

ARTICLE III - DISTRICTS

Section 3-10 PURPOSES

The purpose of this ordinance is to promote the health, safety and general welfare of the City and to encourage the most appropriate use of land.

Section 3-20 DISTRICTS

For the purpose of this ordinance, the City of Westfield is divided into districts classified as follows:

1. *Rural Residential District*
2. *Residence A District*
3. *Residence B District*
4. *Residence C District*
5. *Residence C-1 Residential Project District*
6. *Commercial A Neighborhood Commercial District*
7. *Court Street Mixed Residence/Business District*
8. *Broad Street Mixed Residence/Business District*
9. *Commercial Office Retail Enterprise District (CORE)*
10. *Business A General Business District*
11. *Business B Service Business District*
12. *Industrial A District*
13. *Industrial Park District*
14. *Airport District*

In addition, the following overlay districts are established:

1. *Floodplain Management District*
2. *Water Resource Protection District*
3. *Smart Growth Zoning Overlay District*

(3/18/15)

Section 3-30 ZONING MAP AND DISTRICT BOUNDARIES

3-30.1 - Map and District Boundaries.

The location and boundaries of each of the zoning districts are established as shown on the Zoning Map, together with all duly adopted amendments thereto, which shall hereby be declared to be a part of this ordinance. Said map shall be periodically updated to reflect any amendments to district boundaries.

The Zoning Map shall be kept on file in the Office of Community Development and the Engineering Department, where it may be viewed during normal business hours, and shall also be made available for viewing on the City's web site. Where any uncertainty exists as to the boundary of any zoning district, the Superintendent of Buildings, upon written application, shall determine the boundary location, giving due consideration, among other things, to the apparent indicated location thereof, official records, and the expressed purposes of the Zoning Ordinance.

3-30.2 - Provisions for Lots Located in more than One District.

Unless elsewhere described in this ordinance, those use, dimensional and density regulations required in a particular district shall apply only to that portion of the lot, or structure, located in said district, except as follows:

- 1. Frontage. The frontage requirement for the district in which a majority of the frontage is located shall apply. In the case of equal amounts, the most restrictive district's requirement shall apply*
- 2. Lot area. The lot area requirement for the district in which a majority of the lot area is located shall apply. In the case of equal amounts, the most restrictive district's requirement shall apply.*
- 3. Width. The width requirement of the district having the least restrictive lot width shall apply, provided the boundary of that district is located between the front lot line and the rear of the principal structure.*
- 4. Density. The Planning Board may issue a Special Permit to increase the density within that portion of any district occurring on the lot, provided the overall density of the lot does not exceed the aggregated total density allowed for each district on that lot.*

(3/18/15)