

**PROPOSED ACCESSORY DWELLING UNIT ZONING BYLAW
MARCH 2023**

Accessory Dwelling Units (ADUs) are gaining in popularity regionally and nationally as an emerging affordable and flexible housing option that meets the needs of older adults and young families alike. These small homes and apartments are known by many other names such as in-law suite, guest house, granny flat, etc., and each conjure up different images and perceptions about how this type of housing may or may not fit into your community or neighborhood. No matter what your perception of their relationship to community character, these small housing units gently increase housing density in already developed areas by making use of existing developed land, infrastructure and housing stock, easing the burden on undeveloped open space as the source of new housing. Meeting South Hadley's housing needs cannot be accomplished with just one approach to the creation of new housing units. The combination of new apartment buildings, new multifamily and conversions, and the addition of small dwellings on existing residential lots offer a diverse range of housing options for families of all incomes and sizes to choose from.

Discussions about a framework for an ADU Bylaw have been conducted at the Planning Board meetings on 11/21/22, 12/19/22 and 1/9/23. The Planning Board also engaged with Building Commissioner Damian Cote at the 1/9/23 meeting to gather his feedback on how building and fire code standards would impact site planning and design considerations for attached and detached accessory dwelling units.

A Public Hearing was held on February 27, 2023. On March 6, 2023, the Planning Board voted Four (4) in favor (B. Hutchison, D. Mulvaney, N. Therien, M. Davis) to One (1) opposed (J. Brown) to recommend to the Select Board inclusion of the following bylaw on the May 2023 Annual Town Meeting Warrant for adoption.

**Proposed Accessory Dwelling Unit Zoning Bylaw
MARCH 2023**

I. GENERAL PROVISIONS

A. Purpose and Intent

- (1) The Town of South Hadley finds and declares:
- (a) Our community faces a severe housing crisis, with home prices and rents unaffordable by families and households of middle and moderate incomes.
 - (b) The community is falling far short of meeting current and future housing demand with serious consequences for the state’s economy and the well-being of our residents, particularly lower-income and middle-income earners.
 - (c) The Town of South Hadley can play an important role in reducing the barriers that prevent homeowners from building accessory dwelling units.
 - (d) There are many benefits associated with the creation of legal accessory dwelling units on lots in single-family zones and other zoning districts. These include:
 - a. Increasing the supply of smaller housing stock types to meet the needs of smaller households of all ages;
 - b. Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations;
 - c. Increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning;
 - d. Providing homeowners with extra income to help meet rising homeownership costs;
 - e. Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community;
 - f. Providing an opportunity for increased security, home care and companionship for older and other homeowners;
 - g. Reducing burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating and maintaining new infrastructure;
 - h. Promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
 - i. Enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.
- (2) Accessory dwelling units are, therefore, an essential component of housing choices and supply in the Town of South Hadley.

B. Definitions

Refer to 255-10 Terms Defined.

[Editor’s Note: The following terms are proposed for inclusion in 255-10 Terms Defined:

Accessory Dwelling Unit (ADU) – definition from MGL c.40A Sec1A

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in floor area than 1/2 the floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as described herein.

Detached – Not connected to or united with.

The following terms are currently defined in 255-10:

Accessory –

A structure, building or use which:

- a. Is subordinate in function to and serves a principal building or principal use;
- b. Is subordinate in area or extent to the principal building or principal use served;
- c. Contributes to the comfort, convenience, or necessity of occupants or the principal building or use; and
- d. Is located on the same lot as the principal building or use.

Attached – Connected to or united with.

Dwelling Unit –

A room or group of rooms designed and equipped exclusively for use as living quarters for only one family, including provisions for living, sleeping, cooking and eating. The term shall include mobile homes but shall not include house trailers or recreational vehicles.

Principal Building – The building in which the principal use on the premises takes place.

Principal Use – The primary use to which the premises are devoted, and the main purpose for which the premises exist.

C. Procedural Requirements

1. Refer to Chapter 255 Attachment 1 Use Regulations Schedule, and Article XII Site Plan Review for procedures.

II. USE AND DIMENSIONAL STANDARDS

- A. The Building Commissioner may issue a Building Permit authorizing the installation and use of an accessory dwelling unit within an existing or new owner occupied single-family dwelling, and the Planning Board by Site Plan Review for detached units when the following conditions are met:
1. The unit will be a complete, separate housekeeping unit containing both kitchen and bath.
 2. Only one (1) accessory dwelling unit may be created within a single-family house or house lot. Multifamily dwellings (duplex and above) are not eligible for accessory dwelling units.
 3. The owner(s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units (principal or accessory) as their primary residence.
 4. The gross floor area of an accessory dwelling unit shall not be larger in floor area than 1/2 the floor area of the principal dwelling or 900 square feet, whichever is smaller.
 5. An accessory dwelling unit shall not be occupied by more than three (3) people nor have more than two (2) bedrooms.
 6. The construction of any accessory dwelling unit must be in conformity with the State Building Code, Title V of the State Sanitary Code, and other local bylaws and regulations.
 7. Off-street parking spaces shall be available for use by the owner-occupant(s) and tenants.
 8. Building setbacks for detached units must comply with that for the principal use structure, as identified in the Zoning Dimensional Regulation Schedule for the zoning district where the accessory dwelling unit is to be located.
 - a. For conversion of existing accessory structures to a detached accessory dwelling unit, the Planning Board may waive the principal use setback requirement if the Board determines all other use and dimensional standards are met.
 9. Detached accessory dwelling units are limited in height to 1 ½ stories.
 10. Accessory dwelling units are not eligible for short term rentals, as defined by the Town of South Hadley.
- B. Per MGL c.40A, In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the permit granting authority shall allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.
- C. Approval for an ADU requires that the owner must occupy one of the dwelling units. The zoning approval and the notarized letters in (D) and (E) below must be recorded at the Hampshire County Registry of Deeds or Land Court, as appropriate, in the chain of title of the property, with documentation of the recording provided to the Building Commissioner, prior to the occupancy of the accessory dwelling unit.
- D. Prior to issuance of a permit, the owner(s) must send a notarized letter stating that the owner will occupy one of the dwelling units on the premises as the owner's primary residence.
- E. When a structure which has received a permit for an accessory dwelling unit is sold, the new owner(s) if they wish to continue to exercise the Permit, must within thirty (30) days of the sale, submit a notarized letter to the Building Commissioner stating that they will occupy one of the dwelling units on the premises as their primary residence.

III. ADMINISTRATION AND ENFORCEMENT

- A. It shall be the duty of the Building Commissioner to administer and enforce the provisions of this bylaw.
- B. No building shall be constructed or changed in use or configuration until the Building Commissioner has issued appropriate building permits. Not permit shall be issued until a sewage disposal works permit, when applicable, has first been obtained by the Board of Health and the proposed building and location thereof conform with the Town's laws and bylaws. Any new building or structure shall conform to all adopted state and town laws, bylaws, codes and regulations. No building or accessory dwelling unit shall be occupied until a certificate of occupancy has been issued by the Building Commissioner, where required.
- C. The Building Commissioner shall refuse to issue any permit, which would result in a violation of any provision of this chapter or in violation of the conditions or terms of any plan approval, special permit or variance granted by the Planning Board, Board of Appeals, or it's agent.
- D. The Building Commissioner shall issue a cease-and-desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this chapter.

Chapter 255 Zoning Use and Dimensional Regulations Summary

PROPOSED Amendments in YELLOW HIGHLIGHTS

Y = by right

SPR = Site Plan Review

SP = Special Permit

N = Prohibited

USE	Residence				AGR	Business				Industrial		
	RA-1	RA-2	RB	RC		BA-1	BA	BB	BC	IA	IB	IG
Single-family	Y	Y	Y	Y	Y	N	Y	Y	SP	N	N	N
Single-family to Two-family Conversion	N	SP	Y	N	SP	N	Y	Y	N	N	N	N
Two-family (NEW)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N
Three-family	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N
Four-family +	SP	SP	SP	SPR	N	N	SP	SP	SP	N	N	N
Mobile Home	Y	Y	Y	N	N	N	N	N	N	N	N	N
Mobile Home Parks	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit - Attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N
Accessory Dwelling Unit - Detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N

PROPOSED Dimensional Regulations Schedule – Accessory Dwelling Units – March 2023
Amendments in RED

ZONING

255 Attachment 2

Town of South Hadley

Dimensional Regulations Schedule for Buildings and Structures

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1 Zoning District									
Basic requirements:				60%					
Principal uses	22,500	125/a	30		40/b	20/c	25	3	35
Accessory uses ¹	—	—	10		40/b	20/c/g	10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/h	125/a	30		40/b	20/c	25	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	45,000	125	30		40	20	25	3	35
Flag lot special permit – accessory use	—	—	10		40	20	25	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30		40	20	25	2	35
Flexible development/i/j/k									
Principal uses	2,000	20	k		15	0 to 7	10	3	35
Accessory uses ¹	—	—	k		15	0 to 7	10	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- a. Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.

SOUTH HADLEY CODE

- c. On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.
 - d. Minimum rear yard dimension shall be five feet for a one-story accessory building.
 - e. Maximum height of one-story accessory buildings shall be 17 feet.
 - f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
 - g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.
 - h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
 - i. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
 - j. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
 - k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- l. **Accessory Dwelling Units must conform with §255-~~XX~~.**

ZONING

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-2 Zoning District									
Basic requirements:				65%					
Principal uses	12,500	100/a	40		25/b	10/c	20	3	35
Accessory uses ^k	—	—	10		25/b	10/c	10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/g	100/a	40		25/b	10/c	20	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	25,000	125	40		40	15	20	3	35
Flag lot special permit – accessory use ^k	—	—	10		40	15	20	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	40		40	15	20	2	35
Flexible development/h/i/j									
Principal uses	2,000	20	j		10	0 to 5	8	3	35
Accessory uses ^k	—	—	j		10	0 to 5	8	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Continuing-care retirement community								3	55
Churches, schools, colleges, libraries, town buildings, and similar uses								6	60

NOTES:

- a. Frontage when measured on an inside curve may be less than 100 feet. It must, however, be a minimum of 100 feet on the front setback line, and the minimum total lot area must be 12,500 square feet or according to Footnote g.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 300 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 35 feet, such setback need not be greater than 70% of the distance so required if said distance is between 35 feet and 40 feet, and need never be more than 40 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district need not exceed 10 feet. Open porches which are 20 feet or more from the street line may be permanently enclosed on one or more sides.
- c. On a corner lot, no building or structure shall be erected or altered to be less than 25 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 80 feet or less, the minimum side yard dimension shall be eight feet.
- d. Minimum rear yard dimension shall be three feet for a one-story accessory building.
- e. Maximum height of one-story accessory buildings shall be 17 feet.

SOUTH HADLEY CODE

- f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- g. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- h. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- k. **Accessory Dwelling Units must conform with §255-~~XX~~.**

ZONING

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence B Zoning District									
Basic requirements:				70%					
Principal uses	7,500	75	40/f		15/a	10/b	20/c	3	45
Accessory uses ¹	—	—	15/f		15/a	10/b	10/c	2	25/d
Special requirements – if different from above:									
Flexible development/g/h/i									
Principal uses	2,000	20	i		5	0 to 5	8	3	45
Accessory uses ¹	—	—	i		5	0 to 5	8	2	25
Uses with special permit (except housing for the elderly and handicapped)	7,500/e	75/e			10	50			
Housing for the elderly/handicapped with special permit								6	60
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- a. No part of any building or other structure shall be erected or altered so as to be nearer to the street line of any street on which it faces than the nearest building on either side thereof facing on the same street and within the same block and district; such setback need not be greater than 25 feet in any case.
- b. For a one-story and two-story building, the minimum side yard shall be six feet.
- c. Minimum rear yard dimension shall be three feet for a one-story accessory building.
- d. Maximum height of one-story accessory buildings shall be 17 feet.
- e. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- f. Total building coverage of principal and accessory uses shall not exceed 40%.
- g. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- h. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- j. Accessory Dwelling Units must conform with §255-XX.**

SOUTH HADLEY CODE

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence C Zoning District									
Basic requirements:				50%					
Principal uses	87,120/a	None/a	20/b		30	50	50	3	35
Accessory uses ^c	—	—	10/b		30	50	50	2	35

NOTES:

- a. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- b. At least 50% of each lot shall be devoted to open space uses, including (1) landscaping elements such as lawns, plantings, walks, and terraces; (2) recreational uses such as play area for children, swimming pools, tennis courts, and gardens, and (3) household service activities, such as open air clothes drying. Streets, drives, and off-street parking spaces are not to be interpreted as open space. Total building coverage of principal and accessory uses shall not exceed 20%.
- c. **Accessory Dwelling Units must conform with §255-XX.**

ZONING

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Agricultural Zoning District									
Basic requirements:				50%					
Principal uses	30,000	150/a	30/f		40/b	20/c	25	None/e	None/e
Accessory uses ^k	—	—	10/f		40/b	20/c	10/d	None/e	None/e
Principal uses in Water Supply Protection Overlay District	40,000/g	150/a	30/f		40/b	20/c	25	None/e	None/e
Special requirements – if different from above									
Flag lot special permit – principal use	60,000	150	30		40	20	25	2	35
Flag lot special permit – accessory use ^k	—	—	10/f		40	20	25	2	35
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	150	30		40	20	25	2	35
Flexible development/h/i/j									
Principal uses	2,000	20	j		15	0 to 7	10	2/e	35/e
Accessory uses ^k	—	—	j		15	0 to 7	10	2/e	25/e
Other uses with special permit:									
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- a. Frontage when measured on an inside curve may be less than 150 feet. It must, however, be a minimum of 150 feet on the front setback line, and the minimum total lot area must be 30,000 square feet or according to Footnote g.
- b. Same as Footnote b for the Residence A-1 District.
- c. Same as Footnote c for the Residence A-1 District.
- d. Same as Footnote d for the Residence A-1 District.
- e. For residential buildings only, height provisions of Residence A-1 Districts shall apply.
- f. Total building coverage of principal and accessory uses shall not exceed 30%.
- g. Where not served by a public sewer: 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- h. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- i. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.

k. Accessory Dwelling Units must conform with §255-XX.

SOUTH HADLEY CODE

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Business A-1 Zoning District									
Basic requirements:				80%					
Principal uses	25,000	125	30/c		0/a/e	15/b	50/d	3/f	45/f
Accessory uses	—	—	15/c		0/a/e	15/b	50/d	3/f	45/f

NOTES:

- a. A minimum of eight feet abutting any public way shall be seeded. Egress to the lot shall be by drives located at locations designated by the governing public authority.
- b. There shall be a side yard of at least 35 feet between a building and any street line. There shall be a side yard of at least 50 feet between a business building and any adjacent residential zone.
- c. Total building coverage of principal and accessory uses shall not exceed 30%.
- d. Where the subject property abuts property located in the Business A, Business A-1, Business B, Business C, Industrial A, Industrial B, or Industrial Garden District Zoning Districts, the rear minimum yard setback shall be the greatest of either (1) the setback required by the zoning for the abutting property or (2) 25 feet.
- e. There is no minimum front setback for buildings. The front setback for any parking lot, shall be 15 feet and the area between the lot line and the edge of the parking shall be landscaped in accordance with the standards in § 255-83A(6).
- f. However, the height limitations for buildings on parcels of less than one acre shall be “2” stories and “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “3” stories and “45” feet.

ZONING

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Business A Zoning District									
Basic requirements:				85%					
Principal uses	10,000	50	75/a/b		10/a	6/a	10/a	3/a/	45/a/d
Accessory uses ^e	None	None	25/a/b		10/a	6/a	10/a	3/a	45/a/d
Special requirements if different from above:									
Uses with special permit			40/c		10	10/d	20	3	45

NOTES:

- a. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.
- b. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.
- c. Minimum side yard dimension is six feet for one- or two-story buildings.
- d. However, the height limitation in regards to “feet” for buildings on parcels of less than one acre shall be “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “45” feet.

e. Accessory Dwelling Units must conform with §255-XX.

SOUTH HADLEY CODE

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Business B Zoning District									
Basic requirements:				95%					
Principal uses	12,000	100	85/a/b		0/a	6/a	5/a	8/a	80/a
Accessory uses ^d	None	None	25/a/b		0/a	6/a	5/a	8/a	80/a
Special requirements – if different from above									
Uses with special permit (except housing for the elderly and handicapped)			40/c		10	10/d	20	3	45
Housing for the elderly and handicapped with special permit								6	60

NOTES:

- a. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.
- b. On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. Such provision is not to be interpreted as a reduction in the previous density provision for the overall lot or tract. Minimum distance between any two buildings shall be 20 feet. No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land. However, the foregoing provisions in this note shall not apply to housing for the elderly and handicapped.
- c. Minimum side yard dimension is six feet for one- or two-story buildings.

d. Accessory Dwelling Units must conform with §255-XX.

ZONING

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Maximum Square Feet for Any Single Use	Minimum Yard Setback (feet)			Maximum Height	
						Front	Side	Rear	Stories	Feet
Business C Zoning District										
Basic requirements:				80%						
Principal uses	20,000	100	50/a		65,000	10	25	50	4/b	60/b
Accessory uses	None	—	25/a			10	15	50	4/b	60/b

NOTES:

- a. Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.
- b. However, the height limitations for buildings on parcels of less than one acre shall be “2” stories and “35” feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be “4” stories and “60” feet.

SOUTH HADLEY CODE

Dimensional Regulations Schedule for Buildings and Structures (continued)

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Industrial A Zoning District									
Basic requirements:				85%					
Principal uses	40,000	200	40/b		25	20/c	20/c	—	40
Accessory uses	—	—	15/b		25	20/c	20/c	—	40
Industrial B Zoning District									
Basic requirements:				80%					
Principal uses	None	None	75/a/b		None/a	None/a	None/a	6/a	75/a
Accessory uses	None	None	20/a/b		None/a	None/a	None/a	6/a	75/a
Industrial Garden Zoning District									
Basic requirements:				80%					
Principal uses	75,000	250	35/b		75	50	50	3	40
Accessory uses	—	—	15/b		75	50	50	3	40

NOTES:

- a. A building or structure used in whole or in part for residential purposes shall comply with the requirements for the Residence B District.
- b. Total building coverage of principal and accessory uses shall not exceed the maximum permitted for the principal use.
- c. Minimum side and rear yard dimensions are 50 feet when abutting a residential zone.