

ZONING

300 Attachment 1

Town of West Springfield

**Table 5-1  
Table of Use Regulations  
RESIDENTIAL ZONING DISTRICTS  
[Amended 12-3-2018]**

Uses	Standards and Conditions	Zoning Districts				
		RA	RA-1	RA-2	RB	RC
<b>RESIDENTIAL USES</b>						
Single-family detached dwelling		P	P	P	P	P
Two-family dwelling		—	—	—	P	P
Multifamily dwellings	All required front and side yards shall be landscaped and shall not be devoted to off-street parking. No use, other than residential, shall be permitted in a multi-family dwelling unless provision for such use, including required parking space, is clearly depicted on the original plan.	—	—	—	—	SPR
Boardinghouse and lodging house		—	—	—	—	P
Cluster development		P	P	P	—	—
Age-restricted housing	See § 300-7.8 for development standards and special permit criteria. (Note: Requires a zone change to adopt overlay)	SPB	SPB	SPB	—	—

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		RA	RA-1	RA-2	RB	RC
<b>COMMUNITY FACILITIES</b>						
Churches or other religious purposes and any religious, sectarian or denominational educational purposes		P	P	P	P	P
Educational uses, not conducted for profit		P	P	P	P	P
Private educational uses conducted for gain		—	—	—	P	P
Child-care facilities	Must file a copy of operating license with the Building Inspector before a certificate of occupancy can be issued.	P	P	P	P	P
Family home day care	Must file a copy of operating license with the Building Inspector before a certificate of occupancy can be issued.	SPB/SPR	SPB/SPR	SPB/SPR	SPB/SPR	SPB/SPR
Recreation community center	Building grounds must be for games and sport. Center must be of a nonprofit character only. Sale of alcoholic beverages shall not be permitted. See § 300-10.4 for additional standards.	SPA/SPR	SPA/SPR	SPA/SPR	SPA/SPR	SPA/SPR
Recreational uses, athletic fields, parks, marinas and similar outdoor uses		—	—	—	—	—
Correction institution or place of detention		—	—	—	—	—
Hospital, sanitarium	Only nonprofit hospitals or sanitariums are permitted.	—	—	SPA/SPR	SPA/SPR	SPA/SPR
Membership clubs, lodges		—	—	—	—	SPR
Municipal, county, state and federal use		P	P	P	P	P

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		RA	RA-1	RA-2	RB	RC
Cemeteries adjacent to or in extension of existing cemeteries and cemeteries for the use of religious societies		P	P	P	P	P
<b>RETAIL AND SERVICE COMMERCIAL USES</b>						
Hotel, motel, inn, bed-and-breakfast establishment		—	—	—	—	SPR
Bank, credit union, trust company or similar financial institution	In RC District, banks shall not include armored car services or similar uses.	—	—	—	—	SPR
Medical/Dental center, offices, clinic or laboratory	In RC District, medical/dental offices only are permitted. See § 300-10.3 for additional standards.	—	—	—	—	SPR
Rest home, convalescent home, nursing home		—	—	—	—	SPR
All other professional, business, insurance, executive, administrative, and technical offices and services	Does not include any office and services specifically listed in Table 5-1.	—	—	—	—	SPR
Residential communications link	See § 300-11.5E.	P	P	P	P	P
Wireless communications facilities	Subject to the standards outlined in Article XI.	P	P	P	P	P

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<b>AGRICULTURAL USES</b>						
Agriculture, horticulture, floriculture or viticulture	<p>Must be located on parcels of land with more than 5 acres. Agricultural uses include commercial kennels, the commercial keeping and raising of swine and livestock, the commercial keeping and raising of poultry and farm stands.</p> <p>No yard for the raising of swine and livestock shall be situated nearer than 100 feet to any lot line or any building or structure used for human habitation.</p> <p>No poultry yard shall be situated nearer than 100 feet to any lot line or any building or structure used for human habitation.</p> <p>A farm stand must be located at least 30 feet from any street line and accessible over a private driveway. Farm stands shall be accessory to a dwelling on the same lot.</p>	P	P	P	P	P
<b>WHOLESALE, TRANSPORTATION AND INDUSTRIAL USES</b>						
Railroad or other public transportation stations	Does not include railroad yards, shops and sheds.	—	—	—	—	—
Removal of soil, loam, sand or gravel from land not in public use	A permit for such operation shall be granted pursuant to the Town bylaws before such operation shall begin.	P	P	P	P	P

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		RA	RA-1	RA-2	RB	RC
<b>ACCESSORY USES</b>						
Accessory residential buildings such as private garage playhouse, greenhouse not used in farming operations, tool shed, or other similar accessory structures	Accessory structures shall be located in the rear yard of the principal structure. A private garage shall be permitted only as an accessory use and shall be subject to all applicable provisions of this bylaw pertaining to accessory buildings. A private garage or storage space for not more than three motor vehicles shall be permitted on a lot, except as otherwise provided therein. In the case of multi-family or group dwellings, individual garage storage space for each family accommodated on the lot may be provided either as an integral part of the building or in an accessory building or buildings.	P	P	P	P	P
Garaging or parking of commercial vehicles	Vehicles used primarily for agricultural purposes on the premises are exempt. The following standards and conditions shall apply on in all residential districts. <ul style="list-style-type: none"> <li>a. Commercial vehicles shall not be more than 3/4 ton in rated capacity.</li> <li>b. Not more than one commercial vehicle can be kept per lot.</li> <li>c. Commercial vehicles shall not be customarily parked in the open.</li> <li>d. The lease or rental of garage storage to a nonresidential owner of a commercial vehicle is not permitted.</li> </ul>	P	P	P	P	P

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Accessory storage of unregistered motor vehicle stored in the open	The following standards and conditions shall apply: a. No owner or occupant of property in the Town shall allow one or more unregistered motor vehicles to be stored in the open for a period of more than 90 days. Owners or occupants of property in violation of this paragraph shall be subject to the appropriate legal action as provided by this bylaw. b. Exceptions. Subsection a. shall not apply to business property authorized and licensed by the Town to sell, rent, or lease motor vehicles in the open.	P	P	P	P	P
Fences	Fences are subject to additional standards in § 300-9.4.	P	P	P	P	P
Home occupation	See § 300-10.0 for standards.	P	P	P	P	P
Accessory signs	See § 300-9.2 for sign standards.	P	P	P	P	P
Accessory off-street parking and loading standards	See § 300-9.0 for standards.	P	P	P	P	P
Temporary structure	See § 300-9.9 for standards.	P	P	P	P	P

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Storage	With the exception of single-family and two-family dwellings, all equipment, vehicles, storage bins, etc., associated with snow removal, care of grounds, solid waste disposal and maintenance in general shall be stored in designated areas, distinct from open space and associated with automobile and pedestrian circulation and shall be shielded from public and private view. Such storage shall be consistent with fire and safety regulations.	P	P	P	P	P
Common driveway	See § 300-9.1 for standards.	SPB	SPB	SPB	SPB	SPB
Keeping of hens						
a. Keeping of a small flock (18 maximum) of hens (no roosters) on a lot of at least one acre.	See § 8.11, Keeping of hens	SPB	SPB	SPB	SPB	SPB
b. Keeping of up to six hens (no roosters) on a lot of at least one-half acre.	See § 8.11, Keeping of hens	P	P	P	P	P
c. Keeping of up to six hens (no roosters) on a lot of less than one-half acre	See § 8.11, Keeping of hens	SPB	SPB	SPB	SPB	SPB