

ZONING

450 Attachment 2

Town of East Longmeadow

**Table 3-2  
Table of Dimensional Regulations: Residence Districts AA, A, B, C and ER (Elderly Residential)  
[Amended 2-11-2025]**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
AA	Any permitted use	40,000	175	50	35	50	60	35	25%	Private stable - for stabling 1 horse, a lot must have a minimum lot size of 10,000 square feet. For stabling additional horses, a lot shall have 10,000 square feet of additional area for each additional horse.
	Town building	40,000	175	50	35	50	60	50	25%	
	Hospital, sanitarium, medical clinic, convalescent, nursing home, congregate-care, handicapped or assisted-living facility	40,000	175	50	50	50	60	35 <sup>3</sup>	25%	No building shall be built within 50 feet of any property line.  See § 450-8.6.
	Church, building for educational purposes, public library, museum	80,000	350	70	49	70	80	45	60%	There shall be no parking or access driveways closer than 25 feet to a residential district boundary.  See § 450-5.10.  The entire length of the side and rear yards abutting a residential district shall be landscaped for a depth of 20 feet from the lot line.

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District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
A	Any permitted use	25,000	140	50	20	50	60	35	25%	Private stable - for stabling 1 horse, a lot must have a minimum lot size of 10,000 square feet. For stabling additional horses, a lot shall have 10,000 square feet of additional area for each additional horse.
	Town building	25,000	140	50	20	50	60	50	25%	
	Hospital, sanitarium, medical clinic, convalescent, nursing home, congregate-care, handicapped or assisted-living facility	25,000	140	50	50	50	60	35 <sup>3</sup>	25%	No building shall be built within 50 feet of any property line. See § 450-8.6.
	Church, building for educational purposes, public library, museum	50,000	280	70	28	70	80	45	60%	There shall be no parking or access driveways closer than 25 feet to a residential district boundary. See § 450-5.10.  The entire length of the side and rear yards abutting a residential district shall be landscaped for a depth of 20 feet from the lot line.

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District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
B	Any permitted use	15,000	100	40	15	35	50	35	25%	Private stable - for stabling 1 horse, a lot must have a minimum lot size of 10,000 square feet. For stabling additional horses, a lot shall have 10,000 square feet of additional area for each additional horse.
	Town building	15,000	100	40	15	35	50	50	25%	
	Hospital, sanitarium, medical clinic, convalescent, nursing home, congregate-care, handicapped or assisted-living facility	15,000	100	50	50	50	60	35 <sup>3</sup>	25%	No building shall be built within 50 feet of any property line.  See § 450-8.6.
	Church, building for educational purposes, public library, museum	30,000	200	56	21	49	66	45	60%	There shall be no parking or access driveways closer than 25 feet to a residential district boundary.  See § 450-5.10.  The entire length of the side and rear yards abutting a residential district shall be landscaped for a depth of 20 feet from the lot line.

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District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
C	Any permitted use	10,000	75	25	12	25	35	35	25%	Private stable - for stabling 1 horse, a lot must have a minimum lot size of 10,000 square feet. For stabling additional horses, a lot shall have 10,000 square feet of additional area for each additional horse.
	Town building	10,000	75	25	12	25	35	50	25%	
	Hospital, sanitarium, medical clinic, convalescent, nursing home, congregate-care, handicapped or assisted-living facility	10,000	50	50	50	50	60	35 <sup>3</sup>	25%	No building shall be built within 50 feet of any property line. See § 450-8.6.
	Church, building for educational purposes, public library, museum	20,000	150	35	17	35	45	45	60%	There shall be no parking or access driveways closer than 25 feet to a residential district boundary. See § 450-5.10.  The entire length of the side and rear yards abutting a residential district shall be landscaped for a depth of 20 feet from the lot line.

## ZONING

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum <sup>2</sup> Setback Accessory (feet)	Maximum <sup>1</sup> Height (feet)	Maximum Lot Coverage	Comment
ER	Any permitted use	5 acres	200	50	50	50	50	35 <sup>3</sup>	25%	<p>Unit density is limited to 25 units/acre. There shall be a maximum of 200 units on any 1 lot. Minimum of 8 units for each principal building.</p> <p>A 120-foot distance between dwelling buildings is required.</p> <p>Vehicular access to a public way or ways must be provided at a minimum of 2 locations not less than 100 feet apart.</p> <p>Note: A 25-foot landscaped buffer is required along the front yard, side yard and rear yard requirements if abutting any other residential districts.</p>

**NOTES:**

- <sup>1</sup> Height shall not apply to chimneys, steeples or flagpoles. However, no radio, television antenna or other aerial devices which are mounted on an existing man-made structure, other than an antenna structure, shall increase the overall height of such man-made structures by more than 20 feet, and in all cases they shall be stayed in such a manner to assure stability.
- <sup>2</sup> Any accessory building or structure (excluding accessory dwelling units) constructed at least 10 feet behind the principal building can be erected no closer than five feet to the rear and/or side yard property line. Any other accessory building or structures must meet the required side and rear yard setbacks for the principal building.
- <sup>3</sup> Height may be increased to 45 feet upon special permit application and Planning Board review and approval.

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**Table 3-2  
Table of Dimensional Regulations: Planned Unit Residential (PUR) District**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
PUR										
	PURD <sup>2</sup>	40 acres	(4)	(5)	(6)	(7)	(8)	35	(9)	
	Residential use	40,000	175	50	35	50	60	35	25%	
	Any other permitted use	40,000	175	50	35	50	60	35 <sup>3</sup>	25%	Accessory side and rear yard not less than 50 feet

**NOTES:**

- (1) These provisions shall not apply to chimneys, flag or radio poles, elevator penthouses and required bulkheads.
- (2) Planned unit residential development (PURD): Minimum setback and side/yard dimensions of Residence AA shall pertain to the periphery of the PURD.
- (3) For § 450-5.10 uses only. Height may be increased to 45 feet upon special permit application and Planning Board review and approval.
- (4) Frontage is not applicable.
- (5) Minimum of 40 feet setback as measured from the center line of street to structure, as applicable.
- (6) Minimum of 25 feet side yard between structures.
- (7) Minimum of 25 feet rear yard between structures.
- (8) Minimum of 40 feet setback as measured from center line of street to structure, as applicable.
- (9) Maximum lot coverage is not applicable. The PURD density shall not exceed three units per aggregate acre, excluding wetlands of the PURD, and there shall be no more than three bedrooms per unit.

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**Table 3-2  
Table of Dimensional Regulations: Planned Adult Residential (PAR) District**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory <sup>2</sup> (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage (%)	Density	Comment
PAR											
	PHARD <sup>2</sup>	25 acres	(3)	(4)	(5)	(6)	(7)	35	(8)	(9)	

**NOTES:**

- (1) These provisions shall not apply to chimneys, flag or radio poles, elevator penthouses and required bulkheads.
- (2) Planned adult residential district (PHARD): Minimum setback and side/yard dimensions pertaining to the periphery of the PHARD shall be 50 feet.
- (3) Frontage not applicable.
- (4) Minimum of 40 feet setback as measured from center line of street to structure, as applicable.
- (5) Minimum of 24 feet side yard between structures.
- (6) Minimum of 25 feet rear yard between structures.
- (7) Minimum of 40 feet setback as measured from center line of street to structure, as applicable.
- (8) Maximum lot coverage 50% (structures, road pavements and impervious surfaces), excluding 100% of the wetlands in the calculations.
- (9) The PHARD density shall not exceed the units per aggregate usable acre of the PHARD based on the average square foot requirements set forth below and there shall be no more than three bedrooms per unit.

Average Square Feet of Units	Units Per Usable Acre
<1600	5
1,601 to 2,300	4
>2301	3

Basements, porches and decks shall not be included in the calculation of the square footage of the units. The density calculation shall be the average of all units as depicted on the site plan submitted to the Planning Board for either the entire PHARD development or the phase of the PHARD development identified on the site plan submitted to the Planning Board and shall be based upon the usable acres developed to said site plan.

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**Table 3-2  
Table of Dimensional Regulations: Commercial District (COM)**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage (%)	Comment
COM	Any permitted use	15,000	100	25	(2)	25	25	30	Single story = 40% 2 story = 30%	See § 450-3.3.

**NOTES:**

- (1) Height provisions shall not apply to chimneys, flag or radio poles, water tanks or hose towers, nor to required bulkheads or elevator penthouses. A residence building shall comply with the height requirements for residential districts.
- (2) Twelve-foot side yard, except where abutting any residential property or district, in which case the side yard shall be 25 feet.

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**Table 3-2  
Table of Dimensional Regulations: Business District (BUS)**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback Accessory (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage %	Maximum Size <sup>2</sup> (square feet)	Comment
BUS	Any permitted use	None	100	25	None	None	25	40	25	(2)	See § 450-3.3.
	Residential use	None	75	25	12	25	35	35	25	None	
	Planned business development	2.5 acres	120	50	5	5	50	40	35	65,000	See § 450-5.2.
	Storage or sale of unused motor vehicles	20,000	150	25	None	None	25	40	75	65,000 (subject to § 450-8.7)	See § 450-3.3.

**NOTES:**

- (1) Height provisions shall not apply to chimneys, flag or radio poles, water tanks or hose towers, nor to required bulkheads or elevator penthouses. For a building to be devoted in whole or in part to residence purposes, the requirements for setbacks, side yards and rear yards prescribed for the Residence C District shall apply.
- (2) For size limits, see § 450-3.3D and § 450-5.2D. For any permitted use, except retail use, no maximum square footage. Retail use: 65,000 square foot for maximum building size.

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**Table 3-2  
Table of Dimensional Regulations: Industrial Districts I and IGP (Industrial Garden Park)**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage (%)	Maximum Size <sup>2</sup> (square feet)	Comment
I	Any permitted use	None	None	25	12	25	25	50	60	(3)	See § 450-3.3.
	Planned business development	2.5 acres	120	50	5	5	50	40	35	65,000	See § 450-5.2.
	Abutting a Residence District	None	None	25	50	50	25	50	60	(3)	See § 450-3.3E.
	Abutting a Commercial, Business or Industrial District	None	None	25	12	25	25	50	60	(3)	
IGP	Any permitted use	75,000	250	75	40	50	75	50 <sup>5</sup>	(6)		When abutting any residential district, the rear and/or side yard shall be 50 feet. A 25-foot landscaped buffer is required if a property abuts any residential district.
	Medical marijuana treatment centers, registered marijuana treatment centers	75,000	250	75	40	50	75	50 <sup>5</sup>	(6)		See additional requirements in Article VI, Article VIII and § 450-8.10.

**NOTES:**

- (1) These provisions shall not apply to chimneys, smokestacks, aerators, flag or radio poles, elevator penthouses, gas holders, water tanks, grain elevators, required bulkheads or other equipment appurtenant to industrial buildings.
- (2) For size limits, see § 450-3.3E(3).
- (3) Any permitted use, except retail use, no maximum square footage. Retail use: 65,000 square feet maximum building size.
- (4) Maximum square footage limitation determined by designated use.
- (5) Height shall not apply to chimneys, smokestacks, water towers, flagpoles, aerators, antennas or other equipment appurtenances necessitated by the permitted use to which the building is put.
- (6) Maximum lot coverage in the IGP District: On any lot, building area shall not exceed 40% of the lot area on lots having less than 225,000 square feet of area and 45% of the lot area on lots having 225,000 square feet or more.

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**Table 3-2  
Table of Dimensional Regulations: Golf Recreational District (GR)**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
GR										
	Residential use	40,000	175	50	35	50	60	35	25%	
	Any other permitted use	40,000	175	50	35	50	60	35	25%	Accessory side and rear yard not less than 50 feet.

**NOTES:**

(1) These provisions shall not apply to chimneys, flag or radio poles, elevator penthouses and required bulkheads.

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**Table 3-2  
Table of Dimensional Regulations: Mixed-Use Village District (MUV)  
[Added 6-15-2021]**

District	Use	Minimum Lot Area (square feet or as noted)	Minimum Frontage (feet)	Minimum Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Setback, Accessory (feet)	Maximum Height <sup>1</sup> (feet)	Maximum Lot Coverage	Comment
MUV	Any permitted use	40 acres	175	100	50	50	Note 3	Note 2	60%	A 25-foot landscaped buffer is required.

**NOTES:**

- (1) Height provisions shall not apply to chimneys, smoke stacks, water towers, aerators, antennas, flag or radio poles, water tanks or hose towers, nor to required bulkheads or elevator penthouses or other equipment appurtenances necessitated by the permitted use to which the building is put.
- (2) The maximum height of structures within a Mixed-Use Village District shall reflect the zone and the surrounding context where the district is to be created.
  - (a) All residential zones: maximum height up to 35 feet.
  - (b) Commercial and Business Zones: maximum height up to 40 feet.
  - (c) Golf Recreational Zone: maximum height up to 35 feet.
  - (d) Industrial and Industrial Garden Park Zones: maximum height up to 50 feet.
- (3) All buildings will meet primary setbacks.