

ZONING

300 Attachment 3

Town of West Springfield

**Table 5-3
Table of Use Regulations
INDUSTRIAL ZONING DISTRICTS
[Amended 4-23-2018; 7-18-2022]**

Uses	Standards and Conditions	Zoning Districts		
		I	IP	IP-L
COMMUNITY FACILITIES				
Churches or other religious purposes and any religious, sectarian or denominational educational purposes		P	P	P
Educational uses, not conducted for profit		P	P	P
Private educational uses conducted for gain		—	SPR	SPR
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
Recreational uses, athletic fields, parks, marinas and similar outdoor uses		SPR	SPR	SPR
Correction institution or place of detention		SPR	—	—
Hospital, sanitarium	Only nonprofit hospitals or sanitariums are permitted. See § 300-10.3 for additional standards.	SPR	—	—
Municipal, county, state and federal use		P	P	P
Cemeteries adjacent to or in extension of existing cemeteries and cemeteries for the use of religious societies		P	P	P

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RETAIL AND SERVICE COMMERCIAL USES				
Restaurants, cafeterias, lunchrooms, coffee shops, and other similar eating places	Uses where consumption is primarily intended to be within the building.	—	SPR	SPR
Medical/Dental center, offices, clinic or laboratory	See § 300-10.3 for additional standards.	SPR	—	—
Telephone and express offices, radio and television broadcasting stations and film studios		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 5-3. Technical services include, but are not limited to, data processing, computer software, and computer hardware manufacturing.	SPR	SPR	SPR
Residential communications link	See § 300-11.5E.	P	P	P
Wireless communications facilities	Subject to the standards outlined in Article XI.	P	P	P
Off-site medical marijuana dispensary	See § 300-8.8 for additional standards.	SPB		
Medical marijuana treatment center/registered marijuana dispensary	See § 300-8.8 for additional standards.	SPB	SPB	
Marijuana retail store	See § 300-8.8, Marijuana uses, for additional standards.	SPB	SPB	SPB
Marijuana production facility	See § 300-8.8, Marijuana uses, for additional standards.	SPB	SPB	—
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	SPR	—	—

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	storage activities are to be conducted within an enclosed building.			
Theater, billiard or pool parlor, bowling alley, skating rinks and similar indoor recreational uses or places of amusement, not including carnivals or circuses		SPR	—	—
AGRICULTURAL USES				
Agriculture, horticulture, floriculture or viticulture	<p>Must be located on parcels of land with more than 5 acres in area. 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
Nurseries, greenhouses		—	P	P
WHOLESALE, TRANSPORTATION AND INDUSTRIAL USES				
Converting, fabricating, manufacturing, altering, finishing and/or assembling uses		SPR	SPR	SPR

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General industrial uses not commonly considered hazardous or noxious		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	—	—
Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment	Must be screened from public view. The preferred method of such screening shall be a landscaped arrangement of plantings; if this is not feasible, opaque fencing shall be used.	SPR	—	SPR
Bulk storage in buildings		SPR	SPB	—
Bus, railroad or other public transportation and stations	Does not include railroad yards, shops and sheds.	SPR	SPR	SPR
Truck terminals and freight handling		SPR	—	—
Railroad yards, shops and sheds		SPR	—	—
Wholesale trade and distribution, warehousing establishments, moving and storage operations	For the IP-L District only: Storage in the open shall be screened from public view. The preferred method of such screening shall be a landscaped arrangement of plantings; if this is not feasible, opaque fencing shall be used.	SPR	SPR	SPR
Warehouse/Retail trade and distribution facility		SPB	SPB	SPB
Distributorships dealing with commercial and industrial supplies		SPR	SPR	SPR

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Self-storage units	Must be screened. The rental of trucks or vans shall be considered an allowable accessory use, provided that the area devoted to the storage of rental vehicles does not exceed 1% of the ground floor area devoted to the principal use of self-storage units.	SPR	—	—
Junkyards, junk storage, scrapping of motor vehicles and parts and the salvage thereof	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. See § 300-10.5 for additional standards.	SPA/SPR	—	—
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.	SPB	—	—
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.	SPR	SPR	SPR
Repair garage		SPB	—	—
Commercial ground-mounted solar photovoltaic installation greater than 1.25 acres	See § 300-10.10 for additional requirements.	SPR	SPR	—

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ACCESSORY USES				
Garaging or parking of commercial vehicles		SPR	SPR	SPR
Accessory storage of unregistered motor vehicle stored in the open	<p>The following standards and conditions shall apply:</p> <ul style="list-style-type: none"> 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
Fences	See § 300-9.4 for additional standards.	P	P	P
Accessory industrial and commercial structures uses 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
Accessory signs	See § 300-9.2 for additional standards.	P	P	P
Accessory off-street parking and loading standards	See § 300-9.0 for additional standards.	P	P	P
Temporary structure	See § 300-9.9 for additional standards.	SPR	SPR	SPR

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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
Common driveway	See § 300-9.1 for standards.	SPB	SPB	SPB