

# ZONING

## 145 Attachment 2

### Town of Belchertown Table of Dimensional Regulations

[Amended 5-13-1996 ATM by Art. 23; 1-14-2008 STM by Art. 10; 5-8-2017 ATM by Art. 25; 5-8-2023 ATM by Art. 23; 5-13-2024 ATM by Art. 25]

District	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum Yard Setback			Minimum Lot Width (feet)	Maximum Building Height (stories)	Maximum Density	Minimum Open Space per Lot (square feet)	Dwelling Unit Distribution	Maximum Units per Building
				Front <sup>1</sup> (feet)	Rear <sup>2</sup> (feet)	Side <sup>2</sup> (feet)						
<b>AG-A</b> Estate lots	150,000	50	6%	160/40 <sup>3</sup>	40	60	50	2	---	---	---	---
OSCD with public sewer	10 acres (total) 10,000 (lot)	85/60 <sup>4</sup>	20%	20	30	15/0 <sup>5</sup>	85 <sup>6</sup>	2	---	10,000	20% duplex maximum	2
OSCD without public sewer	20 acres (total) 20,000 (lot)	85/60 <sup>4</sup>	20%	20	30	15/0 <sup>5</sup>	85 <sup>6</sup>	2	---	20,000	20% duplex maximum	2
All other uses	40,000	140	25%	40	40	20	100	2	---	---	---	---
<b>LR</b> Estate lots	150,000	50	6%	160/40 <sup>3</sup>	40	60	50	2	---	---	---	---
All other uses	40,000	140	25%	40	40	20	100	2	---	---	---	---
<b>VR</b> Estate	150,000	50	6%	160/40 <sup>3</sup>	40	60	50	2	---	---	---	---
OSCD with public sewer	10 acres (total) 10,000 (lot)	85/60 <sup>4</sup>	20%	20	30	15/0 <sup>5</sup>	85 <sup>6</sup>	2	---	10,000	20% duplex	2
All other uses	20,000	120	30%	30	30	20	75	2	---	---	---	---
<b>MDR</b> without public sewer	130,680 (3 acres)	250	40%	50	50	50	100	2	6 units per acre	---	---	---
<b>MDR</b> with public sewer	20,000	120	40%	30	30	20	75	2	10 units per acre	---	---	---

# BELCHERTOWN CODE

## Town of Belchertown Table of Dimensional Regulations (Continued)

District	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum Yard Setback			Minimum Lot Width (feet)	Maximum Building Height (stories)	Maximum Density	Minimum Open Space per Lot (square feet)	Dwelling Unit Distribution	Maximum Units per Building
				Front <sup>1</sup> (feet)	Rear <sup>2</sup> (feet)	Side <sup>2</sup> (feet)						
<b>AG-B</b>												
Estate lots	150,000	50	6%	160/40 <sup>3</sup>	40	60	50	2	---	---	---	---
OSCD lots with public sewer	10 acres (total) 10,000 (lot)	85/60 <sup>4</sup>	20%	20	30	15/0 <sup>5</sup>	85 <sup>6</sup>	2	---	10,000	20% duplex maximum	2
OSCD lots without public sewer	20 acres (total) 20,000 (lot)	85/60 <sup>4</sup>	20%	20	30	15/0 <sup>5</sup>	85 <sup>6</sup>	2	---	20,000	20% duplex maximum	2
All other uses	40,000	140	25%	40	40	20	100	2	---	---	---	---
<b>MHP</b>	2,178,000 (50 acres)	250	30%	200	100	100	100	2	4 units per acre	---	---	---
<b>B-1</b>												
With public sewer	20,000	120	80%	25	40 <sup>7</sup>	20 <sup>7</sup>	75	2	---	---	---	---
Without public sewer	40,000	140	80%	25	40 <sup>7</sup>	20 <sup>7</sup>	100	2	---	---	---	---
Within historic district	20,000	120	80%	10/20 <sup>8</sup>	40 <sup>7</sup>	10 <sup>7</sup>	70	2	---	---	---	---
<b>B-2</b>												
With public sewer	40,000	140	80%	40	40 <sup>7</sup>	20 <sup>7</sup>	75	2	---	---	---	---
Without public sewer	60,000	180	80%	50	40 <sup>7</sup>	20 <sup>7</sup>	100	2	---	---	---	---

## ZONING

District	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Maximum Lot Coverage	Minimum Yard Setback			Minimum Lot Width (feet)	Maximum Building Height (stories)	Maximum Density	Minimum Open Space per Lot (square feet)	Dwelling Unit Distribution	Maximum Units per Building
				Front <sup>1</sup> (feet)	Rear <sup>2</sup> (feet)	Side <sup>2</sup> (feet)						
I												
With public sewer	40,000	160	80%	40	50	30	100	3	---	---	---	---
Without public sewer	60,000	200	80%	50	50	30	100	3	---	---	---	---

**NOTES:**

<sup>1</sup>Measured from the right-of-way line of the existing or proposed way.

<sup>2</sup>When a side yard or rear yard borders on an existing or proposed public way, the minimum distance between the way and any other structure shall equal the distance required for front yards in that district.

<sup>3</sup>Front yard setback shall be a minimum of 160 feet. The secondary front yard setback shall be a minimum of 40 feet. (Refer to § 145-26, Estate Lot Diagram.)

<sup>4</sup>Each lot shall have a minimum frontage of 85 feet on a public or private way, except that a lot on a cul-de-sac or curve may have frontage on not less than 60 feet, provided that the distance between side lot lines at the minimum front yard setback of 20 feet is at least 85 feet.

<sup>5</sup>Side yard setbacks: single-dwelling unit, detached, fifteen-foot setback; single-dwelling unit, attached, zero-foot lot line setback allowed; two-dwelling unit, detached, fifteen-foot setback; two-dwelling unit, attached, not allowed.

<sup>6</sup>Measured from side yard to side yard (between front yard setback and rear lot line).

<sup>7</sup>Side and rear yard setbacks shall be at least 50 feet when adjacent to Agricultural-A, Agricultural-B, Lakes Residential and Village Residential Zoning Districts.

<sup>8</sup>Minimum setback of 10 feet and maximum setback of 20 feet within the historic district. Front of the building shall fall within this ten-to-twenty-foot zone.