

ARTICLE III
Section 3-50

RESIDENCE A DISTRICT

Section 3-50.1 -Intent Residence A districts are intended to accommodate single family detached dwellings at a higher density than the agriculture district.

Section 3-50.2 -Permitted Uses A building may be erected or used and a lot may be used or occupied for any of the following:

1. Agriculture, horticulture or floriculture including the planting, growing, storing, and selling of plants or produce as well as the harvesting, milling and selling of trees grown on the site. Any new agricultural, horticultural or floricultural uses as stated above, in a Residence A zone must be five (5) or more acres in size.
2. Commercial nursery, greenhouse, provided that all buildings erected for these uses after the passage of this ordinance be at least one hundred and fifty (150) feet from a dwelling line and provided that all new parcels devoted to these uses after the passage of this ordinance be at least five acres in size.
3. Single family detached dwelling.
4. Accredited public or sectarian schools, accredited public or private colleges, public libraries, churches, other places of worship, parish houses and Sunday School buildings.
5. Municipal recreation buildings, playgrounds and parks.
6. Municipal building and telephone exchange buildings.
7. Cemeteries adjacent to or in extension of existing cemeteries.
8. Day Care Center and/or School Age Child Care Program provided said center or program is in compliance with the licensing requirements of Massachusetts General Laws Chap. 28A, Sec. 10 and provided further, a copy of said license is filed with the City Superintendent of Buildings. 9/16/93

Section 3-50.3 -Permitted Accessory Uses On the lot with and customarily incidental to any of the foregoing permitted uses:

1. Up to three (3) roomers including the furnishings of table board for said roomers, provided that such use not be located in an accessory building and provided that all other required permits from the Fire, Building and Health Departments are obtained.

2. Workplace of an artist, architect, engineer, tutor, or accountant and/or rooms for the customary home occupations of music teacher, realtor, photograph, telephone answering service and mail order business (no merchandise to be stored on the property) provided that:
 - a. Such rooms for home occupations or offices shall be located in a dwelling in which the practitioner permanently resides but not in a building accessory thereto.
 - b. Such accessory uses may occupy not more than one third (1/3) of the total floor area of the dwelling, exclusive of the basement.
 - c. The employment of help shall not be permitted.
 - d. No goods shall be publicly displayed on the premises and signs shall be subject to the provisions of Article VIII.
 - e. Not more than one accessory use shall be permitted per household.
3. Private home swimming pools in accordance with Article IV, Section 4-80.
4. Signs as permitted in Article VIII.
5. In case of a single or two family dwelling lot where there is no agricultural use associated with it there shall only be permitted one commercial vehicle not to exceed one and a half (1 ½) tons. The single permitted commercial vehicle must be owned by the resident of that property.
6. Accessory buildings such as but not restricted to garages and tool sheds shall be constructed on permanent foundations. Temporary storage boxes and other like facilities shall not be permitted.

Section 3-50.4 -Special Permit Uses The following uses shall require a special permit from the designated authority:

1. Conversion of a single family dwelling to a two family dwelling (Board of Appeals).
2. New Cemeteries with approval of the Health Department (City Council).
3. Accessory apartments (ZBA)
4. New golf courses, driving ranges, and country clubs (Planning Board)
5. Dimensional Special Permit for the rear and side yard requirements found in Section 504, numbers 3, provided adjoining areas have been previously developed by the creation of lots and the construction of buildings or structures with side, and rear

yards generally smaller than is prescribed by the Westfield Zoning Ordinance. (11/19/90) (ZBA)

An application for a Dimensional Special Permit for a use or structure that also requires an additional Use Special Permit and/or Site Plan Approval shall be heard by the same Special Permit granting authority at the same time and as part of the Use Special Permit and/or Site Plan Review. (10/07/04)

6. Open Space Subdivisions (Planning Board) April 16, 1992
7. Continuing Care Retirement Community (Planning Board) January 2, 1992
8. Family Day Care Home, provided said home is in compliance with the licensing requirements of Massachusetts General Laws Chap 28A, Sec. 10 and, provided further a copy of said license is filed with the City's Superintendent of Buildings. (Planning Board). 9/16/93
9. Any proposed use that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (01/19/06)
10. Residential kennel (Planning Board) (06-01-06)
11. Age Restricted Housing Community (City Council) (12-07-06)

Section 3-50.5 -Area and Density Regulations

1. Lot Area, Frontage and Width: The Minimum Lot Area per dwelling unit will be determined as follows: (Title amended 03/06/03)

Use	Minimum Lot Area (square feet)	Frontage/Width (feet)
Each Dwelling Unit		
- Private water/private septic system	40,000	125
- Public water/private septic system	30,000	125
- Public water/public sewer	20,000	125
Other uses	40,000	125
(unless otherwise stated in another Article/Section) (Other uses and frontage amended: 03/06/03)		

2. Building Area Not more than twenty-five (25) percent of the area of each lot may be occupied by buildings.

3. Yards No part of any building except the outside steps shall be nearer to any street line than the corresponding parts of the nearest buildings on either side thereof but no further than four hundred (400) feet away facing on the same street. In no case shall this setback exceed thirty-five (35) feet.
 - a. Front yard When the alignment of a building is not controlled by the preceding paragraph no part of any building except the outside steps shall extend within thirty-five (35) feet of any street. At least seventy-five (75) percent of the required front yard shall be planted with grass or otherwise landscaped and no parking shall be allowed within this landscaped area.
 - b. Side yard. Two yards, neither less than fifteen (15) feet. In the case of a corner lot, there shall be not less than thirty-five (35) feet between the building and the side street line.
 - c. Rear yard. One yard not less than thirty (30) feet.

Section 3-50.6 – Heights. - No buildings or structures shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height. Except that a school, college, library, municipal facility, or barn may be erected to a height not to exceed three (3) stories or sixty (60) feet. Exempted from this maximum height restriction, provided they are not more than 15' taller than the principal structure, nor that the total height (combined with the principal structure) exceeds 50' , are:

- chimneys, water towers, elevator bulkheads, skylights, solar panels, ventilators and other necessary appurtenant features usually carried above roofs;
- dome towers and spires if such features are not used for human occupancy;
- ornamental towers, observation towers,
- other permitted uses/structures where expressly regulated elsewhere in this Ordinance.
- buildings or structures located within the designated Airport Landing Zone, height will be whichever is the most restrictively regulated.

The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (02-24-03)

Section 3-50.7 – Off Street Parking. Three (3) off street parking spaces shall be provided for each dwelling unit. For additional off street parking and loading requirements see Article VII.

Section 3-50.8 – Prohibited Use Recycling Facilities are prohibited 1/18/90

Article III, Section 3-50.4, number 5 Special Permit Uses
Added second paragraph (10-07-04)

Article III, Section 3-50.4, Added # 9

Article III, Section 3-50.4 Added #10
(06-01-06)

Article III, Section 3-50.4 Added # 11
(12-07-06)