

# ZONING

## 255 Attachment 1

### Town of South Hadley

#### Use Regulations Schedule

**[Amended 5-10-2017 ATM by Art. 24; 1-10-2018 STM by Art. 5; 5-9-2018 ATM by Art. 17; 5-9-2018 ATM by Art. 18; 5-8-2019 ATM by Art. 23; 5-10-2023 ATM by Art. 21; 5-10-2023 ATM by Art. 22]**

**KEY:**

Y Permitted use

N Excluded or prohibited use

SP Use permitted only with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw

SPR Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agri.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
<b>Residential Uses</b>														
Single-family dwellings	Y	Y	Y	Y	Y	N	Y	Y	SP/f	N	N	N	Y/b/e	
Single-family dwellings – flag lot	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e	
Conversions of single-family to two-family dwellings, as provided in Article VII	N	SP	Y	N	SP	N	Y	Y	N	N	N	N	SP/c/e	
Two-family dwellings (new)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N	SP/d/e	
Three-family dwellings	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N	SP/d/e	
Multifamily dwellings for more than three families/g	SP	SP	SP	SPR	N	N	SP	SP	SP/f	N	N	N	SP/d/e	
Home Occupation I, as provided in Article VII	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	Y/e	
Home Occupation II, as provided in Article VII	SPR	SPR	SPR	N	SPR	N	SPR	SPR	N	N	N	N	SPR	
Mobile homes (as provided in §§ 255-31 and 255-33)	SP	SP	SP	N	N	N	N	N	N	N	N	N	SP/d/e	
Mobile home parks	N	N	N	N	N	N	N	N	N	N	N	N	N	
Continuing care retirement communities	N	SP	N	N	N	N	N	N	N	N	N	N	SP/e	
Bed-and-breakfasts	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e	
Flexible residential developments, as provided in Article VII	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	SP	
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	N	N		

SOUTH HADLEY CODE

Use Classifications	Districts												
	Residence				Agri.	Business				Industrial			Water Supply
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	
Accessory dwelling unit – attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	
Accessory dwelling unit – detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N	

**NOTES:**

- a. Limited to renting of rooms and the furnishing of table and board to not more than four resident persons in a dwelling occupied as a private residence.
- b. Subject to septic disposal limitations specified in the Water Supply Protection Bylaw.
- c. Allowed in underlying Agricultural District and Residence A-2 District where public sewer is provided.
- d. Allowed in underlying Residence A-1 and Residence A-2 Districts where public sewer is provided.
- e. Only if the use is allowed in the underlying district.
- f. Only as part of a mixed-use proposal.
- g. Includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwellings’ owners.

## ZONING

### Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
<b>Open Space Uses</b>														
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Agricultural, horticultural, or floricultural uses on parcels of less than five acres, as provided in Article VII	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	SPR	N	N	N	SPR/b	
Cemeteries, crematories situated with cemeteries	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Y/b	
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	SPR	N	N	N	N	N	SPR	SPR	SP/b	
Landing strips for private use of owner	N	N	N	N	Y	N	N	N	N	N	Y	Y	N	
Stables or riding academies, as provided in Article VII	Y/a /SPR	Y/a /SPR	Y/a /SPR	N	SPR	N	SPR	SPR	SPR	N	SPR	SPR	SPR/b	
Public-private recreation, as provided in Article VII	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Outdoor recreation facilities/c	N	N	N	N	SP/c	N	N	N	N	N	N	N	SP	

**NOTES:**

- a. Limited to the keeping of horses and/or ponies as an accessory to a residential use. Site plan review is required for any stable or riding academies which are not limited to serving as an accessory to a residential use and are allowed as being exempt under MGL c. 40A, § 3.
- b. Only if the use is permitted in the underlying district.
- c. Subject to the criteria and provisions specified in § 255-41.

SOUTH HADLEY CODE

**Use Regulations Schedule (continued)**

Use Classifications	Districts												
	Residence				Agric.	Business				Industrial			Water Supply Protection Overlay
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
<b>Public and Institutional Uses</b>													
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N
Public and private nonprofit educational institutions/d/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes/e/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	N	SPR	SPR/a	N	N	N	SPR/a	SPR/a	SP	N	SPR/a	SPR/g	SPR/c
Hospitals, sanitariums, and charitable services	N	SPR/b	SPR/b	N	N	N	SPR/b	SPR/b	N	N	SPR/b	SPR/b	SPR/b/c

**NOTES:**

- a. Except those the chief activity of which is a gainful service or activity usually conducted as a business, including in said excepted uses dancing or bowling and like activities; and provided that there is no display or advertising visible from the street.
- b. Except not for contagious diseases, nor for the care of epileptics or drug or liquor patients, nor for correctional purposes, nor for the care of the insane or feeble-minded.
- c. Only if the use is permitted in the underlying district.
- d. Development of noneducational use facilities subject to site plan review.
- e. Development of nonreligious uses (halls, assembly, function rooms) subject to site plan review.
- f. Subject to regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.
- g. As provided in § 255-38.

ZONING

Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agricult.	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
<b>Business Uses</b>															
Drive-in services	N	N	N	N	N	SP	SP	SP	N/j	N	N	N	N		
Retail sales	N	N	N	N	N	SPR	SPR	SPR	SPR/k	SPR/o	SPR	SPR/l	SP/i		
Personal, business, and professional services	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Gasoline filling stations	N	N	N	N	N	SP/a	SP/a	SP/a	N	N	SPR	N	N		
Automotive repair and services	N	N	N	N	N	SP/h	SP/h	SP/h	N	SPR	SPR	N	N		
Open-air parking for 25 vehicles or fewer/d	N	N	N	N	N	N	SPR	SPR	N	N	SPR	N	N		
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
New and secondhand car dealers	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N		
Marinas	N	N	N	N	N	SPR	SPR	SPR	N	N	SPR	SPR	N		
Offices	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Wholesale sales and warehousing	N	N	N	N	N	N	N	SPR	SP/m	SPR	SPR	SPR	N		
Telephone exchange buildings	N	SPR	SPR	N	N	N	SPR	SPR	N	SPR	SPR	SPR	N		
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SPR	SP	N	SP	SPR	SPR	SPR	SP	SPR	SP	SP/i		
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
Motels – hotels	N	N	N	N	N	N	N	N	SP	N	SP	N	N		

SOUTH HADLEY CODE

Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agri c.	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
Open air theaters	N	N	N	N	N	N	N	N	N	N	N	N	N		
Sale of farm products	SP/b	N	N	N	Y/c	N	SP/b	SP/b	SP/b	N	SP/b	N	Y/b/c/i		
Training or educational institutions operated for profit	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Professional business (as provided in Article VII)	SP/e	SP/f	SP/g	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Restaurants	N	N	N	N	N	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	N		
Adult entertainment uses, as provided in Article VII	N	N	N	N	N	SP	N	SP	N	N	N	N	N	SP	
Flea markets	N	N	N	N	N	SP	SP	SP	N	N	N	N	N		
Commercial kennels	N	N	N	N	N	SP	SP	SP	N	SP	SP	N	N		
Medical marijuana off-site dispensaries (MMOSD), subject to § 255-46	N	N	N	N	N	N	N	N	N	SP	SP	N			
Marijuana retailer	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	N	N	N			
Marijuana testing facility	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	SP/P	SP/P	N			
Solar photovoltaic, large-scale/q,r	SPR/SP	SPR/SP	SPR	SPR	SPR/SP	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Solar photovoltaic, medium-scale/s,t	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	
Solar photovoltaic, small-scale/u	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	

**NOTES:**

- a. Provided that not more than 30,000 gallons of gasoline shall be stored on the premises. An enclosed lubrication for two motor vehicles shall be permitted.
- b. Provided minimum parcel size is two acres and all of the products are raised on the premises.
- c. Provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop raised on the land of the owner or lessee, the major portion of the products are grown or produced on the premises.

## ZONING

- d. Such use shall be defined to include public parking provided for a fee, and areas used for vehicle storage. These regulations shall not be construed to prohibit parking for residents, employees, customers or visitors as required by the provisions of § 255-86.
- e. Route 33, only from Route 202 south to Chicopee City Line.  
Route 202, only from intersection of Route 33 to Granby Town Line.  
Route 116, beginning 830+/- feet south of Leahey Avenue on the west side of College Street south to Rita Circle and 1,115+/- feet south of Burnett Avenue on the east side of College Street south to a point 58+/- feet north of Belmont Avenue.
- f. From Rita Circle on the west side of Route 116, and from 58+/- feet north of Belmont Avenue on the east side of Route 116, to the intersection with Route 202.
- g. Bridge Street, Lamb Street, Main Street only.
- h. Repairing of motor vehicles out-of-doors is prohibited. Automotive repair and service shops are subject to provisions of Article VII. An enclosed lubrication for two motor vehicles shall be permitted, and not more than 30,000 gallons of gasoline shall be stored on the premises.
- i. Only if the use is permitted in the underlying district.
- j. Drive-in bank, drive-in pharmacy allowed by special permit.
- k. No single use will occupy more than 65,000 square feet.
- l. As provided in § 255-38.
- m. No single establishment may occupy more than 30,000 square feet of building floor area.
- n. Drive-through restaurants require a special permit.
- o. Retail sales is limited to those items produced on site and incidental accessory products produced off site but relate to the operation of the primary use and only comprise a small portion of the total retail sales on the site. The “incidental accessory” products could include the sale of merchandise by persons who perform at events held on the site and by businesses which conduct operations at the site.
- p. Subject to the provisions of § 255-49.
- q. Large-scale solar photovoltaic installations are only permitted by site plan review in the districts noted but only on municipally owned properties except for the following:
  - (1) Canopy installations on non-municipal land may only be placed in existing parking lots in the industrial or business zoning districts, and the entire array must be located over a single, contiguous parking area.
  - (2) Roof-mounted on non-municipal land may be placed on industrial, commercial, or institutional buildings if the entire generating array is located on a single-building.
  - (3) Ground-mounted installations on non-municipally owned land may be placed only on a site previously utilized as sand/gravel pits and/or landfill as part of a reclamation/reuse plan.
  - (4) Subject to the provisions of § 255-48.
- r. Large-scale solar photovoltaic installations may be permitted by special permit in the districts noted subject to the following restrictions:
  - (1) Situated no less than 100 feet from any lot created as part of a residential subdivision.
  - (2) In the Residence A-1 and Residence A-2 Zoning Districts, every abutting property shall be visually screened from the large-scale photovoltaic installation through any one or combination of the following: location, distance, plantings, existing vegetation and fencing (not to exceed six feet in height), and the solar photovoltaic installation may not occupy more than 50% of the site.
  - (3) Subject to the provisions of § 255-48.
- s. Medium-scale solar photovoltaic installations are permitted by site plan review in the districts noted but only if they meet the conditions specified in footnote q above.
- t. Medium-scale solar photovoltaic installations are subject to the following:
  - (1) Medium-scale solar photovoltaic installations whether ground-mounted, canopy, or roof installations are permitted on municipally owned properties subject to site plan review.

## SOUTH HADLEY CODE

- (2) Medium-scale solar photovoltaic installations which are to be canopy installations and not located on municipal land are permitted by site plan review only if they are placed in existing parking lots in the industrial or business zoning districts, and the entire array must be located over a single, contiguous parking area.
  - (3) Medium-scale solar photovoltaic which are to be roof-mounted installations and not located on municipal land are permitted by site plan review only if they are placed on existing industrial, commercial, or institutional buildings in which case they may be approved in any zoning district by site plan review.
  - (4) Medium-scale solar photovoltaic installations to be permitted if accessory to another principal use on the same parcel by site plan review in all districts (however, if the principal use is only allowed by special permit, the solar photovoltaic installation is only permitted by special permit).
  - (5) Subject to the provisions of § 255-48.
- u. Small-scale solar photovoltaic installations are permitted as-of-right in the districts noted subject to the following restrictions:
- (1) Only if accessory to another principal use on the same parcel or on municipally owned property are to be permitted by as-of-right in all zoning districts.
  - (2) Subject to the provisions of § 255-48.
  - (3) All other small-scale solar photovoltaic installations may be permitted by special permit.

ZONING

Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
<b>Industrial Uses</b>														
General manufacturing uses not commonly considered hazardous or noxious	N	N	N	N	N	N	N	SP/a	N	SPR	SPR	SPR	N	
Other manufacturing uses commonly considered hazardous or noxious, as provided in Article VII	N	N	N	N	N	N	N	N	N	N	SP	N	N	
Gas-to-energy facilities/e	N	N	N	N	SP/e	N	N	N	N	SP	SP	N		
Medical marijuana cultivation and processing facilities (MMCPF)	N	N	N	N	N	N	N	N	N	SPR/SP/f	SPR/SP/f	N	N	
Medical marijuana treatment centers (MMTC)	N	N	N	N	N	N	N	N	N	SP	SP	N		
Microbrewery	N	N	N	N	N	N	N	SP/a	N	SPR	SPR	N		
Craft marijuana cultivator cooperative	N	N	N	N	N	N	N	N	N	SPR/g	SPR/g	N		
Marijuana cultivator	N	N	N	N	N	N	N	N	N	SPR/g	SPR/g	N		
Marijuana product manufacturer	N	N	N	N	N	N	N	N	N	SPR/g	SPR/g	N		
Marijuana testing facility	N	N	N	N	N	SP/g	SP/g	SP/g	SPR/g	SPR/g	SPR/g	N		
Research, development and manufacturing facilities of products that generate renewable or alternative energy	N	N	N	N	N	N	N	N	N	SPR	SPR	SPR		
<b>Other</b>														
Accessory uses to permitted principal uses, as provided in Article VII	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	
Major earth removal, extraction, and/or fill activities/b	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	
Other earth removal, extraction, and/or fill activities/b	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Extension or alteration of existing non-conforming uses or structures as provided in § 255-7	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wireless communications antennas/c/d	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wireless communications towers/d	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	

## SOUTH HADLEY CODE

### NOTES:

- a. Provided that not more than one person shall be employed for each 70 square feet of floor area and in no case shall a total of more than 7,000 square feet of the premises be devoted to such use.
- b. Subject to the criteria and provisions specified in § 255-84 and also (when the activity is located within the Water Supply Protection District) subject to the criteria and provisions contained in § 255-35.
- c. Both uses are subject to the provisions of § 255-40 and include any and all equipment (including equipment shelters), cable, and related fixtures.
- d. The wireless communications antenna use only applies to such antennas and related equipment (including equipment shelters), cable, and related fixtures to be affixed to existing structures not primarily erected or used for wireless communications purposes. If such antennas are to be affixed to structures, the use is to be considered as requiring a special permit approved by the Planning Board.
- e. Such a facility is only permitted in an Agricultural District if it is on the site of the landfill generating the gas being processed. All gas-to-energy facilities are subject to the provisions of § 255-44 and the special permit granted by the Planning Board.
- f. Whether a site plan review or special permit is required depends upon whether the parcel abuts property used for residential purposes and the distance between the building housing the MMCPF and the residence as specified in § 255-46.
- g. Subject to the provisions of § 255-49.