

## ZONING

### 185 Attachment 3

#### Height, Area and Yard Requirements Chart<sup>3</sup> Town of Southwick

| Zone              | Lot Area and Frontage |                  | Minimum Rear Lot Line | Minimum Setback in Feet |      |                |                   | Accessory Use     |                   | Maximum Height (feet) | Minimum Floor Area (square feet) |
|-------------------|-----------------------|------------------|-----------------------|-------------------------|------|----------------|-------------------|-------------------|-------------------|-----------------------|----------------------------------|
|                   | (square feet)         | (feet)           |                       | Front <sup>4,5</sup>    | Side | Side Aggregate | Rear <sup>5</sup> | Side <sup>5</sup> | Rear <sup>5</sup> |                       |                                  |
| AC <sup>2</sup>   | 60,000                | 200              | 50                    | 75                      | 20   | 50             | 50                | 20                | 25                | 35/60                 | N/A                              |
| R-40              | 60,000                | 200              | 50                    | 75                      | 20   | 50             | 50                | 10                | 10                | 35                    | N/A                              |
| R-40 <sup>1</sup> | 90,000                | 250 <sup>4</sup> | 62.50                 | 75                      | 20   | 50             | 50                | 20                | 50                | 35                    | N/A                              |
| R-20              | 40,000                | 150              | 37.50                 | 75                      | 10   | 20             | 40                | 10                | 10                | 35                    | N/A                              |
| R-20 <sup>1</sup> | 60,000                | 250 <sup>4</sup> | 62.50                 | 75                      | 10   | 20             | 40                | 20                | 40                | 35                    | N/A                              |
| R-20-A            | 2 acres               | 300              | 75                    | 75                      | 50   | 100            | 50                | 50                | 50                | 35                    | 500                              |
| B                 | 20,000                | 100              | 25                    | 75                      | 10   | 20             | 20                | 10                | 20                | 35                    | N/A                              |
| BR                | 40,000                | 200              | 50                    | 75                      | 10   | 20             | 50                | 10                | 25                | 35                    | N/A <sup>5</sup>                 |
| I                 | 40,000                | 200              | 50                    | 75                      | 20   | 50             | 50                | 20                | 25                | 35                    | N/A                              |
| IR                | 40,000                | 200              | 50                    | 75                      | 50   | 100            | 50                | 25                | 25                | 35                    | N/A <sup>5</sup>                 |

NOTES:

<sup>1</sup> Two-family dwelling.

<sup>2</sup> See Article IV, § 185-11.

<sup>3</sup> For nonconforming lots of record, see MGL C. 40A, § 6.

<sup>4</sup> [Amended STM 9-27-1978 by Art. 12]

<sup>5</sup> [Amended ATM 4-15-1980 by Art. 43]