residential	IGP Industrial Garden Park	Y	Use allowed by right – site plan review required for all uses as prescribed in Article IX
A Residence A	COM Commercial	GR Golf Recreational	N	Use prohibited
B Residence B	BUS Business	PUR Planned Unit Residential	SP	Use allowed by Special Permit from the Planning Board
C Residence C	I Industrial	PAR Planned Adult Residential		
		MUV Mixed Use Village District		

Bylaw No.	Land Use Classification	Standards and Conditions	AA	A	B	C	ER	COM	BUS	I	IGP	GR	PUR	PAR	MUV
A.	GENERAL USES														
(1)	Agriculture, horticulture, floriculture, viticulture, aquaculture uses; on parcels of land more than 5 acres, including: a. Commercial livestock, dairy, poultry farm.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	b. Farm business commercial greenhouse, farm stand.	See Article XI, Definitions.													
(2)	Agriculture, horticulture, floriculture, viticulture, aquaculture uses; on parcels of land 5 acres or less, including: a. Commercial livestock, dairy, poultry farm.		Y	Y	N	N	N	N	N	N	N	Y	Y	Y	Y
	b. Farm business commercial greenhouse.	90% of products sold must have been raised or produced on the premises.													

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	c. Farm stand.	For the sale and display of farm products, 90% of which must have been raised or produced on the premises.													
(3)	Commercial riding academy, boarding stable	Must be over 5 acres, farm-related	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(4)	Commercial kennel	See Article VIII.	N	N	N	N	N	N	N	SP	N	N	N	N	N
(5)	Pet day care and grooming	See Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	SP
(6)	Forestry, wood harvesting tree farm, nursery		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(7)	Golf recreation uses are permitted golf recreation uses: a. Area and facility for practice of golf, basketball or tennis. b. A swimming pool. c. A golf clubhouse with accessory buildings for caddies, golf professional shop and storage for the golf course maintenance equipment. d. The conduct of a restaurant in the golf clubhouse, together with the right to act as a common victualer. e. A golf course.		N	N	N	N	N	N	N	N	N	Y	N	N	N
(8)	Area and facility for sporting activity	Does not apply to family use.	N	N	N	N	N	N	N	N	N	N	N	N	N
(9)	Recreation facility, commercial and private	See Article VIII.	N	N	N	N	N	Y	Y	SP	SP	SP	N	N	SP
(10)	Commercial landing strip or heliport		N	N	N	N	N	N	N	N	N	N	N	N	N
(11)	Nonconforming structures or uses	See § 450-3.5 and Article VIII.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
B.	RESIDENTIAL USES														
(1)	Single-family detached dwelling		Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y
(2)	Multifamily dwelling	Permitted in the Elderly Residential District	N	N	N	N	Y	N	N	N	N	N	Y	Y	Y

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(3)	Multiple dwelling Town property	Managed by the Housing Authority in conformity with Chapter 121B of the Massachusetts General Laws, including dwellings for the aged	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	Y	N
(4)	Mobile home	A mobile home is not a single-family dwelling. The owner or occupier of a residence which has been destroyed by fire or disaster may place a trailer or mobile home on the site of such residence and may, by right, reside in such trailer or mobile home for a period not to exceed 12 months while the residence is being rebuilt. Any such trailer or mobile home shall be subject to the provisions of the State Sanitary Code.	N	N	N	N	N	N	N	N	N	N	N	N	N
(5)	Mobile home park		N	N	N	N	N	N	N	N	N	N	N	N	N
C.	COMMUNITY AND PUBLIC SERVICE USES														
(1)	Town buildings, playgrounds and parks and associated accessory buildings	As may be ordered by the Department of Public Works or Town officials having charge of the land upon which said accessory buildings are or will be erected	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	Y
(2)	Ground-mounted photovoltaic arrays	See Article X.	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	SP
(3)	Public or nonprofit school and college	See § 450-5.10.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(4)	Child-care facility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(5)	Family home day-care and large family home day-care	See § 450-8.5.	SP	SP	SP	SP	SP	SP	N	N	N	N	SP	N	N
(6)	Church or other place of worship	See § 450-5.10.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
(7)	Public library, museum	See Article VIII.	SP	SP	SP	SP	SP	Y	N	N	N	N	SP	N	N
(8)	Public or commercial garage	See Article VIII.	N	N	N	N	N	N	SP	SP	SP	N	N	N	N
(9)	Telephone exchange buildings, public utility substation	See Article VIII.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
(10)	Wireless/Telecommunications service facilities and towers	See Article VIII.	N	N	N	N	N	SP	SP	SP	SP	N	N	N	SP

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(11)	Cemetery	Must be adjacent to or extension of an existing cemetery	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	N
(12)	Crematory	Must be situated within existing cemetery	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	N
(13)	Membership club, lodge, social, recreational and community center organization		N	N	N	N	N	N	Y	N	N	N	SP	N	SP
(14)	Convalescent, assisted-living, congregate elderly, handicapped housing or nursing home	See Article VIII.	SP	SP	SP	SP	SP	N	N	N	SP	N	SP	N	N
(15)	Hospital or sanitarium, medical clinic	See Article VIII.	SP	SP	SP	SP	SP	N	N	N	SP	N	SP	N	N
D.	COMMERCIAL USES														
(1)	Professional office	Including, but not limited to doctors, architects and lawyers	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(2)	Bank, financial, brokerage and loan office		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(3)	Insurance and real estate office		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(4)	Dental, medical and scientific labs		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(5)	General consultant office		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(6)	Telephone and utility office		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(7)	Studio for professional photographer and artist		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(8)	Travel agency		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(9)	Commercial school		N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
(10)	Sales office	Provided no goods for sale are stored on the premises and no retail sales are conducted from the location	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y
E.	BUSINESS USES														
(1)	Retail store	See § 450-8.10 for IGP allowance.	N	N	N	N	N	N	Y	Y	SP	N	N	N	Y
(2)	Convenience store		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(3)	Indoor self-storage	See Article VIII.	N	N	N	N	N	N	N	SP	SP	N	N	N	SP
(4)	Wholesale business		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(5)	Planned business development	Includes shopping centers. See § 450-5.2.	N	N	N	N	N	N	SP	SP	N	N	N	N	N

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(6)	Supermarket		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(7)	Personal service shop		N	N	N	N	N	N	Y	Y	N	N	N	N	Y
(8)	Massage therapist facility or licensed massage therapy salon		N	N	N	N	N	Y	Y	Y	N	N	N	N	Y
(9)	Gasoline filling station	Body and fender work prohibited. See § 450-5.7.	N	N	N	N	N	N	Y	Y	N	N	N	N	N
(10)	Gasoline filling station with convenience store	Body and fender work prohibited. See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	N
(11)	Car washing facility	See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	N
(12)	Automobile repair shop, storage battery service, greasing station	Body and fender work prohibited. See § 450-5.7.	N	N	N	N	N	N	Y	Y	N	N	N	N	N
(13)	Used car lot	See § 450-5.7 and Article VIII.	N	N	N	N	N	N	SP	N	N	N	N	N	N
(14)	Restaurant	See Article VIII.	N	N	N	N	N	N	SP	SP	N	N	N	N	SP
(15)	Funeral establishment		N	N	N	N	N	N	Y	Y	N	N	N	N	N
(16)	Veterinary hospital	All animals must be kept inside permanent buildings	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y
(17)	Gaming establishments		N	N	N	N	N	N	N	N	N	N	N	N	N
(18)	Medical marijuana treatment centers, registered marijuana dispensaries	See Article VI, Article VIII and § 450-8.9.	N	N	N	N	N	N	N	N	SP	N	N	N	N
(19)	Adult uses	See definitions in Article X and § 450-8.11.	N	N	N	N	N	N	N	N	SP	N	N	N	N
(20)	Self-service storage facility	See Article VIII.	N	N	N	N	N	N	N	SP	SP	N	N	N	N
F.	INDUSTRIAL USES														
(1)	Industrial uses, not commonly considered hazardous or noxious	All industrial uses are permitted except those uses listed in § 450-3.1. No use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke, gas, sewage, refuse, noise, excessive vibration or danger of fire or explosion.	N	N	N	N	N	N	N	Y	Y	N	N	N	N
(2)	Wholesale trade and warehouse operations		N	N	N	N	N	N	N	Y	Y	N	N	N	N

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(3)	Construction supply establishment (including a lumber yard)		N	N	N	N	N	N	Y	Y	Y	N	N	N	N
(4)	Open quarrying and removal of sandstone		N	N	N	N	N	N	N	N	N	N	N	N	N
G.	ACCESSORY USES														
(1)	Home occupation or cottage food operation	<p>The home occupation, as defined in §450-11.2, is permitted only when the following standards and conditions are met:</p> <ul style="list-style-type: none"> a. A business license from the Town of East Longmeadow shall be obtained. b. The home occupation shall be conducted in an office or studio in the primary dwelling and is carried on only by members of the resident family living on the premises. c. The home occupation shall be clearly incidental to and secondary to the use of the dwelling as a residence. d. The area devoted to the conduct of the home occupation shall not exceed 20% of the habitable floor area of the dwelling unit. e. There is no exterior display, signage or visible storage or other outward evidence that the premises are being used for any purpose other than for a residential use. f. The use shall not constitute a nuisance by reason of an unacceptable level of air or water 	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	N	Y

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	Home office or studio (cont.)	<p>pollution, noise, vibration, smoke, dust, odor, heat, glare, unsightliness, electrical interference or other activity which, when produced, is detectable to normal sensory perception beyond the property line in amounts exceeding those normal to a residential property. The use shall not constitute a safety hazard to abutters.</p> <p>g. No articles are sold or offered for sale on the premises.</p> <p>h. A cottage food operation, as defined in § 450-11.2, is allowed as a home occupation, subject to all the conditions herein, provided the resident operator is issued and maintains a valid residential kitchen permit from the East Longmeadow Board of Health and complies with the requirements imposed by the Massachusetts Department of Public Health regulations promulgated at 105 CMR 590.</p>													

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(2)	Private garage	A private garage or storage space for not more than 5 vehicles shall be permitted on a lot. Not for lease. The standards and conditions in this section shall not apply to any business, commercial or industrial use in the COM, BUS or IGP Districts.	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y
(3)	Home-based trade	The incidental and secondary use of a portion of the home or accessory building therefor, as a place for storage in connection with an off-premises trade by a homeowner and resident of the premises as a builder, carpenter, electrician, painter, plumber, landscaper or similar person. Said use is specifically limited as enumerated in § 450-8.8 of the East Longmeadow Zoning Bylaw.	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N
(4)	Garaging or parking commercial vehicles Notwithstanding § 450-8.8, additional criteria for home-based trade	Vehicles used primarily for agricultural purposes on the premises are exempt. The following standards and conditions shall apply only in the residential districts (AA, A, B, C and ER): a. Commercial vehicle shall not be more than 1 ton in rated capacity. b. Not more than 1 commercial vehicle of any size can be kept per lot. c. If not garaged, commercial vehicles must be screened from view. d. The lease or rental of garage storage to a nonresident owner of a commercial vehicle is not permitted.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
(5)	Private stable, not conducted for gain	Business operations are prohibited. No more than 4 horses shall be kept on a single lot. A minimum area of lot shall be 10,000 square feet per horse.	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N	N
(6)	Family pool	See § 450-5.9.	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N
(7)	Neighborhood pool, not conducted for gain	See § 450-5.9.	Y	Y	Y	Y	Y	N	N	N	N	N	Y	N	Y

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(8)	House trailer, mobile home	Not more than 1 house trailer may be located on a lot. Cannot be used as a dwelling unit on the lot. Must conform to accessory building setback, side yard and rear yard requirement of the zone in which it is located.	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
(9)	Clubhouse	Intended for residents and guests in the Mixed Use Village District	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Y
(10)	Public transportation service area to support bus stop, regional bus, rapid transit bus, shuttle bus or ride services		N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
(11)	Helistop, limited use		N	N	N	N	N	N	N	N	SP	N	N	N	N
(12)	Accessory dwelling unit (ADU)	See § 450-5.11.	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N