

ZONING

300 Attachment 5

Town of West Springfield

Table 6-1A
Table of Area Regulations: RA, RA-1 and RA-2 Districts

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
RA	Any permitted use or structure	30,000	150	75	—	40	20	40	See Notes A and B
	Cluster development	20,000	125	75	—	40	20	30	
RA-1	Any permitted use or structure	20,000	125	75	—	40	20	30	See Notes A and B
	Cluster development	15,000	100	75	—	30	15	25	
RA-2	Any permitted use or structure	15,000	100	75	—	30	15	25	See Notes A and B
	Cluster development	12,000	100	75	—	30	12	25	

Notes:

Note A: Section 300-6.3 includes additional regulations applicable in the RA, RA-1, and RA-2 Districts.

Note B: Section 300-7.8 contains all area regulations associated with an age-restricted housing development.

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Table 6-1B
Table of Area Regulations: RB and RC Districts

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
RB	Two-family dwelling	10,000	90	75	—	30	12	25	See Notes A, B and I
	Any other permitted use or structure	10,000	90	75	—	30	12	25	
RC	Two-family dwelling	10,000	90	75	—	25	12	25	See Notes A, B and I
	Multifamily dwelling:								See Notes C, D, E, F, G and I
	3 dwelling units	21,000	100	100	150	30	15	25	
	4 dwelling units	28,000	100	100	150	30	15	25	
	5 dwelling units	36,000	125	100	150	30	15	25	
	6 or more dwelling units	Note H	150	100	150	30	15	25	
	Any other permitted use or structure	10,000	90	75	—	25	12	25	See Note I

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Notes for Districts RB and RC

- Note A: A two-family dwelling shall provide a minimum net floor area of 640 square feet per dwelling unit.
- Note B: All required front and side yard areas shall be landscaped and shall not be devoted to off-street parking. All remaining lot area not devoted to building or off-street parking shall be suitably planted and landscaped for tenant use. Such remaining area shall be equal to or greater in size than the required rear yard area. A landscaped buffer at least five feet wide shall be maintained between off-street parking space and all lot lines.
- Note C: Every dwelling shall provide a minimum net floor area, per dwelling unit, as follows for multifamily dwelling units:
One-room units: 325 square feet.
Two-room units: 450 square feet.
Each additional room: 120 square feet.
- Note D: All required front and side yard areas shall be landscaped and shall not be devoted to off-street parking.
- Note E: The minimum side yard requirements shall be measured along the property line of each side yard.
- Note F: All area requirements may be waived upon submission of a site plan to the Board of Appeals and issuance of a special permit by that Board. See § 300-8.2 for additional requirements.
- Note G: All multifamily dwelling developments shall also meet the additional standards in § 300-8.2 of this bylaw.
- Note H: For multifamily dwellings with six or more dwelling units, the minimum lot area is 43,000 square feet for the first six dwelling units; and 3,000 square feet for each additional dwelling unit.
- Note I: Section 300-6.3 includes additional regulations applicable in the RB and RC Districts.

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**Table 6-1C
Table of Area Regulations: NB and BA Districts**

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
NB	Any permitted use	7,500	75	50	—	20	10	25	See Notes A and B
BA	Any permitted use or structure	7,500	75	50	—	25	10	25	See Notes B and C

Notes:

Note A: No principal building shall exceed 4,000 square feet in floor area, measured on the first floor thereof.

Note B: Section 300-6.3 includes additional regulations applicable in the NB and BA Districts.

Note C: No public garage, automobile repair shop, greasing station, storage battery service station, gasoline filling station, nor any of their appurtenances or accessory uses, and no commercial establishment for the sale or dispensing of alcoholic beverages shall hereafter be erected or placed so that any entrance or exit at the street line thereto shall be within a radius of 200 feet from any entrance or exit at the street line of any public or private school, public library, church, playground or institution if such entrances or exits are on the same street or on an intersecting street; and no driveway or door to such premises shall be in any part within 30 feet of any residence district.

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**Table 6-1D
Table of Area Regulations: BA-1 District**

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
BA-1	Multifamily dwelling:								See Notes A, B, C, D, E and F
	3 dwelling units	21,000	100	100	150	30	15	25	
	4 dwelling units	28,000	100	100	150	30	15	25	
	5 dwelling units	36,000	125	100	150	30	15	25	
	6 or more dwelling units	Note F	150	100	150	30	15	25	
	Repair garage and alcohol beverage establishment	15,000	150	50	—	Note G	Note H	Note H	See Notes A and I
	Any permitted use or structure	15,000	150	50	—	Note G	Note H	Note H	See Note A

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Notes for District BA-1

Note A: Section 300-6.3 includes additional regulations applicable in the BA-1 District.

Note B: All required front and side yard areas shall be landscaped and shall not be devoted to off-street parking space.

Note C: The minimum side yard requirements shall be measured along the property line of each side yard.

Note D: Allowable densities for multifamily dwellings shall be provided as follows:

1 story	Not allowed
2 stories	20 units per acre
3 stories	30 units per acre
4 stories	35 units per acre
5 stories	45 units per acre
6 stories	55 units per acre

Note E: All multifamily developments shall also meet the additional standards in § 300-8.2 of this bylaw, except where the standards of § 300-6.7 or other sections specifically modify these standards for multifamily uses in the BA-1 District.

Note F: For multifamily dwelling with six or more dwelling units, the minimum lot area is 43,000 square feet for the first six dwelling units; and 3,000 square feet for each additional dwelling unit.

Note G: Front yard setback shall be at least 25 feet. In addition, no portion of a building shall be closer to the front yard street line than the height of the building at that point.

Note H: Side and rear yard setbacks shall be at least 20 feet. In addition, no portion of a building shall be closer to a rear or side lot line than 0.5 times the height of the building at this point.

Note I: No public garage, automobile repair shop, greasing station, storage battery service station, gasoline filling station, nor any of their appurtenances or accessory uses, and no commercial establishment for the sale or dispensing of alcoholic beverages shall hereafter be erected or placed so that any entrance or exit at the street line thereto shall be within a radius of 200 feet from any entrance or exit at the street line of any public or private school, public library, church, playground or institution if such entrances or exits are on the same street or on an intersecting street; and no driveway or door to such premises shall be in any part within 30 feet of any residence district.

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**Table 6-1E
Table of Area Regulations: BB District**

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
BB	Repair garage, automobile service facilities and alcoholic beverage establishments	7,500	75	50	—	25	10	25	See Notes A and B
	Any other permitted use or structure	7,500	75	50	—	25	10	25	See Note A

Notes:

Note A: Section 300-6.3 includes additional regulations applicable in the BB District.

Note B: No public garage, automobile repair shop, greasing station, storage battery service station, gasoline filling stations, nor any of their appurtenances or accessory uses, and no commercial establishment for the sale or dispensing of alcoholic beverages shall hereafter be erected or placed so that any entrance or exit at the street line thereto shall be within a radius of 200 feet from any entrance or exit at the street line of any public or private school, public library, church, playground or institution if such entrances or exits are on the same street or on an intersecting street; and no driveway or door to such premises shall be in any part within 30 feet of any residence district.

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Table 6-1F
Table of Area Regulations: BB-1 District

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
BB-1	Multifamily dwelling:								See Notes A, B, C, D, E and F
	3 dwelling units	21,000	100	100	150	30	15	25	
	4 dwelling units	28,000	100	100	150	30	15	25	
	5 dwelling units	36,000	125	100	150	30	15	25	
	6 or more dwelling units	Note G	150	100	150	30	15	25	
	Repair garage, automobile service facilities and alcoholic beverage establishments	7,500	75	50	—	25	10	25	See Notes A and G
Any other permitted use or structure	7,500	75	50	—	25	10	25	See Note A	

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Notes for District BB-1

- Note A: Section 300-6.3 includes additional regulations applicable in the BB-1 District.
- Note B: All required front and side yard areas shall be landscaped and shall not be devoted to off-street parking.
- Note C: The minimum side yard requirements shall be measured along the property line of each side yard.
- Note D: All area requirements may be waived upon submission of a site plan to the Board of Appeals and issuance of a special permit by that Board. See § 300-8.2 for additional requirements.
- Note E: All multifamily dwelling developments shall also meet the additional standards in § 300-8.2 of this bylaw.
- Note F: For multifamily dwellings with six or more dwelling units, the minimum lot area is 43,000 square feet for the first six dwelling units; and 3,000 square feet for each additional dwelling unit.
- Note G: No public garage, automobile repair shop, greasing station, storage battery service station, gasoline filling station, nor any of their appurtenances or accessory uses, and no commercial establishment for the sale or dispensing of alcoholic beverages shall hereafter be erected or placed so that any entrance or exit at the street line thereto shall be within a radius of 200 feet from any entrance or exit at the street line of any public or private school, public library, church, playground or institution if such entrances or exits are on the same street or on an intersecting street; and no driveway or door to such premises shall be in any part within 30 feet of any residence district.

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Table 6-1G
Table of Area Regulations: CB District

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
CB	Alcoholic beverage establishments	8,500	85	50	—	Note B	Note C	—	See Notes A and D
	Any other permitted use or structure	8,500	85	50	—	Note B	Note C	—	See Notes A and E

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Notes for District CB

Note A: Section 300-6.3 includes additional regulations applicable in the CB District.

Note B: The depth of required front yards shall be not less than the average setback of any principal buildings within 125 feet on each side of the proposed development. Said distance of 125 feet shall be measured from the midpoint of the front street line but need not extend across any intervening street with a right-of-way width of 30 feet or more. In no case, however, shall the front yard setback exceed 25 feet. In the event there are no buildings on either side of the proposed development, such development may be placed on the front street line, provided entrances and exits are designed to prevent doors from opening into public sidewalks.

Note C: Side yards, corner lots. No part of any building on a corner lot shall be nearer the side street line than the average setback of any principal building on such side street within 150 feet of the proposed development. Said distance of 150 feet shall be measured from the midpoint of the side street line for such development but need not extend across any intervening street with a right-of-way width of 30 feet or more. In no case shall the depth of such a side yard exceed 15 feet and for those corner side yards located along arterial streets, the depth of side yards shall not be less than 15 feet. In all other cases, if there are no principal buildings within 150 feet of the proposed development, such development may be placed on the side street line, provided entrances and exits are designed to prevent doors from opening into public sidewalks.

In order to meet this requirement, uses in CB Districts are exempt from § 300-6.3H.

Note D: No commercial establishment for the sale or dispensing of alcoholic beverages shall hereafter be erected or placed so that any entrance or exit at the street line thereto shall be within a radius of 200 feet from any entrance or exit at the street line of any public or private school, public library, church, playground or institution if such entrances or exits are on the same street or on an intersecting street; and no driveway or door to such premises shall be in any part within 30 feet of any residence district.

Note E: See § 300-10.1 for standards regarding the coordinated development of parcels in excess of 30,000 square feet.

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Table 6-1H
Table of Area Regulations: I, IP and IP-L Districts

District	Use	Lot Area (minimum in square feet)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
I	Any permitted use or structure	7,500	75	50	—	25	10	25	See Note A
IP	Any permitted use or structure	70,000	200	50	—	45	45	45	See Note A
IP-L	Any permitted use or structure	25,000	100	50	—	35	25	35	See Note A

Notes:

Note A: Section 300-6.3 includes additional regulations applicable in the I, IP and IP-L Districts.

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Table 6-II
Table of Area Regulations: REC, SU-T and SU-O Districts

District	Use	Lot Area (minimum in acres)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
REC	Any permitted use or structure	2	100	—	—	25	25	25	
SU-T	Any permitted use or structure	5	200	—	—	150	45	45	See § 300-7.5
SU-O	Any permitted use or structure	5	200	—	—	150	45	45	See § 300-7.5

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Table 6-1J
Table of Area Regulations: SU-M, SU-H, PUD and WSP Districts
[Amended 6-17-2019; 9-5-2023]

District	Use	Lot Area (minimum)	Lot Width (minimum in feet)	Frontage (minimum in feet)	Lot Depth (minimum in feet)	Yards (minimum in feet)			Other
						Front Yard Depth	Side Yard Width	Rear Yard Depth	
SU-M	Any permitted use or structure	5 acres	200	—	—	100	45	45	See Notes A and B
SU-H	Any permitted use or structure	5 acres	200	—	—	150	45	45	
PUD	Any permitted use or structure	See § 300-7.7 regulations							
WSP	Any permitted use or structure	30,000 square feet	Note C	Note C	Note C	Note C	Note C	Note C	See § 300-7.1G

Notes:

Note A: The maximum allowable density shall not exceed six dwelling units per acre.

Note B: At least 45% of the total site area shall be devoted to open space, pedestrian facilities and resident use.

Note C: The requirements for the underlying district shall prevail.