

ZONING

200 Attachment 2

City of Greenfield

**APPENDIX B**  
**Table of Dimensional Requirements**

District	Minimum Lot Area in Square Feet <sup>(1)</sup>	Minimum Lot Frontage in Feet & Lot Width <sup>(1)</sup>	Minimum Yard in Feet			Height in Feet	Minimum Landscaped Open Space <sup>(3)</sup>
			Front	Side <sup>(2)</sup>	Rear <sup>(2)</sup>		
RA	8,000 10,000	65	25	10	30	35	40%
RB	12,000 15,000	80	25	15	30	35	40%
RC	40,000 50,000	200	30	20	30	35	40%
SR	8,000 10,000	65	25	10	30	35	40%
H	8,000 10,000	65	25	10	30	35/50 <sup>(4)</sup>	25%
CC	—	—	0	0/15	0/15	50	15%
LC	—	30	0	0/15	0/25	35	0%
GC	—	30	25	0/15	0/25	40	0%
O	—	30	25	0/15	0/25	35	25%
GI	—	30	30	15/50	15/50	50 <sup>(3)</sup>	0%
PI	43,560 (1 acre)	50	50	25	25	50 <sup>(3)</sup>	30%
WP	60,000 80,000	200	(same as underlying district)				80%

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Footnotes to Table of Dimensional Requirements.

<sup>1</sup> The first number is for all principal uses including single-family dwellings. The second number is for two-family dwellings. For three-family and multifamily structures there shall be the minimum requirement for two-family dwellings plus an additional increase in lot area for each additional unit equal to the following:

RA, SR, H	- 2,000 square feet
RB, LC, GC	- 4,000 square feet
RC	- 5,000 square feet

Frontage for three-family dwelling lots shall be as follows:

RA, SR, H, LC,	GC - 75 feet
	RB - 140 feet
	RC - 200 feet

Frontage for multifamily dwelling lots shall be as follows:

RA, SR, H, LC,	GC - 100 feet
	RB - 140 feet
	RC - 200 feet

- <sup>2</sup> Minimum side and rear yards shall be increased to the second number when a nonresidential use abuts a residential, school or religious use or a residential district.
- <sup>3</sup> Open space requirements. The percent of usable open space defined as not having a slope of 15% or more and not containing wetlands as delineated under the Wetlands Protection Act, MGL c. 131, § 40, and as defined in 310 CMR 10.00.
- <sup>4</sup> Height requirement in Health Service District. The first height applies to the Health Service District outside of the "Hospital Campus" and the second height applies to the "Hospital Campus" defined as the area bounded by Sanderson, High, Beacon, and North Streets. Additional height may be allowed in the "Hospital Campus" by special permit.
- <sup>5</sup> The maximum height limit for structures and buildings in the GI and PI zoning districts may be increased on a special permit by the ZBA if it finds the proposed structure will not adversely impact adjacent properties, the neighborhood, the City, or the environment. The special permit criteria in § 200-52F of this Zoning Ordinance shall be considered when reviewing the special permit; in addition, the applicant shall clearly demonstrate that the size and height of the structure is the minimum necessary.