

ZONING

145 Attachment 3

Town of Belchertown Open Space Community Development Dimensional Standards

Zoning District	Minimum Parcel Size (acres)	Minimum Lot Size (square feet)	Minimum Open Space per Lot (square feet)	Minimum Lot Frontage	Minimum Setback			Maximum Lot Cover	Maximum Building Height (stories)	Minimum Lot Width (feet)	Dwelling Unit Distribution	Maximum Units per Building
					Front	Rear	Side					
Ag-A, Ag-B and VR on sewer	10	15,000	15,000	85/60 ¹	20	30	15/0 ²	20%	2	85 ³	20% of two-family dwelling units maximum ⁴	2
Ag-A and Ag-B off sewer	20	30,000	30,000	85/60 ¹	20	30	15/0 ²	20%	2	85 ³	20% of two-family dwelling units maximum ⁴	2

NOTES:

¹ Each lot shall have a minimum of 85 feet on a public or private way, except that a lot on a curve or cul-de-sac may have frontage on not less than 60 feet, provided that the distance between side lot lines at the minimum front yard setback of 20 feet is at least 85 feet.

² Single-family dwelling unit, detached: fifteen-foot setback; single-family dwelling unit, attached: zero-foot setback allowed; two-family dwelling unit, detached: fifteen-foot setback; two-family dwelling unit, attached: not allowed

³ Measured from side yard to side yard (between front yard setback and rear lot line).

⁴ No more than 20% of the principal structures shall be two-family dwelling units.