

Southwick, Mass

Town of Suffield Zoning - 2022

Agawam, Mass

Granby

East Granby

Legend

 Ridgeline Conservation Zone


 CT River Conservation Zone


 Historic_District

Zoning Districts


 Farmland Preservation

 Housing Opportunity District (HOD) Zone

 Industrial (I)


 Neighborhood Commercial (NC)

 Planned Development Apartment (PDA)


 Planned Development Industrial Park (PDIP)

 Residential 11,000 SF (R-11)


 Residential 15,000 SF (R-15)


 Residential 20,000 SF (R-20)

 Residential 25,000 SF (R-25)

 Residential 45,000 SF (R-45)

 Residential 90,000 SF (R-90)

 Town Center Village District (TCVD)

 West Suffield Center Village District (WSCV)

HEIGHT AND AREA SCHEDULE

Zone	Maximum Height**	Minimum Height**	Minimum Lot Size	Developable Area	Maximum Lot Coverage	Minimum Yards***
Farmland Preservation (FP)	40'	50'	5 Acres	n/a	n/a	50' 50' 50'
Residential (R-90) **	30'	200'	90,000 SF	90,000 SF	100%	50' 30' 50'
Residential (R-45) **	30'	110'	45,000 SF	45,000 SF	100%	50' 20' 100'
Residential (R-25) **	30'	100'	25,000 SF	25,000 SF	100%	50' 20' 100'
Residential (R-20) **	30'	100'	20,000 SF	20,000 SF	100%	40' 10' 40'
Residential (R-15) **	30'	90'	15,000 SF	15,000 SF	100%	40' 10' 30'
Residential (R-11) **	30'	75'	11,000 SF	11,000 SF	100%	40' 5' 25'
Planned Development Apartment (PDA)	50'	500'	10 Acres	n/a	35%	50' 50' 50'
Housing Opportunity District (HOD)	50'	200'	25 Acres	n/a	35%	50' 50' 50'
Neighborhood Commercial (NC)	30'	120'	30,000 SF	n/a	40%	50' 20' 60' 20' 50'
Commercial (C-20)	40'	60'	12,000 SF	n/a	75%	0' 10'-20' 20'
Town Center Village District (TCVD)	50'	120'	30,000 SF	n/a	60%	60' 20' 30'
West Suffield Village District (WSCV)	50'	150'	45,000 SF	n/a	75%	50' 10' 30'
Industrial (I)	50'	150'	80,000 SF	n/a	60%	50' 20' 30'
Planned Development Industrial Park (PDIP)	50'	150'	80,000 SF	n/a	60%	50' 20' 30'

* Accessory buildings in excess of ten (10) feet in height shall observe setback requirements for a principal building. Accessory buildings ten (10) feet in height or less shall observe five (5) foot side and rear setbacks except in the R-90 zone which shall be ten (10) feet and in the R-45 zone which shall be ten (10) feet for rear yard. In-ground pools shall be located not less than (15) feet from side and rear property lines in all zones as measured from the edge of the patio surrounding the pools.

** Subdivisions of ten (10) acres or greater with five (5) or more lots in the R-90 and/or R-45 zones require a special permit according to Sec. VI of these regulations prior to subdivision approval.

*** No part of any building or structure shall exceed the height limitations established by the ZAA.

**** Minimum side yard setback shall be an aggregate of thirty (30) feet with a twenty (20) foot wide fire lane on one side (7-5-07)

1 inch = 1,500 feet

Windsor Locks

