

# ZONING

## 145 Attachment 2

Town of Belchertown  
Table of Dimensional Regulations  
[Amended 5-13-1996 ATM by Art. 23; 1-14-2008 STM by Art. 10]

| District                  | Minimum Lot Area (square feet)   | Minimum Frontage (feet) | Maximum Lot Coverage | Minimum Yard Setback      |                          |                          | Minimum Lot Width (feet) | Maximum Building Height (stories) | Maximum Density  | Minimum Open Space per Lot (square feet) | Dwelling Unit Distribution | Maximum Units per Building |
|---------------------------|----------------------------------|-------------------------|----------------------|---------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|------------------|--|----------------------------|----------------------------|
|                           |                                  |                         |                      | Front <sup>1</sup> (feet) | Rear <sup>2</sup> (feet) | Side <sup>2</sup> (feet) |                          |                                   |                  |  |                            |                            |
| <b>AG-A</b>               |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| Estate lots               | 150,000                          | 50                      | 6%                   | 160/40 <sup>3</sup>       | 40                       | 60                       | 50                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| OSCD with public sewer    | 10 acres (total)<br>10,000 (lot) | 85/60 <sup>4</sup>      | 20%                  | 20                        | 30                       | 15/0 <sup>5</sup>        | 85 <sup>6</sup>          | 2                                 | ---              | 10,000                                   | 20% duplex maximum         | 2                          |
| OSCD without public sewer | 20 acres (total)<br>20,000 (lot) | 85/60 <sup>4</sup>      | 20%                  | 20                        | 30                       | 15/0 <sup>5</sup>        | 85 <sup>6</sup>          | 2                                 | ---              | 20,000                                   | 20% duplex maximum         | 2                          |
| All other uses            | 40,000                           | 140                     | 25%                  | 40                        | 40                       | 20                       | 100                      | 2                                 | ---              | ---                                      | ---                        | ---                        |
| <b>LR</b>                 |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| Estate lots               | 150,000                          | 50                      | 6%                   | 160/40 <sup>3</sup>       | 40                       | 60                       | 50                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| All other uses            | 40,000                           | 140                     | 25%                  | 40                        | 40                       | 20                       | 100                      | 2                                 | ---              | ---                                      | ---                        | ---                        |
| <b>VR</b>                 |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| Estate                    | 150,000                          | 50                      | 6%                   | 160/40 <sup>3</sup>       | 40                       | 60                       | 50                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| OSCD with public sewer    | 10 acres (total)<br>10,000 (lot) | 85/60 <sup>4</sup>      | 20%                  | 20                        | 30                       | 15/0 <sup>5</sup>        | 85 <sup>6</sup>          | 2                                 | ---              | 10,000                                   | 20% duplex                 | 2                          |
| All other uses            | 20,000                           | 120                     | 30%                  | 30                        | 30                       | 20                       | 75                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| <b>MDR</b>                | 130,680 (3 acres)                | 250                     | 20%                  | 50                        | 50                       | 50                       | 100                      | 2                                 | 6 units per acre | ---                                      | ---                        | ---                        |

# BELCHERTOWN CODE

## Town of Belchertown Table of Dimensional Regulations (Continued)

| District                       | Minimum Lot Area (square feet)   | Minimum Frontage (feet) | Maximum Lot Coverage | Minimum Yard Setback      |                          |                          | Minimum Lot Width (feet) | Maximum Building Height (stories) | Maximum Density  | Minimum Open Space per Lot (square feet) | Dwelling Unit Distribution | Maximum Units per Building |
|--------------------------------|----------------------------------|-------------------------|----------------------|---------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|------------------|--|----------------------------|----------------------------|
|                                |                                  |                         |                      | Front <sup>1</sup> (feet) | Rear <sup>2</sup> (feet) | Side <sup>2</sup> (feet) |                          |                                   |                  |  |                            |                            |
| <b>AG-B</b>                    |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| Estate lots                    | 150,000                          | 50                      | 6%                   | 160/40 <sup>3</sup>       | 40                       | 60                       | 50                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| OSCD lots with public sewer    | 10 acres (total)<br>10,000 (lot) | 85/60 <sup>4</sup>      | 20%                  | 20                        | 30                       | 15/0 <sup>5</sup>        | 85 <sup>6</sup>          | 2                                 | ---              | 10,000                                   | 20% duplex maximum         | 2                          |
| OSCD lots without public sewer | 20 acres (total)<br>20,000 (lot) | 85/60 <sup>4</sup>      | 20%                  | 20                        | 30                       | 15/0 <sup>5</sup>        | 85 <sup>6</sup>          | 2                                 | ---              | 20,000                                   | 20% duplex maximum         | 2                          |
| All other uses                 | 40,000                           | 140                     | 25%                  | 40                        | 40                       | 20                       | 100                      | 2                                 | ---              | ---                                      | ---                        | ---                        |
| <b>MHP</b>                     | 2,178,000 (50 acres)             | 250                     | 30%                  | 200                       | 100                      | 100                      | 100                      | 2                                 | 4 units per acre | ---                                      | ---                        | ---                        |
| <b>B-1</b>                     |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| With public sewer              | 20,000                           | 120                     | 80%                  | 10/20 <sup>8</sup>        | 40 <sup>7</sup>          | 20 <sup>7</sup>          | 75                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| Without public sewer           | 40,000                           | 140                     | 80%                  | 10/20 <sup>8</sup>        | 40 <sup>7</sup>          | 20 <sup>7</sup>          | 100                      | 2                                 | ---              | ---                                      | ---                        | ---                        |
| <b>B-2</b>                     |                                  |                         |                      |                           |                          |                          |                          |                                   |                  |  |                            |                            |
| With public sewer              | 40,000                           | 140                     | 80%                  | 40                        | 40 <sup>7</sup>          | 20 <sup>7</sup>          | 75                       | 2                                 | ---              | ---                                      | ---                        | ---                        |
| Without public sewer           | 60,000                           | 180                     | 80%                  | 50                        | 40 <sup>7</sup>          | 20 <sup>7</sup>          | 100                      | 2                                 | ---              | ---                                      | ---                        | ---                        |

## ZONING

| District             | Minimum Lot Area (square feet) | Minimum Frontage (feet) | Maximum Lot Coverage | Minimum Yard Setback      |                          |                          | Minimum Lot Width (feet) | Maximum Building Height (stories) | Maximum Density | Minimum Open Space per Lot (square feet) | Dwelling Unit Distribution | Maximum Units per Building |
|----------------------|--------------------------------|-------------------------|----------------------|---------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|-----------------|--|----------------------------|----------------------------|
|                      |                                |                         |                      | Front <sup>1</sup> (feet) | Rear <sup>2</sup> (feet) | Side <sup>2</sup> (feet) |                          |                                   |                 |  |                            |                            |
| <b>LI</b>            |                                |                         |                      |                           |                          |                          |                          |                                   |                 |  |                            |                            |
| With public sewer    | 871,200 (20 acres)             | 200                     | 80%                  | 250                       | 100                      | 100                      | 100                      | 3                                 | ---             | ---                                      | ---                        | ---                        |
| Without public sewer | 1,306,800 (30 acres)           | 250                     | 80%                  | 250                       | 100                      | 100                      | 100                      | 3                                 | ---             | ---                                      | ---                        | ---                        |
| <b>I</b>             |                                |                         |                      |                           |                          |                          |                          |                                   |                 |  |                            |                            |
| With public sewer    | 40,000                         | 160                     | 80%                  | 40                        | 50                       | 30                       | 100                      | 3                                 | ---             | ---                                      | ---                        | ---                        |
| Without public sewer | 60,000                         | 200                     | 80%                  | 50                        | 50                       | 30                       | 100                      | 3                                 | ---             | ---                                      | ---                        | ---                        |

**NOTES:**

<sup>1</sup>Measured from the right-of-way line of the existing or proposed way.

<sup>2</sup>When a side yard or rear yard borders on an existing or proposed public way, the minimum distance between the way and any other structure shall equal the distance required for front yards in that district.

<sup>3</sup>Front yard setback shall be a minimum of 160 feet. The secondary front yard setback shall be a minimum of 40 feet. (Refer to § 145-26, Estate Lot Diagram.)

<sup>4</sup>Each lot shall have a minimum frontage of 85 feet on a public or private way, except that a lot on a cul-de-sac or curve 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.

<sup>5</sup>Side yard setbacks: single-dwelling unit, detached, fifteen-foot setback; single-dwelling unit, attached, zero-foot lot line setback allowed; two-dwelling unit, detached, fifteen-foot setback; two-dwelling unit, attached, not allowed.

<sup>6</sup>Measured from side yard to side yard (between front yard setback and rear lot line).

<sup>7</sup>Side and rear yard setbacks shall be at least 50 feet when adjacent to Agricultural-A, Agricultural-B, Lakes Residential and Village Residential Zoning Districts.

<sup>8</sup>Minimum setback of 10 feet and maximum setback of 20 feet. Front of the building shall fall within this ten-to-twenty-foot zone.