

Understanding the Westfield Zoning Ordinance

Overview. The Westfield Zoning Ordinance is generally divided into three (3) sections:

1. Zoning districts and uses permitted within each district.
2. General regulations and special ordinances concerning uses which are found in many or all of the districts.
3. Administrative and Legal Procedures.

Zoning Districts. The Zoning District section contains, for each district, a list of permitted uses, accessory uses and required special permits as well as area, height and density regulations. Since this is a cumulative zoning ordinance, uses permitted in one district are very often permitted in other districts. Such uses may not be specifically mentioned under other sections of this ordinance. Therefore, a complete understanding of any one district will almost always require reading other sections of this document. The reader should be alert to such references in order to assure a complete understanding of the ordinance.

General Regulations and Special Ordinances. The General Regulations and Special Ordinances section refers to situations or land uses which may be common to all zoning districts but are unique in ways that require specific legal treatment. Specific examples include undersized or non-conforming lot regulations and control of specific uses such as swimming pools. Also in this section are special ordinances regulating uses such as assigns or on-site parking requirements.

Administrative and Legal. The Administrative and Legal sections describes the procedures for obtaining a zone change or special permit. It also describes the power and duties of certain City Officials such as the Superintendent of Buildings and Boards such as the Board of Appeals.

Explanatory Tables. At the end of the Zoning Ordinance is a table which summarizes area, density and setback requirements of each district a table which provides a summary of major uses permitted within each district. It must be noted that neither of these tables are part of the specific zoning ordinances but, rather, are unofficial reference guides.