

ZONING

255 Attachment 2

Town of South Hadley

Dimensional Regulations Schedule for Buildings and Structures  
[Amended 5-10-2023 ATM by Art. 22]

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Residence A-1 Zoning District</b>									
Basic requirements:				60%					
Principal uses	22,500	125/a	30		40/b	20/c	25	3	35
Accessory uses/l	—	—	10		40/b	20/c/g	10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/h	125/a	30		40/b	20/c	25	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	45,000	125	30		40	20	25	3	35
Flag lot special permit – accessory use	—	—	10		40	20	25	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30		40	20	25	2	35
Flexible development/i/j/k									
Principal uses	2,000	20	k		15	0 to 7	10	3	35
Accessory uses	—	—	k		15	0 to 7	10	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

**NOTES:**

- a. Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.

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- c. On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.
- d. Minimum rear yard dimension shall be five feet for a one-story accessory building.
- e. Maximum height of one-story accessory buildings shall be 17 feet.
- f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.
- h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- i. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- l. Accessory dwelling units must conform with § 255-50.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Residence A-2 Zoning District</b>									
Basic requirements:				65%					
Principal uses	12,500	100/a	40		25/b	10/c	20	3	35
Accessory uses/k	—	—	10		25/b	10/c	10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/g	100/a	40		25/b	10/c	20	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	25,000	125	40		40	15	20	3	35
Flag lot special permit – accessory use	—	—	10		40	15	20	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	40		40	15	20	2	35
Flexible development/h/i/j									
Principal uses	2,000	20	j		10	0 to 5	8	3	35
Accessory uses	—	—	j		10	0 to 5	8	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Continuing-care retirement community								3	55
Churches, schools, colleges, libraries, town buildings, and similar uses								6	60

**NOTES:**

- a. Frontage when measured on an inside curve may be less than 100 feet. It must, however, be a minimum of 100 feet on the front setback line, and the minimum total lot area must be 12,500 square feet or according to Footnote g.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 300 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 35 feet, such setback need not be greater than 70% of the distance so required if said distance is between 35 feet and 40 feet, and need never be more than 40 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district need not exceed 10 feet. Open porches which are 20 feet or more from the street line may be permanently enclosed on one or more sides.
- c. On a corner lot, no building or structure shall be erected or altered to be less than 25 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 80 feet or less, the minimum side yard dimension shall be eight feet.
- d. Minimum rear yard dimension shall be three feet for a one-story accessory building.
- e. Maximum height of one-story accessory buildings shall be 17 feet.

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- f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- g. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- h. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- k. Accessory dwelling units must conform with § 255-50.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Residence B Zoning District</b>									
Basic requirements:				70%					
Principal uses	7,500	75	40/f		15/a	10/b	20/c	3	45
Accessory uses/j	—	—	15/f		15/a	10/b	10/c	2	25/d
Special requirements – if different from above:									
Flexible development/g/h/i									
Principal uses	2,000	20	i		5	0 to 5	8	3	45
Accessory uses	—	—	i		5	0 to 5	8	2	25
Uses with special permit (except housing for the elderly and handicapped)	7,500/e	75/e			10	50			
Housing for the elderly/handicapped with special permit								6	60
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

**NOTES:**

- a. No part of any building or other structure shall be erected or altered so as to be nearer to the street line of any street on which it faces than the nearest building on either side thereof facing on the same street and within the same block and district; such setback need not be greater than 25 feet in any case.
- b. For a one-story and two-story building, the minimum side yard shall be six feet.
- c. Minimum rear yard dimension shall be three feet for a one-story accessory building.
- d. Maximum height of one-story accessory buildings shall be 17 feet.
- e. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- f. Total building coverage of principal and accessory uses shall not exceed 40%.
- g. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- h. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- j. Accessory dwelling units must conform with § 255-50.

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**Dimensional Regulations Schedule for Buildings and Structures (continued)**

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Residence C Zoning District</b>									
Basic requirements:				50%					
Principal uses	87,120/a	None/a	20/b		30	50	50	3	35
Accessory uses/c	—	—	10/b		30	50	50	2	35

**NOTES:**

- a. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- b. At least 50% of each lot shall be devoted to open space uses, including (1) landscaping elements such as lawns, plantings, walks, and terraces; (2) recreational uses such as play area for children, swimming pools, tennis courts, and gardens, and (3) household service activities, such as open air clothes drying. Streets, drives, and off-street parking spaces are not to be interpreted as open space. Total building coverage of principal and accessory uses shall not exceed 20%.
- c. Accessory dwelling units must conform with § 255-50.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Agricultural Zoning District</b>									
Basic requirements:									
Principal uses	30,000	150/a	30/f	50%	40/b	20/c	25	None/e	None/e
Accessory uses/k	—	—	10/f		40/b	20/c	10/d	None/e	None/e
Principal uses in Water Supply Protection Overlay District	40,000/g	150/a	30/f		40/b	20/c	25	None/e	None/e
Special requirements – if different from above									
Flag lot special permit – principal use	60,000	150	30		40	20	25	2	35
Flag lot special permit – accessory use	—	—	10/f		40	20	25	2	35
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	150	30		40	20	25	2	35
Flexible development/h/i/j									
Principal uses	2,000	20	j		15	0 to 7	10	2/e	35/e
Accessory uses	—	—	j		15	0 to 7	10	2/e	25/e
Other uses with special permit:									
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

**NOTES:**

- a. Frontage when measured on an inside curve may be less than 150 feet. It must, however, be a minimum of 150 feet on the front setback line, and the minimum total lot area must be 30,000 square feet or according to Footnote g.
- b. Same as Footnote b for the Residence A-1 District.
- c. Same as Footnote c for the Residence A-1 District.
- d. Same as Footnote d for the Residence A-1 District.
- e. For residential buildings only, height provisions of Residence A-1 Districts shall apply.
- f. Total building coverage of principal and accessory uses shall not exceed 30%.
- g. Where not served by a public sewer: 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- h. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.

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k. Accessory dwelling units must conform with § 255-50.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Business A-1 Zoning District</b>									
Basic requirements:				80%					
Principal uses	25,000	125	30/c		0/a/e	15/b	50/d	3/f	45/f
Accessory uses	—	—	15/c		0/a/e	15/b	50/d	3/f	45/f

**NOTES:**

- a. A minimum of eight feet abutting any public way shall be seeded. Egress to the lot shall be by drives located at locations designated by the governing public authority.
- b. There shall be a side yard of at least 35 feet between a building and any street line. There shall be a side yard of at least 50 feet between a business building and any adjacent residential zone.
- c. Total building coverage of principal and accessory uses shall not exceed 30%.
- d. Where the subject property abuts property located in the Business A, Business A-1, Business B, Business C, Industrial A, Industrial B, or Industrial Garden District Zoning Districts, the rear minimum yard setback shall be the greatest of either (1) the setback required by the zoning for the abutting property or (2) 25 feet.
- e. There is no minimum front setback for buildings. The front setback for any parking lot, shall be 15 feet and the area between the lot line and the edge of the parking shall be landscaped in accordance with the standards in § 255-83A(6).
- f. However, the height limitations for buildings on parcels of less than one acre shall be “2” stories and “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “3” stories and “45” feet.

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**Dimensional Regulations Schedule for Buildings and Structures (continued)**

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Business A Zoning District</b>									
Basic requirements:				85%					
Principal uses	10,000	50	75/a/b		10/a	6/a	10/a	3/a/	45/a/d
Accessory uses/e	None	None	25/a/b		10/a	6/a	10/a	3/a	45/a/d
Special requirements if different from above:									
Uses with special permit			40/c		10	10/d	20	3	45

**NOTES:**

- a. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.
- b. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- c. Minimum side yard dimension is six feet for one- or two-story buildings.
- d. However, the height limitation in regards to “feet” for buildings on parcels of less than one acre shall be “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “45” feet.
- e. Accessory dwelling units must conform with § 255-50.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Business B Zoning District</b>									
Basic requirements:				95%					
Principal uses	12,000	100	85/a/b		0/a	6/a	5/a	8/a	80/a
Accessory uses/d	None	None	25/a/b		0/a	6/a	5/a	8/a	80/a
Special requirements – if different from above									
Uses with special permit (except housing for the elderly and handicapped)			40/c		10	10/d	20	3	45
Housing for the elderly and handicapped with special permit								6	60

**NOTES:**

- a. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.
- b. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land. However, the foregoing provisions in this note shall not apply to housing for the elderly and handicapped.
- c. Minimum side yard dimension is six feet for one- or two-story buildings.
- d. Accessory dwelling units must conform with § 255-50.

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**Dimensional Regulations Schedule for Buildings and Structures (continued)**

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Maximum Square Feet for Any Single Use	Minimum Yard Setback (feet)			Maximum Height	
						Front	Side	Rear	Stories	Feet
<b>Business C Zoning District</b>										
Basic requirements:				80%						
Principal uses	20,000	100	50/a		65,000	10	25	50	4/b	60/b
Accessory uses	None	—	25/a			10	15	50	4/b	60/b

**NOTES:**

- a. Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.
- b. However, the height limitations for buildings on parcels of less than one acre shall be “2” stories and “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “4” stories and “60” feet.

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### Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
<b>Industrial A Zoning District</b>									
Basic requirements:				85%					
Principal uses	40,000	200	40/b		25	20/c	20/c	—	40
Accessory uses	—	—	15/b		25	20/c	20/c	—	40
<b>Industrial B Zoning District</b>									
Basic requirements:				80%					
Principal uses	None	None	75/a/b		None/a	None/a	None/a	6/a	75/a
Accessory uses	None	None	20/a/b		None/a	None/a	None/a	6/a	75/a
<b>Industrial Garden Zoning District</b>									
Basic requirements:				80%					
Principal uses	75,000	250	35/b		75	50	50	3	40
Accessory uses	—	—	15/b		75	50	50	3	40

**NOTES:**

- a. A building or structure used in whole or in part for residential purposes shall comply with the requirements for the Residence B District.
- b. Total building coverage of principal and accessory uses shall not exceed the maximum permitted for the principal use.
- c. Minimum side and rear yard dimensions are 50 feet when abutting a residential zone.