

ZONING

300 Attachment 2

Town of West Springfield

Table 5-2
Table of Use Regulations
BUSINESS ZONING DISTRICTS
 [Amended 4-23-2018; 5-21-2018; 7-20-2020; 6-7-2021; 8-16-2021; 7-18-2022; 10-3-2022]

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
RESIDENTIAL USES							
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 multifamily dwelling unless provision for such use, including required parking space(s), is clearly depicted on the original plan.	—	—	SPR	—	SPR	—
Boardinghouse and lodging house		—	—	SPR	—	SPR	SPR
Mixed residential and business	Residential units shall not be permitted on the ground floor or below grade. Residential units shall not be permitted on the same floor as any business. The business use(s) shall be limited to those allowed in the zoning district in which the property is located, and shall be subject to all applicable zoning regulations.	SPR	SPR	SPR	SPR	SPR	SPR

WEST SPRINGFIELD CODE

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
COMMUNITY FACILITIES							
Churches or other religious purposes and any religious, sectarian or denominational educational purposes		P	P	P	P	P	P
Educational uses, not conducted for profit		P	P	P	P	P	P
Private educational uses conducted for gain		P	P	P	P	P	—
Child-care facilities	The director must file a copy of the operating license with the Building Inspector before a certificate of occupancy can be issued.	P	P	P	P	P	P
Family home day care	The director must file a copy of the operating license with the Building Inspector before a certificate of occupancy can be issued.	—	SPR	SPR	SPR	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.	—	SPR	SPR	SPR	SPR	SPA/ SPR
Recreational uses, athletic fields, parks, marinas and similar outdoor uses		—	SPR	—	SPR	SPR	—
Correction institution or place of detention	Alteration, expansion, remodeling or repair of existing structures only in BA, BB and BB-1 Districts.	—	SPR	—	SPR	SPR	—

ZONING

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Hospital, sanitarium	Nonprofit hospitals or sanitariums are permitted. See § 300-10.3 for additional standards.	—	SPR	—	SPR	SPR	—
Membership clubs, lodges		—	SPR	SPR	SPR	SPR	SPA/ SPR
Municipal, county, state and federal use		SPR	SPR	SPR	SPR	SPR	SPR
Cemeteries adjacent to or in extension of existing cemeteries and cemeteries for the use of religious societies		P	P	P	P	P	P
RETAIL AND SERVICE COMMERCIAL USES							
Convenience store	In the Central Business District, a convenience store shall not be located within 500 feet of another convenience store, measured door to door.	SPR	SPR	—	SPR	SPR	SPR
Bookstores, newsstands, stationery stores, barber shops and beauty parlors		SPR	SPR	SPR	SPR	SPR	SPR
Pharmacy, drugstore		SPR	SPR	SPR	SPR	SPR	SPR
Supermarket, grocery store		SPR	SPR	SPR	SPR	SPR	SPR
Furniture store		—	SPR	—	SPR	SPR	—
Major appliance store		—	SPR	—	SPR	SPR	—
All other retail establishments	In the Central Business District, the gross floor area shall not exceed 5,000 square feet.	—	SPR	—	SPR	SPR	SPR
Establishments providing drive-through service	Allowance for bank, credit union or trust company with drive-through service – see use category below.	—	SPB	—	SPB	—	—

WEST SPRINGFIELD CODE

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Restaurants, cafeterias, lunchrooms, coffee shops, and other similar eating places	Uses where consumption is primarily intended to be within the building.	SPR	SPR	SPR	SPR	SPR	SPR
Drive-in, take-out, or fast-food restaurant		—	SPB	—	SPB	SPB	—
Taverns, pubs and cocktail lounges		—	SPR	SPR	SPR	SPR	SPR
Brewery, distillery, winery	The establishment may include accessory uses such as: tasting room for on-site consumption of the product produced on-site, retail sales of the product produced on-site and related goods, and/or tours of the production facility, provided that all production, processing, distribution, and storage activities are to be conducted within an enclosed building.	SPB	SPR	SPB	SPR	SPR	SPB
New car dealerships		—	SPR	—	SPR	SPR	—
Sale of used motor vehicles and trailers	See § 300-10.2 for additional standards.	—	—	—	SPB/ SPR	—	—
Rental and leasing of motor vehicles and trailers	On-premises repair and detailing of lease vehicles subject to review and approval as a repair garage.	—	SPR	—	SPR	SPR	—

ZONING

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Hotel, motel, inn, bed-and-breakfast use		—	SPR	—	SPR	SPR	SPR
Gasoline filling stations and commercial automobile parking lot	Gasoline filling stations having more than one island shall be required to maintain a minimum of one full-service island. Gasoline filling stations having one island shall be allowed to operate as a complete self-service station. Alteration, remodeling or repair of existing facilities only is permitted in the CB District.	—	SPR	—	SPR	SPR	SPR
Gasoline filling station with convenience market	Must comply with the standards and conditions for gasoline filling stations above.	—	SPR	—	SPR	SPR	SPR
Car wash		—	SPR	—	SPR	SPR	SPR
Repair garage	See § 300-10.8 for additional standards.	—	SPB/ SPR	—	SPB/ SPR	SPB/ SPR	—
Funeral home		SPR	SPR	SPR	SPR	SPR	SPR
Theater, billiard or pool parlor, bowling alley, skating rink and similar indoor recreational use or place of amusement, not including carnivals or circuses	In Central Business Zoning District, expansion of existing facilities is exempt from special permit requirement.	—	SPR	—	SPR	SPR	SPA/ SPR
Adult theater, bookstore, and club		—	—	—	SBA/ SPR	—	—
Self-service stores for laundry and dry-cleaning		SPR	SPR	SPR	SPR	SPR	SPR
All other personal service establishments	Does not include any personal service establishments specifically list in Table 5-2.	SPR	SPR	—	SPR	SPR	SPR

WEST SPRINGFIELD CODE

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Consumer service establishments	Includes the following similar uses: upholsterer, repair or service shop for appliance repair, watch repair or business equipment repair.	—	SPR	—	SPR	SPR	SPR
Photocopy shop, printing shop engaged in sheet-fed printing		—	SPR	—	SPR	SPR	SPR
Bank, credit union, trust company or similar financial institution		SPR	SPR	SPR	SPR	SPR	SPR
Bank, credit union or trust company with drive-through service		—	SPB	SPB	SPB	SPB	SPB
Tradesman		—	SPR	—	SPR	SPR	—
Medical/Dental center, offices, clinic or laboratory	In the CB, BA-1 and NB Districts, medical and dental offices only. See § 300-10.3 for additional standards.	SPR	SPR	SPR	SPR	SPR	SPR
Rest home, convalescent home, nursing home		—	SPR	SPR	SPR	SPR	SPA/ SPR
Telephone and express offices, radio and television broadcasting stations and film studios		—	SPR	SPR	SPR	SPR	SPR
All other professional, business, insurance, executive, administrative, and technical offices and services	Does not include any office and services specifically listed in Table 5-2. Executive, administrative and technical offices and services are not permitted in the NB District.	SPR	SPR	SPR	SPR	SPR	SPR
Recreational camps or overnight camps or cabins		—	SPR	—	SPR	SPR	—
Therapeutic massage facilities		—	SPB/ SPR	—	SPB/ SPR	SPB/ SPR	—

ZONING

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Residential communications link	See § 300-11.5E.	P	P	P	P	P	P
Wireless communications facilities	Subject to the standards outlined in Article XI.	P	P	P	P	P	P
Secondhand store		—	SPR	—	—	—	—
Single-family detached dwelling		—	—	—	—	P	—
Two-family dwelling		—	—	—	—	P	—
Commercial kennel	This shall include facilities that provide day care for domestic pets.	—	SPB	—	SPB	SPB	—
Marijuana retail store	See § 300-8.8, Marijuana uses, for additional standards.	—	SPB	—	SPB	—	—
Marijuana production facility	See § 300-8.8, Marijuana uses, for additional standards.	—	—	—	SPB	SPB	—
AGRICULTURAL USES							
Agriculture, horticulture, floriculture or viticulture	<p>Must be located on parcels of land with more than 5 acres.</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	P

WEST SPRINGFIELD CODE

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Nurseries and greenhouses		—	SPR	—	SPR	SPR	—
Animal shelters, animal clinics, veterinary hospital		—	SPR	—	SPR	SPR	—
WHOLESALE, TRANSPORTATION AND INDUSTRIAL USES							
Converting, fabricating, manufacturing, altering, finishing and/or assembling uses		—	—	—	SPR	SPR	—
Scientific and/or research laboratory		—	SPR	—	SPR	SPR	—
Newspaper printing, job printing, upholstering, laundries, cleaning and dyeing establishments		—	SPR	—	SPR	SPR	—
Contractors yards and buildings		—	—	—	SPR	SPR	—
Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment.	Must be screened from outside view.	—	—	—	SPR	SPR	—
Bulk storage in buildings		—	SPR	—	SPR	SPR	—
Bus, railroad or other public transportation stations	Does not include railroad yards, shops and sheds.	SPR	SPR	SPR	SPR	SPR	SPR
Taxi terminals and limousine livery		—	—	—	SPR	SPR	—
Truck terminals and freight handling		—	—	—	SPR	—	—
Railroad yards, shops and sheds		—	—	—	—	—	—
Wholesale trade and distribution, warehousing establishments, moving and storage operations	Excludes the storage of materials, equipment and supplies in the open in the BA District.	—	SPR	—	SPR	SPR	—
Self-storage units	Must be screened.	—	—	—	SPR	SPR	—

ZONING

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Sewage disposal, incineration, reduction of or dumping of offal, garbage or refuse	All operations thereunder shall be allowed only upon adequately enclosed premises and subject to other appropriate conditions for purpose of safeguarding the health, safety and welfare of the inhabitants of the Town. Use must be controlled by the municipality.	—	—	—	SPA/ SPR	—	—
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	P
ACCESSORY USES							
See § 300-6.3E for additional standards and conditions for accessory uses.							
Accessory residential buildings associated with multifamily uses	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 multifamily 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.	—	—	SPR	—	SPR	—

WEST SPRINGFIELD CODE

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
Garaging or parking of commercial vehicles	Vehicles used primarily for agricultural purposes on the premises are exempt	—	SPR	—	SPR	SPR	—
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 regulations of Chapter 1, General Provisions, of the Town Bylaws. 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	P
Fences	See § 300-9.4 for additional standards.	P	P	P	P	P	P
Accessory industrial and commercial structures to serve principal industrial and commercial uses respectively	Accessory structures greater than 600 square feet in area shall require a special permit issued by the Planning Board.	SPR	SPR	SPR	SPR	SPR	SPR
Accessory signs	See § 300-9.2 for additional standards.	P	P	P	P	P	P
Accessory off-street parking and loading standards	See § 300-9.0 for additional standards. In the CB District, the use may be operated as a principal or accessory use.	P	P	P	P	P	P
Off-site parking area or structure		—	—	—	—	—	P
Temporary structure	See § 300-9.9 for additional standards.	P	P	P	P	P	P

ZONING

Uses	Standards and Conditions	Zoning Districts					
		NB	BA	BA-1	BB	BB-1	CB
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	P
Common driveways	See § 300-9.1 for standards.	SPB	SPB	SPB	SPB	SPB	SPB
Electronic gaming authorized by the Massachusetts State Lottery Commission	Electronic gaming authorized by the Massachusetts State Lottery Commission shall only be allowed in accordance with the following standards: 1. Patrons shall not be permitted to congregate in or block aisles or other paths of ingress or egress. 2. A plan showing the gaming area and accommodations for gaming patrons shall be submitted to the Building Department for approval.	P	P	P	P	P	P