

ZONING

300 Attachment 4

Town of West Springfield

**Table 5-4
Table of Use Regulations
SPECIAL USE ZONING DISTRICTS**

Uses	Standards and Conditions	Zoning Districts				
		SU-T	SU-O	SU-M	SU-H	REC
RESIDENTIAL USES						
Multifamily dwellings	All required front and side yards shall be landscaped and shall not be devoted to off-street parking.	—	—	SPB/SPR	—	—
Mobile home parks	See § 300-8.5.	—	—	—	SPB/SPR	—
COMMUNITY FACILITIES						
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
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
Recreational uses, athletic fields, parks, marinas and similar outdoor uses		SPR	SPR	SPR	SPR	SPR
Municipal, county, state and federal uses		P	P	P	P	P

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Cemeteries adjacent to or in extension of existing cemeteries and cemeteries for the use of religious societies		SPR	SPR	SPR	SPR	—
RETAIL AND COMMERCIAL USES						
Medical/Dental center, offices, clinic or laboratory	Only medical laboratories are permitted in the SU-T District. See § 300-10.3 for additional standards.	SPB/SPR	—	—	—	—
All other professional, business, insurance, executive, administrative, and technical offices and services	Does not include any offices and services specifically listed in Table 5-4. Technical services include, but are not limited to, data processing, computer software, and computer hardware.	SPB/SPR	SPB/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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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
WHOLESALE, TRANSPORTATION AND INDUSTRIAL USES						
Scientific and/or research laboratory		SPB/SPR	SPB/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.	SPR	SPR	SPR	SPR	SPR

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ACCESSORY USES						
Accessory residential buildings such as a 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 3 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 accommodate on the lot may be provided either as an integral part of the building or in an accessory building or buildings.	—	—	P	P	P
Garaging or parking of commercial vehicles	Vehicles used primarily for agricultural purposes on the premises are exempt. Only one such vehicle may be a commercial vehicle, and in such case it shall be of not more than 3/4 ton in rated capacity and shall not be customarily parked in the open. Space for the storage of a commercial vehicle shall not be leased or rented in any garage to any person not an occupant of the principal buildings.	SPR	SPR	SPR	SPR	—

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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 vehicle 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 the business property authorized and licensed by the Town to sell, rent or lease motor vehicles in the open. 	P	P	P	P	—
Fences	See § 300-9.4 for additional standards.	P	P	P	P	P
Accessory industrial and commercial structures to serve principal industrial and commercial uses respectively	<p>See § 300-6.3E for additional standards.</p> <p>Accessory structures greater than 600 square feet in area shall require a special permit issued by the Planning Board.</p>	SPR	SPR	—	—	—
Accessory signs	See § 300-9.2 for additional standards.	P	P	P	P	P

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Accessory off-street parking and loading standards	See § 300-9.0 for additional standards.	P	P	P	P	P
Temporary structure	See § 300-9.9 for additional standards.	SPR	SPR	SPR	SPR	P
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