



Routes 202/33 Corridor

Zoning and Design Guidelines Study
Town of South Hadley

Community Forum #2
October 16, 2024



AGENDA

Welcome and Introductions

1. What is this project about?
2. What is zoning?
3. Reasons and process for a zoning change
4. Current zoning in the corridor and impacts
5. What could change and why?
6. Next steps

INTRODUCTION TO THE TEAM AND COMMITTEE

Committee Members

Michael Beauchemin

Ken LeBlanc

Dan Luis

Capital Planning Committee, Appropriations Rep

Nate Therien

Planning Board Vice-Chair

Master Plan Implementation Committee

Martha Terry,

Chair of Zoning Board of Appeals

Town Staff

Anne Capra, AICP,
Director, Planning and
Conservation

Consultant Team

Emily Keys Innes, AICP,
LEED AP ND, President

Supriya Kelkar,
AICP, LEED AP ND
Urban Planner/Designer

PROJECT PROCESS AND TIMELINE

Task 1: Project Initiation

Task 2. Analysis of Conditions. Review current built environment, identify buildings of concern, evaluate the proposed boundaries and edges.

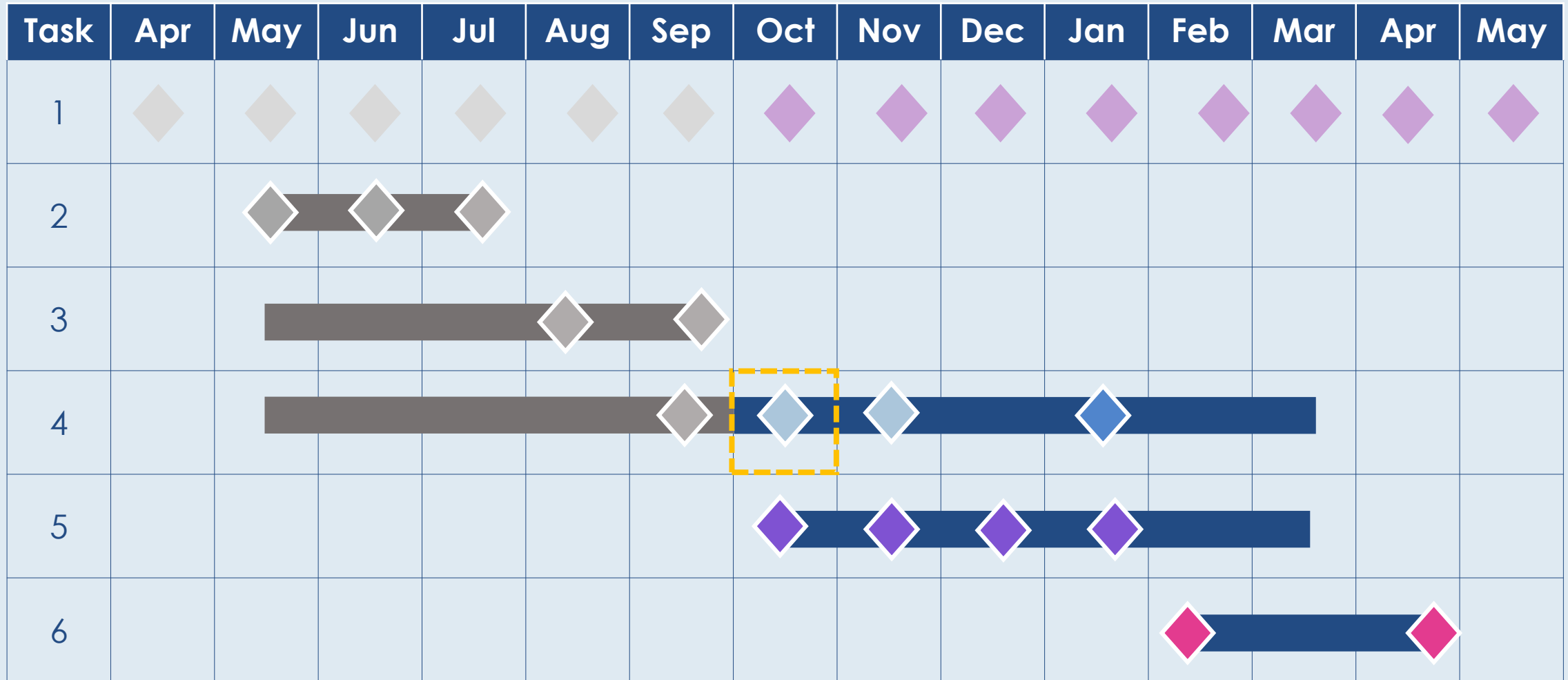
Task 4. Community Input. Develop engagement and outreach plan; conduct two in-person workshops and one virtual workshop.

Task 3. Draft Zoning, Boundaries and Design Guidelines. Develop draft framework for zoning, boundaries, and design guidelines; test with steering committee and confirm.

Task 5: Revised Zoning and Testing. Complete bylaw and design guidelines; present to community. Revise draft.

Task 6: Planning Board Hearing. Present drafts to Planning Board at public hearing. Revise for Town Meeting warrant.

TIMELINE



SCHEDULE FOR MEETINGS AND WORKSHOPS

#	Format	Topic	Proposed Date
1	In-person Workshop	Building and site form and design	September 16
2	Virtual Workshop	Boundaries and uses	October 16
3	In-person Workshop	Design guidelines and standards	November 14
4	In-Person Presentation	Draft zoning and design guidelines	January 16
5	Planning Board Hearing	Draft zoning and design guidelines for Town Meeting Warrant	February/March

1. What is this project about?

Follow up from Routes 202/ 33 Corridor Plan | January 2022

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022

Purpose of the Study

- ▶ **Implement 2010 Master Plan's Basic Recommendations for this Corridor.**
 - ▶ Develop a coordinated strategy and tools for development in this corridor that are compatible with the natural resources and the existing neighborhoods that abut it.
 - ▶ Address identified incompatibilities within the corridor and between the areas within South Hadley and the neighboring communities of Chicopee and Granby.
 - ▶ Encourage planned growth and development within the commercial focus areas and the corridors.
 - ▶ Increase opportunities for well-planned mixed-use developments that implement recommendations in the *South Hadley Housing Production Plan (2016)* and *South Hadley Master Plan (2010)*.

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022

Purpose of the Study

- ▶ **Implement 2022 Master Plan Update's Basic Recommendations for this Corridor.**
 - ▶ Preserve the existing clusters of single-family homes; consider adding more open space such as a small park, community garden, or dog park.
 - ▶ Increase commercial activity such as restaurants, ice cream shops, or retail between the neighborhood core and periphery.
 - ▶ Increase the variety of housing choices.
- ▶ **Implement Housing Production Plan Objectives for this Corridor.**
 - ▶ Develop new nodes of housing, retail, and civic activity.
 - ▶ Encourage compact, mixed-use, sustainable village-style development.

1. What is this project about?

Today: Route 202/33 Corridor Zoning and Design Guidelines

Routes 202/33 Corridor Plan was adopted in 2022.

- ▶ Town of South Hadley received the Community Planning Grant from the Executive Office of Housing and Livable Community (EOHLC) to develop Zoning and Design Guidelines that address the January 2022 Corridor Study Plan recommendations.

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022

Terms You Should Know



RECOMMENDATION

A non-binding suggestion or proposal aimed at improving a project or plan, offering guidance without enforceable legal authority.



ZONING REGULATION

A legally enforceable rule that dictates land use, building dimensions and development patterns within a specific area, with compliance being mandatory.



DESIGN GUIDELINES

A set of flexible principles or criteria that influence the aesthetics, form, and function of development, intended to shape but not strictly govern design decisions.

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022



RECOMMENDATIONS

- ▶ Policies
- ▶ Public Realm Improvements
- ▶ Zoning and Design Guidelines

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022



- ▶ **Divide corridor into sections by appropriate land uses** for the new zoning districts and development density for specific uses within the corridor: Establish zoning regulations and design guidelines for each sector.
- ▶ **Consider adding a wider variety of housing types and small business types** to the Table of Uses to address changing needs
- ▶ **Change requirement for permits/approvals** to decrease the level of review required for desirable land uses; add design review to all projects requiring site plan approval and/or a special permit.
- ▶ **Allow conversion of single-family residential** in the proposed Gateway District to other uses (Professional Services, Two-family, Three-family, Mixed-use) with site plan review and design guidelines.

1. What is this project about?

Routes 202/ 33 Corridor Plan, January 2022



- ▶ **Add design guidelines** that address convenient access for drivers, such as drive-thru windows, while ensuring safe access for pedestrians and maintaining the residential scale and feel of the corridor.



- ▶ **Establish appropriate design review process** for new zoning districts that incorporates relevant design guidelines.

2. What is Zoning?

2. What is Zoning?



Local controls on **WHAT** can be built, **WHERE** it can be built, and **HOW MUCH** can be built; and

WHAT the building/structure/land can be used for.

Changing the Zoning is a **PROCESS**, that provides a **VOICE** to the community.

Zoning changes provide **OPTIONS** for property owners and **BENEFITS** to the community.

2. What is Zoning?



South Hadley's Zoning regulates several key aspects...

- ▶ The types of land uses allowed in specific areas
- ▶ The maximum size and scale of the buildings
- ▶ The placement and orientation of structures on a lot
- ▶ Requirements for off-street parking
- ▶ The overall design and layout of the sites
- ▶ The process for approving new development

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2. What is Zoning?

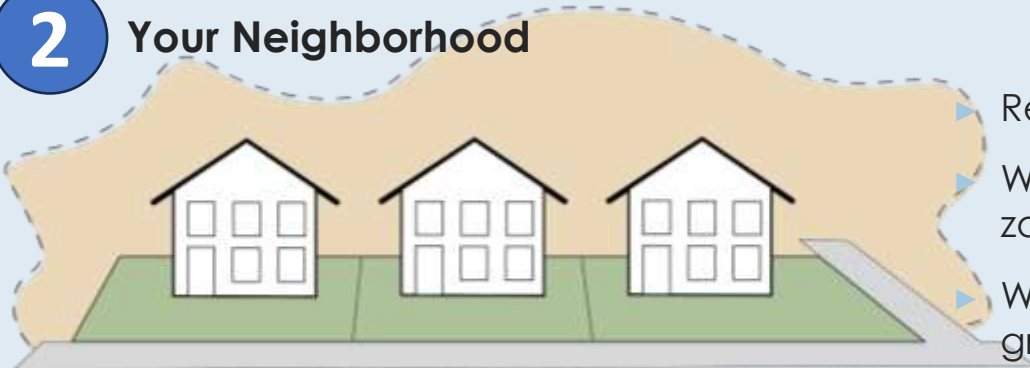
It works in different scales.

1 Your House and Land



- ▶ Height
- ▶ Use
- ▶ Setbacks, Coverage
- ▶ What can I build?

2 Your Neighborhood



- ▶ Relation to parcel next door
- ▶ Where are the busy/ quiet zones?
- ▶ Where is my park, corner grocery store?

3 Your Town



- ▶ Where is the Town center?
- ▶ Which area needs to stay protected?
- ▶ Where are my green areas and industrial zones?

3. Reasons and Process for Zoning Changes

3. Reasons for Zoning Changes

1. Address non-conforming lots and structures.
2. Add desired uses or remove undesired uses.
3. Create consistent dimensional standards within a neighborhood, corridor, or district.
4. Create flexibility for the types of uses and buildings the community wants.
5. Streamline the permitting process to encourage preferred project types.
6. Add design guidelines or development standards.

3. Reasons for Zoning Changes

What are Nonconforming Lots and Buildings?

- ▶ Nonconforming lots/buildings mean that the existing building or lot does not match the zoning requirements.
 - ▶ This condition is typical of older New England neighborhoods that were built prior to the 1920s-1950s when zoning was introduced.
 - ▶ If you have ever wondered why a new building doesn't "fit" with the rest of the neighborhood, it is likely to have been built to meet zoning requirements that don't match that neighborhood.
 - ▶ Such conditions may also be a result of special permits for larger subdivisions.

Why is this Important?

- ▶ For example, if the building is required to have a front setback of 20 feet and actually has a front setback of 10 feet, then the building is non-conforming.
 - ▶ If the homeowner wants to add a back deck, they must request a variance from the ZBA, even though they are not increasing the non-conforming dimension.
- ▶ Variances require substantial hardship and are rarely granted.

3. Reasons for Zoning Changes

What are the Permitting Processes?

- ▶ **By Right:** Requires a building permit; can add development standards and design guidelines; easiest and fastest permitting method.
- ▶ **Site Plan Review:** By the Planning Board (in some communities, there is an Administrative Site Plan Review for smaller projects); can add development standards and design guidelines; limited criteria for review. South Hadley has a Minor Site Plan Review procedure for smaller projects. The decision must be filed within 90 days of the close of the public hearing.
- ▶ **Special Permit:** By the Planning Board; can add development standards and design guidelines; abutters are notified, and the Planning Board must hold a public hearing. The decision must be filed within 90 days of the close of the public hearing. Longest and most expensive of the processes.

3. Process for Zoning Changes

Three Major Components of a Zoning Change

- 1** Public process to provide input into the draft zoning text.
- 2** Planning Board public hearing and recommendation to Town Meeting.
 - ▶ Additional input from the Selectboard and the Bylaw Review Committee
- 3** Town Meeting discussion and vote on the zoning.

4. Current Zoning and Impacts

4. Current Zoning and Impacts

Districts and Borders

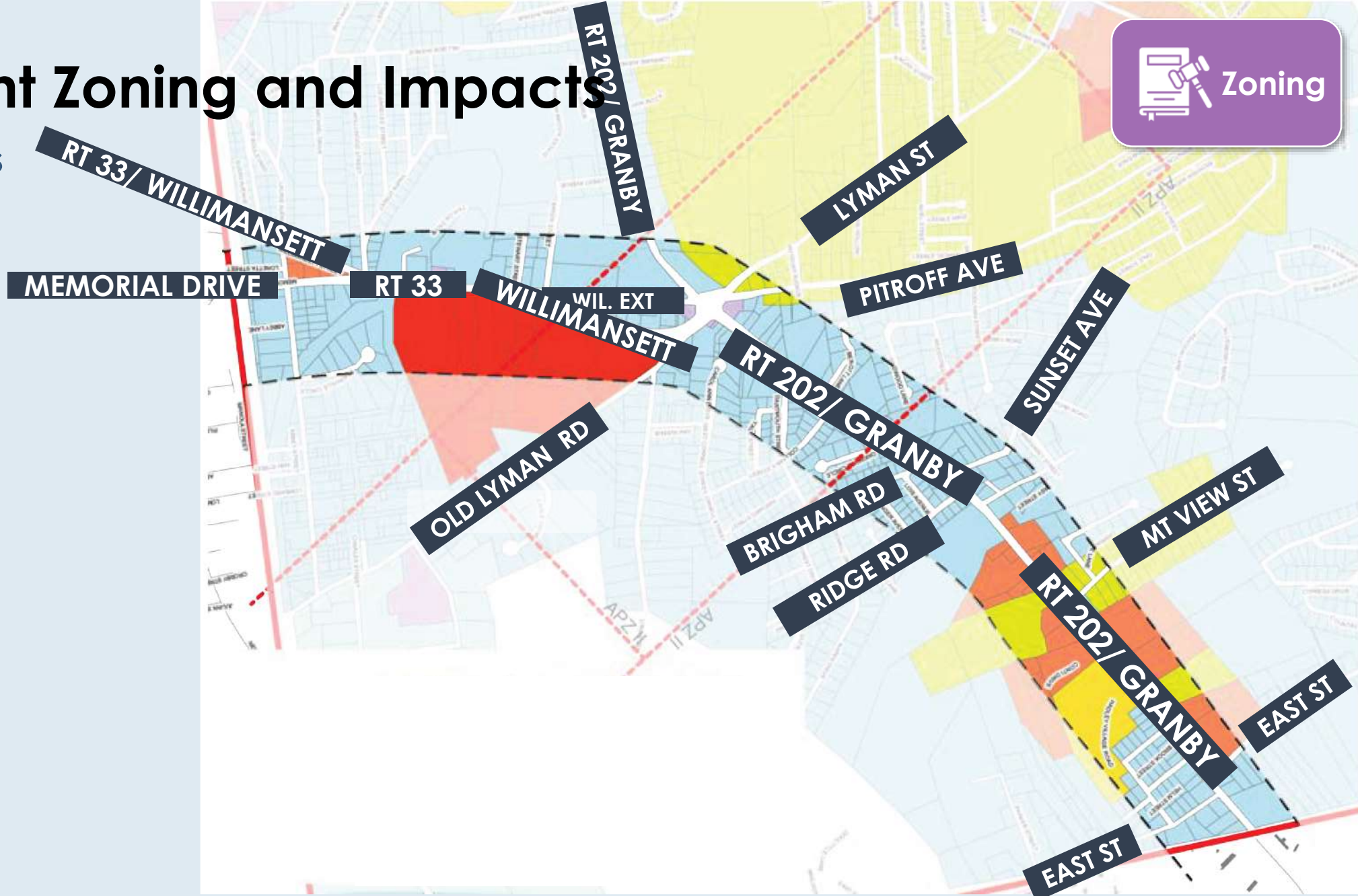
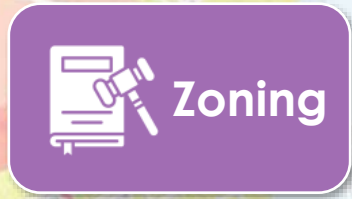
- ▶ **External Borders: Chicopee and Granby from South Hadley**
 - ▶ Granby's border emphasizes agriculture and low-density residential zones
 - ▶ Chicopee includes higher-density commercial development.
- ▶ Internal Districts: Within South Hadley, districts vary by uses, dimensional standards, and other requirements.
 - ▶ What is on the ground does not always match what the zoning allows (nonconforming)

Questions for this process:

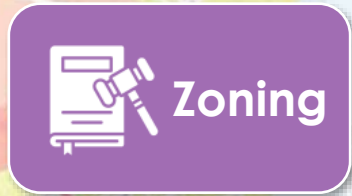
- ▶ How do we develop a distinct identity for South Hadley from its neighbors while maintaining a consistent flow through these borders?
- ▶ What does the Gateway look like? The Gateway is the transition from one town to the next.

4. Current Zoning and Impacts

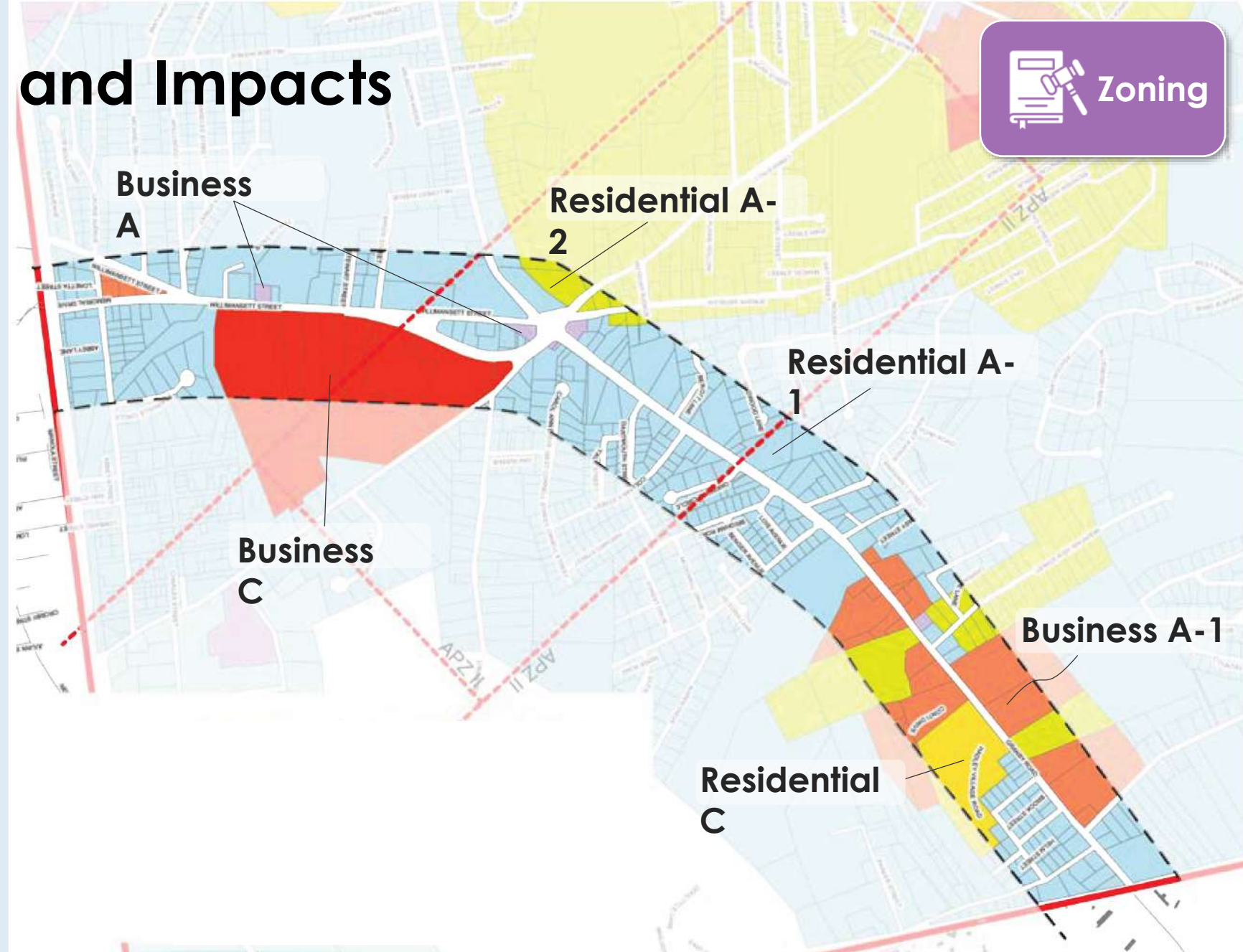
Street Names



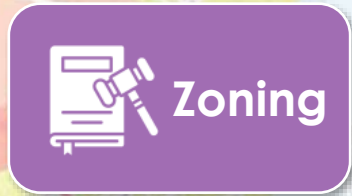
4. Current Zoning and Impacts



Existing Zoning



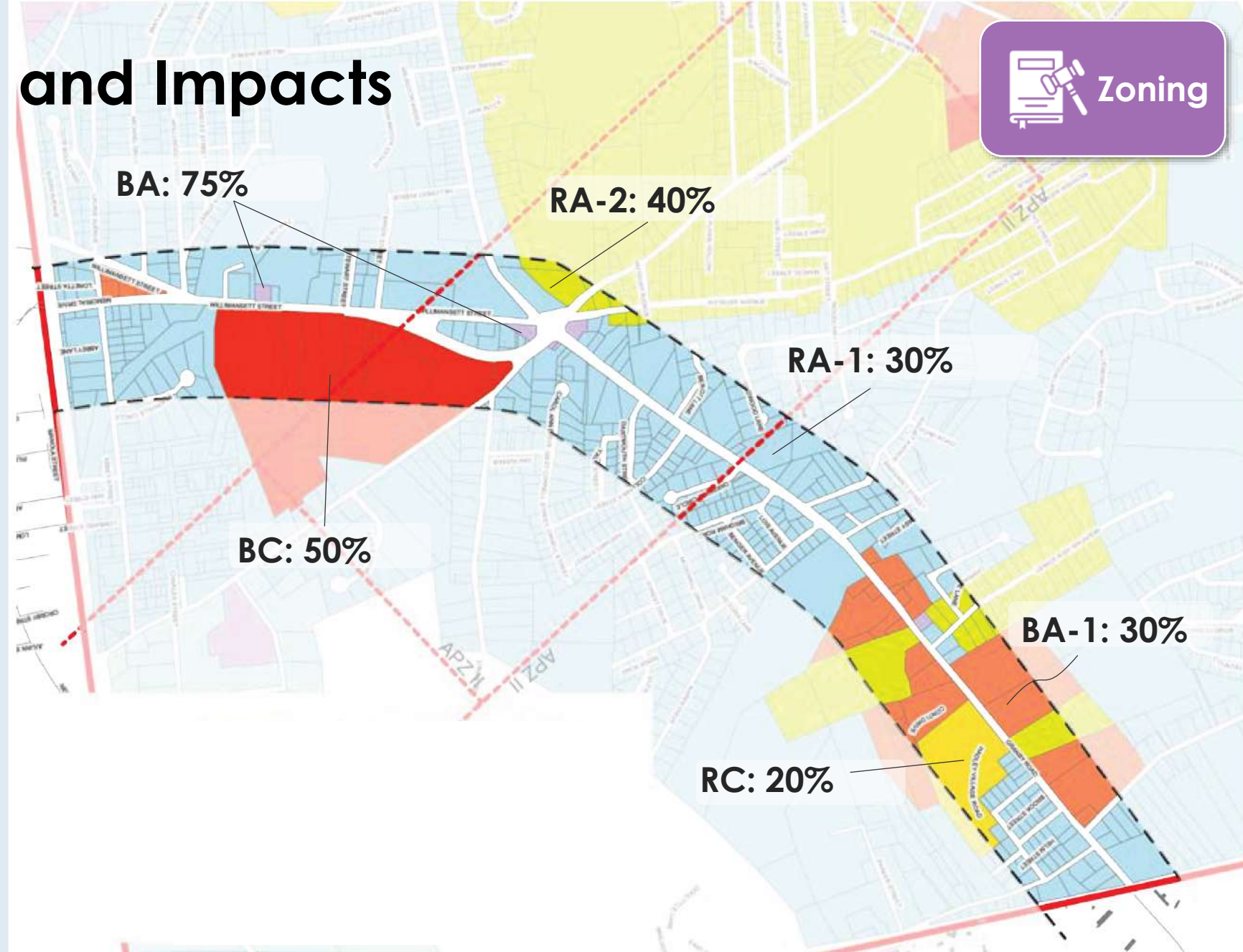
4. Current Zoning and Impacts



Existing Maximum Building Coverage

Requirement

- BA: 75%
- BA-1: 30%
- BC: 50%
- RA-1: 30%
- RA-2: 40%
- RC: 20%



4. Current Zoning and Impacts



Key Considerations:
Challenges and/or
Opportunities

Non-Conformity

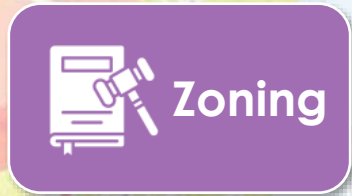
- ▶ Building Coverage
- ▶ Only 2 lots are nonconforming under the current zoning.

%
Noncompliant

BA:	0%
BA-1:	4%
BC:	0%
RA-1:	0%
RA-2:	0%
RC:	0%



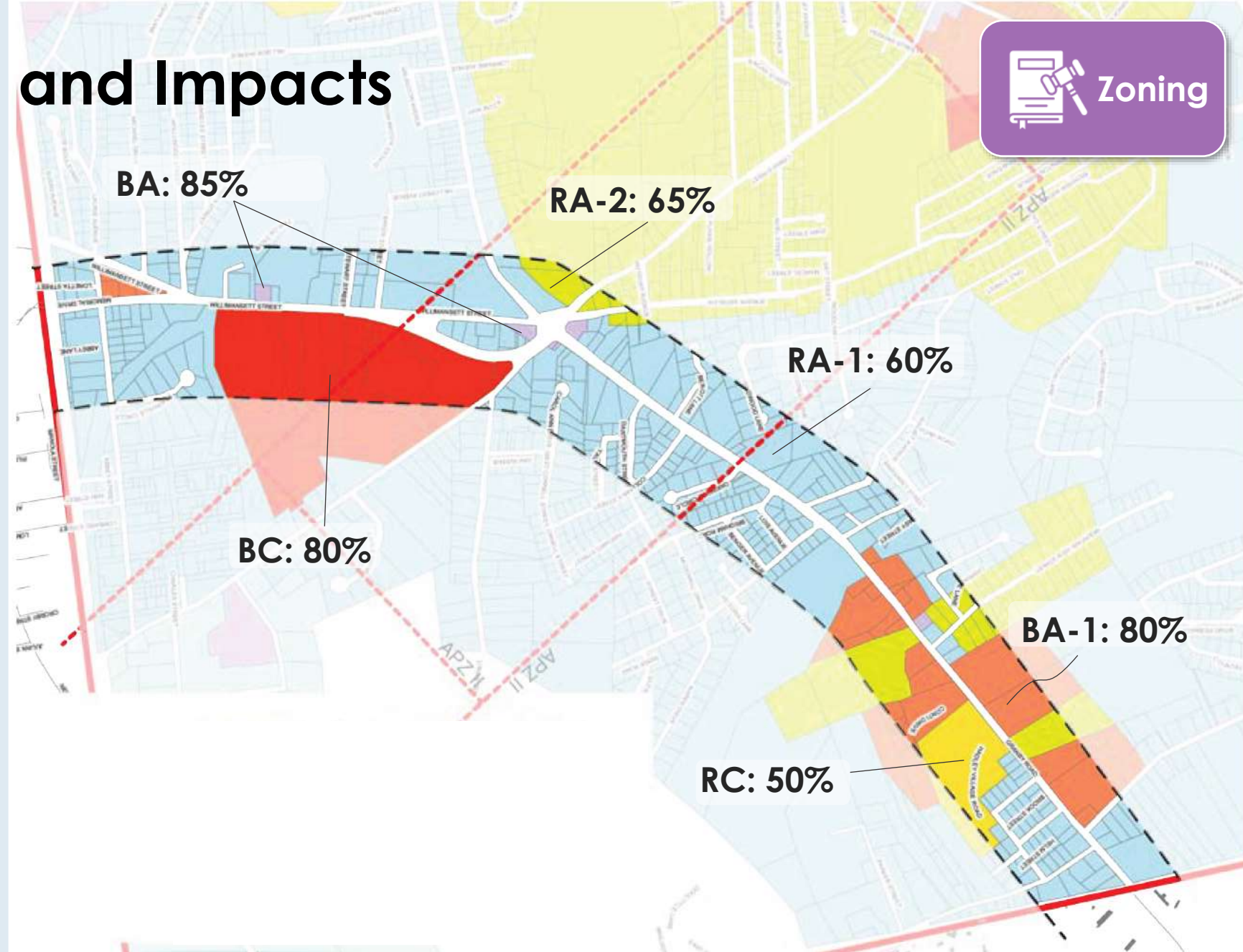
4. Current Zoning and Impacts



Existing Maximum Impervious Coverage

Requirement

- BA: 85%
- BA-1: 80%
- BC: 80%
- RA-1: 60%
- RA-2: 65%
- RC: 50%



4. Current Zoning and Impacts



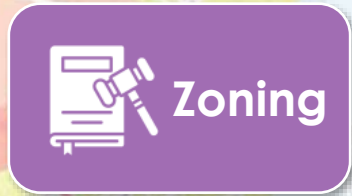
Key Considerations: Challenges and/or Opportunities

- ▶ Impervious Coverage
- ▶ Only 12 lots are currently nonconforming under the current zoning

%	
Noncompliant	
BA:	0%
BA-1:	26%
BC:	6%
RA-1:	1%
RA-2:	0%
RC:	100%



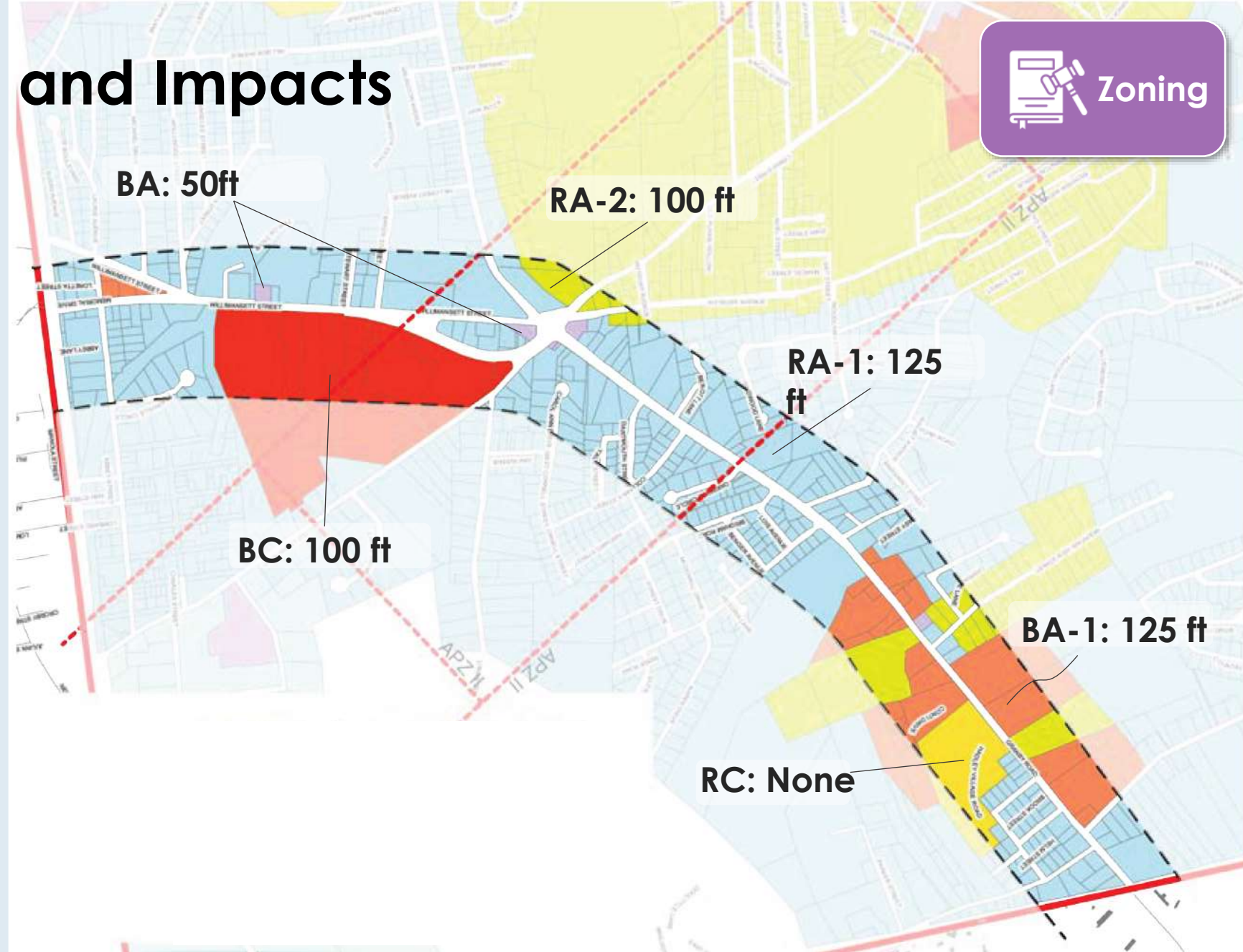
4. Current Zoning and Impacts



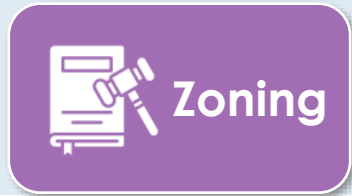
Existing Minimum Frontage

Requirement

- BA: 50 ft
- BA-1: 125 ft
- BC: 100 ft
- RA-1: 125 ft
- RA-2: 100 ft
- RC: None



4. Current Zoning and Impacts



Key Considerations: Challenges and/or Opportunities

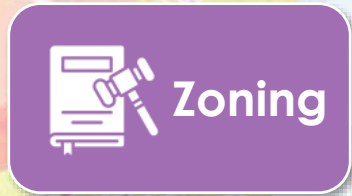
- ▶ Frontage
- ▶ 50% or 218 parcels do not meet the current zoning according to our analysis, but South Hadley defines frontage differently from other communities for corner lots, so this may be overstated.

% Noncompliant

- BA: 0%
- BA-1: 15%
- BC: 0%
- RA-1: 58%
- RA-2: 17%
- RC: 0%



4. Current Zoning and Impacts

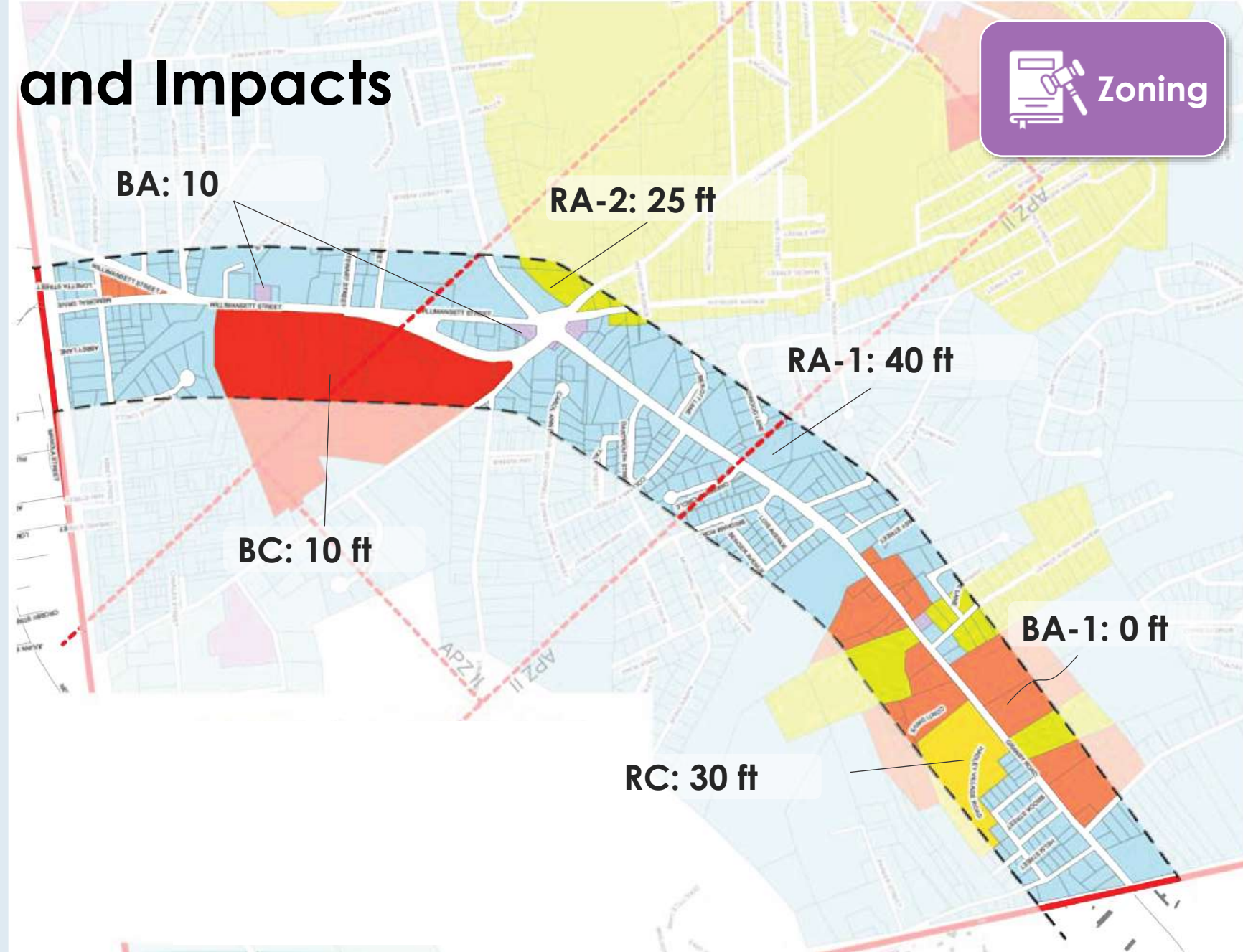


Existing Minimum Front Setback

Requirement*

- BA: 10
- BA-1: 0 ft
- BC: 10 ft
- RA-1: 40 ft
- RA-2: 25 ft
- RC: 30 ft

* The focus is on front yard setbacks because of the impact on the corridor. Side and rear setbacks may vary by building height and adjacent zoning districts.



4. Current Zoning and Impacts



Key Considerations: Challenges and/or Opportunities

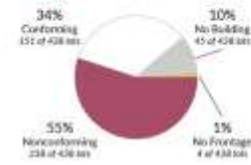
- ▶ Front Setback
- ▶ 54% or 238 parcels do not meet the current setback requirements.

% Noncompliant

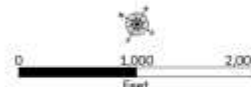
BA:	38%
BA-1:	0%
BC:	0%
RA-1:	64%
RA-2:	13%
RC:	0%



South Hadley Corridor
Dimensions - Front Setback



The front building setback is measured as the closest distance that the building is set back from the lot's assessed principal frontage line.



This map was created in August 2024 for Innes Associates for the Town of South Hadley using data from MassGIS. Bureau of Geographic Information. Research and development of geospatial data collection, distribution, storage and security services.

SOUTH HADLEY
TOWN ENGINEERING

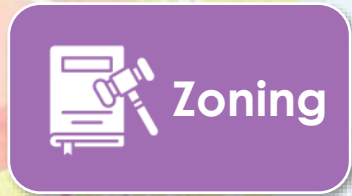
Innes
ASSOCIATES LTD



Explore an interactive version of this map!



4. Current Zoning and Impacts

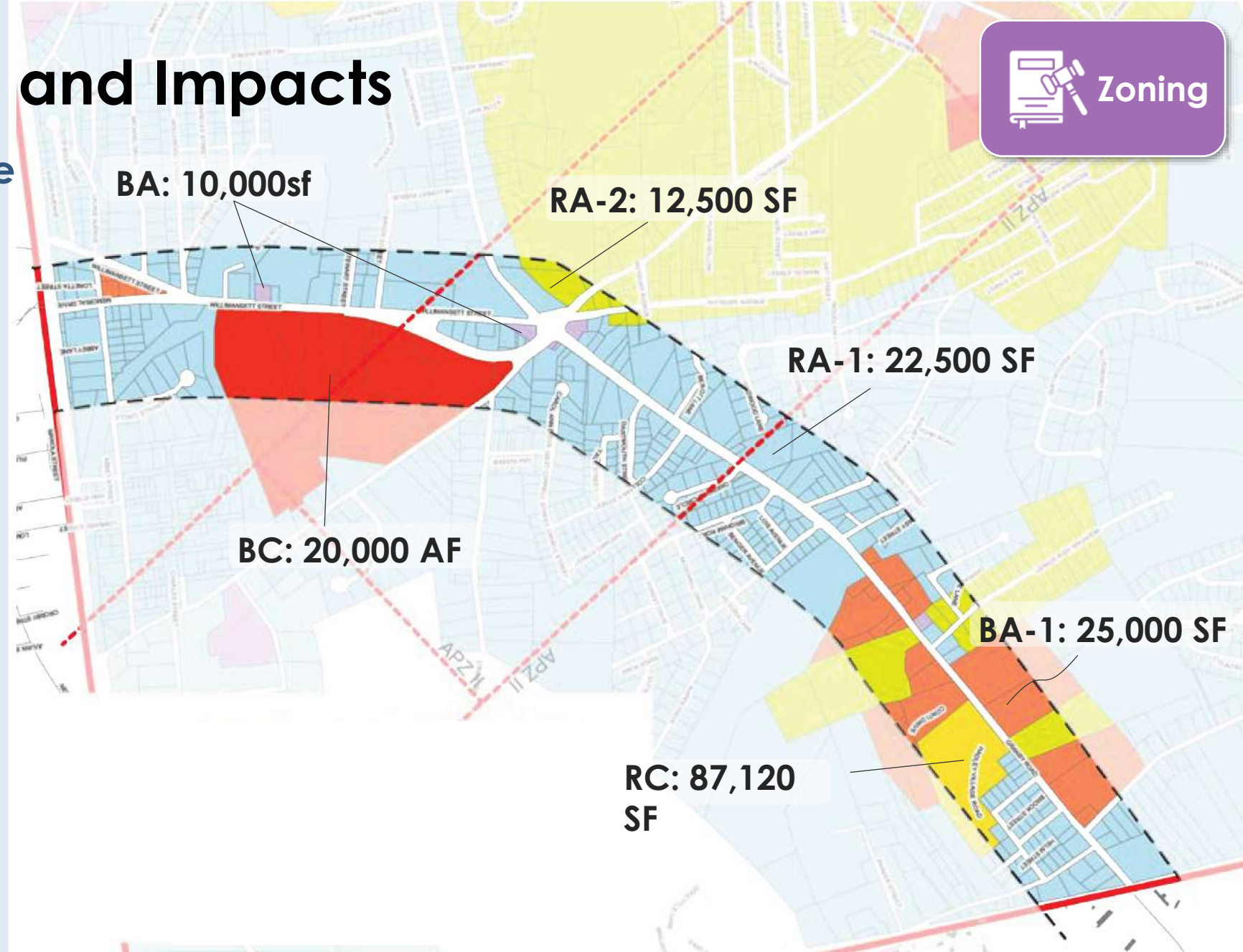


Existing Minimum Lot Size

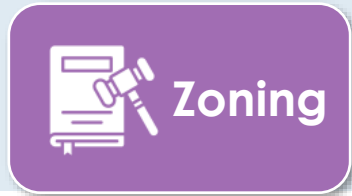
Requirement*

- BA: 10,000 sf
- BA-1: 25,000 sf
- BC: 20,000 sf
- RA-1: 22,500 sf
- RA-2: 12,500 sf
- RC: 87,120 sf

* Some districts have different lot area requirements for residential uses.



4. Current Zoning and Impacts



Key Considerations: Challenges and/or Opportunities

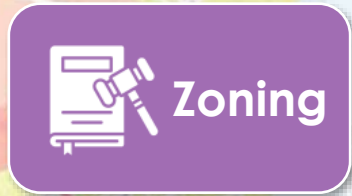
- ▶ Lot Size
- ▶ 55% or 242 parcels are smaller than the current minimum lot sizes in all districts.

% Noncompliant

BA:	38%
BA-1:	22%
BC:	0%
RA-1:	64%
RA-2:	9%
RC:	0%



4. Current Zoning and Impacts

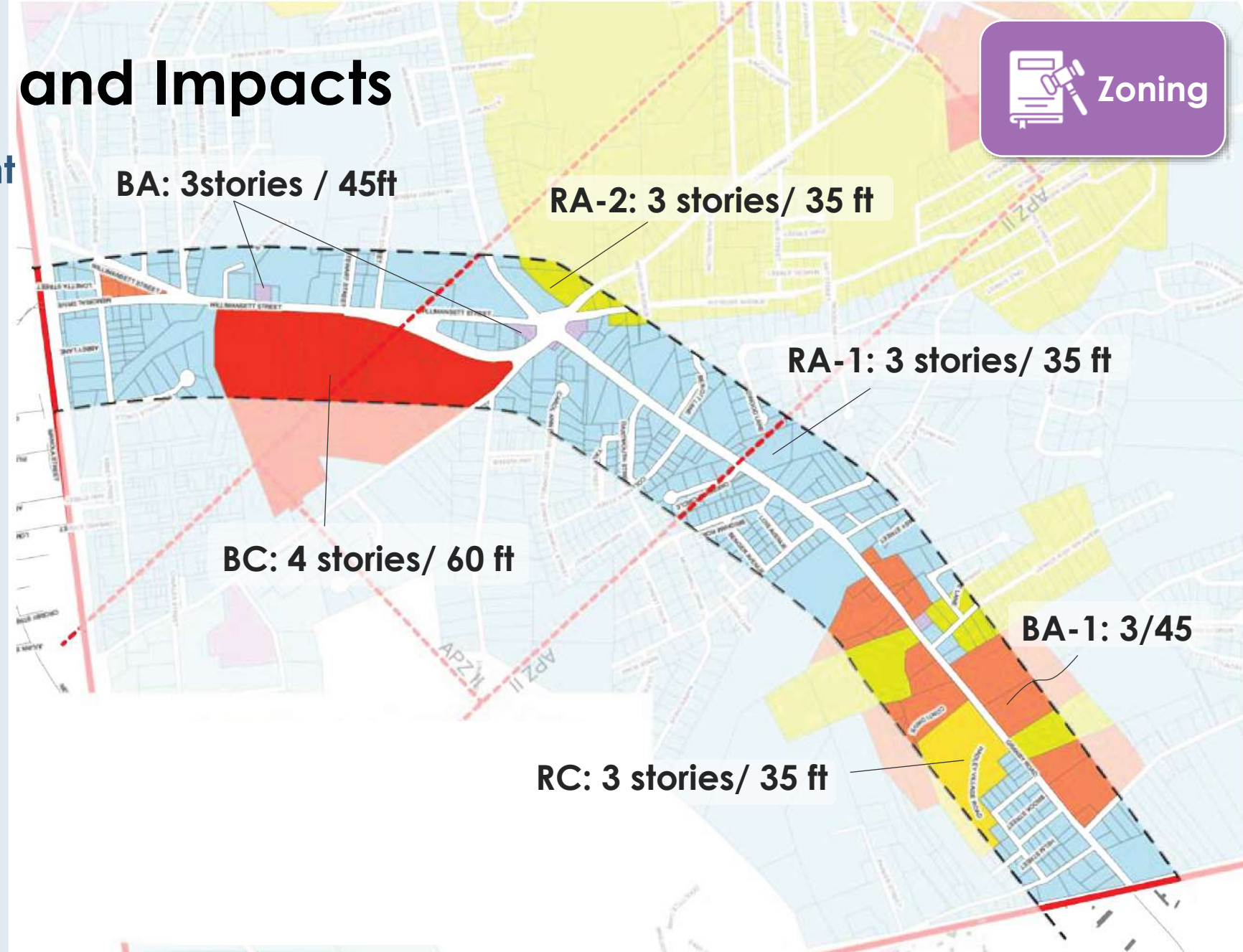


Existing Maximum Height

Requirement*

- BA: 3 stories / 45 ft
- BA-1: 3 stories / 45 ft
- BC: 4 stories / 60 ft
- RA-1: 2 stories / 35 ft
- RA-2: 3 stories / 35 ft
- RC: 3 stories / 35 ft

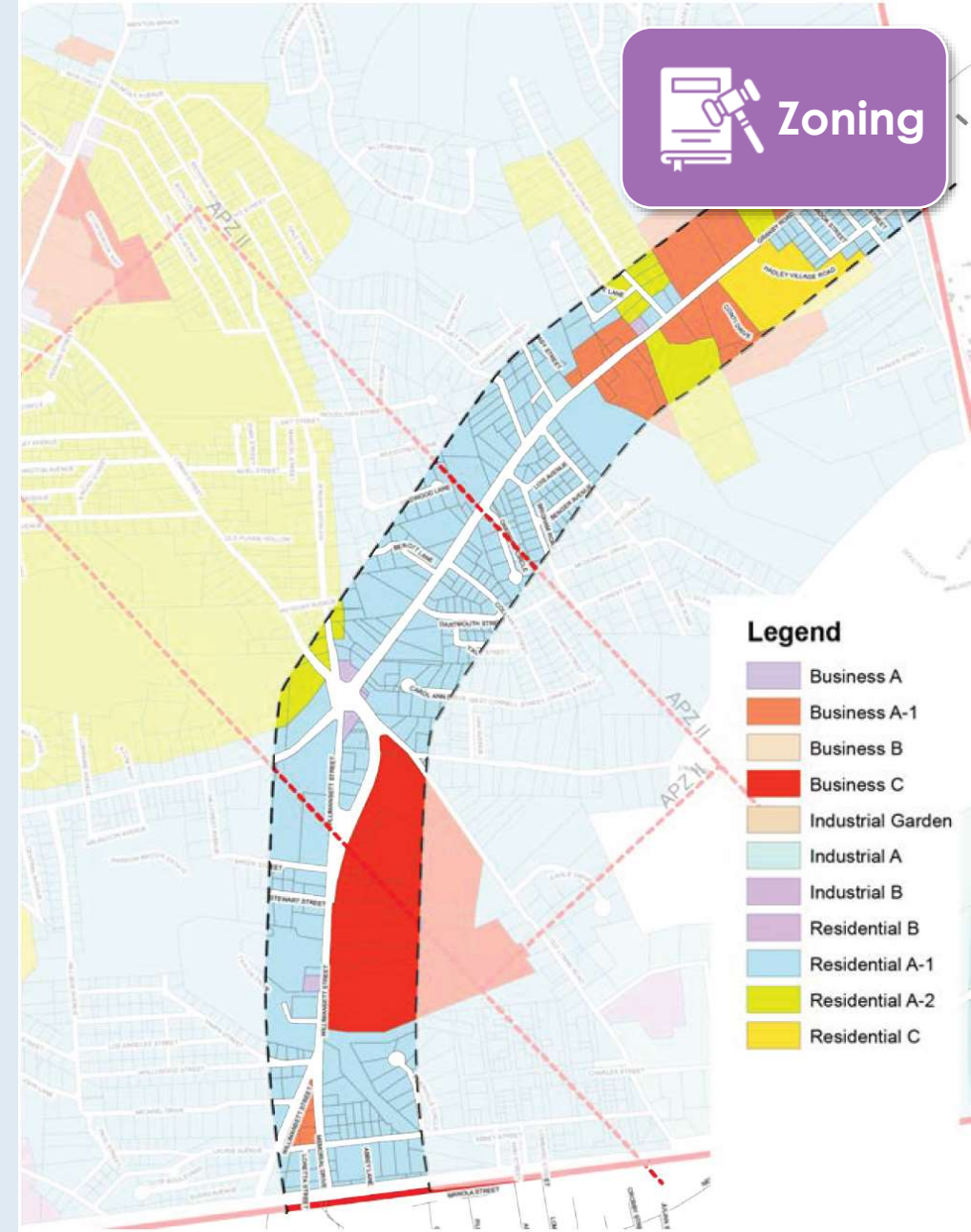
* Parcels of fewer than one acre in size shall have a height limitation of 2 stories and 35 feet.



4. Current Zoning and Impacts

Recommendations of AICUZ (Accident Potential Zones I and II)

- ▶ Residential density should be limited to 1-2 units dwelling per acre.
- ▶ Nonresidential-uses (trades, businesses, offices, and recreation) are recommended to be low density, low intensity uses.
- ▶ Public assembly is not recommended.



4. Current Zoning and Impacts



Add or remove uses.

- ▶ Did you know?
 - ▶ RA-1, RA-2, and RC allow **single-family dwellings** by right.
 - ▶ BA allows them by right, BA-1 does not allow them, and BC allows them by Special Permit (with a mixed-use proposal).
 - ▶ RA-1 and RA-2 allow **new two-family dwellings** by Special Permit, but RC does not allow them at all.
 - ▶ BA allows them by Special Permit; BA-1 and BC do not allow them.
 - ▶ RC allows **three-family dwellings** by right, but RA-1 and RA-2 allow them by Special Permit.
 - ▶ BA allows them by Special Permit; BA-1 and BC do not allow them.
 - ▶ RC allows **multifamily (3+)** units by Site Plan Review, and RA-1 and RA-2 allow them by Special Permit.
 - ▶ BA allows them by Special Permit; BA-1 does not allow them; and BC allows them by Special Permit (with a mixed-use proposal).

4. Current Zoning and Impacts



Add or remove uses.

- ▶ Did you know?
 - ▶ Most commercial uses are not allowed in the Residential Districts.
 - ▶ Auto-oriented uses (**drive-thrus, service stations, repair stations**) are allowed by Special Permit in BA and BA-1; they are not allowed in BC.
 - ▶ **Office uses** are allowed by Site Plan Review in the three business districts.
 - ▶ **Restaurants** are allowed by Site Plan Review in the three business districts.

4. Current Zoning and Impacts



Add or remove uses.

- ▶ Did you know?
 - ▶ None of the districts allow **public-private recreation or outdoor recreation facilities**.
 - ▶ **Public playgrounds and parks** are allowed in all districts within the corridor.
 - ▶ **Professional business** is allowed by a Special Permit in RA-1 along Route 33 between Route 202 and the Chicopee boundary.
 - ▶ It is allowed by Site Plan Review in the three business districts.
 - ▶ **Home Occupation I*** is allowed by right and **Home Occupation II** is allowed by Site Plan Review in RA-1 and RA-2. Both are prohibited in RC.
 - ▶ Home Occupation I is allowed by right and Home Occupation II is allowed by Site Plan Review in BA. Neither is allowed in BA-1 or BC.

* Home Occupation I does not allow clients/customers on site.

5. What could change and why?

5. What could change and why?



Routes 202/ 33 Corridor Plan, January 2022

RECOMMENDATIONS FOR FUTURE DISCUSSION

New District	Proposed Height	Description
Open Space – Recreational (OR)	1 story	Restricted to public parks, nature or conservation reserves, and other open space-recreational uses. At a minimum, Town- and state-owned land meeting the criteria should be considered for inclusion.
Low-Density mixed- use district (LDMU)	3 stories or 40 feet	Village center development with a mix of retail, restaurant, professional office. Conversions from single-family homes to professional offices will be allowed.
Gateway District (GD)	3 ½ stories or 45 feet	Retail, restaurant, professional and medical offices, personal services, and arts. Residential use will be allowed as part of a mixed-use development. Conversions from single-family homes to professional offices or to two- or three-family homes will be allowed.

5. What could change and why?



Parcels Susceptible to Change

- ▶ **Requested “Uses”**
 - ▶ Commercial Retail
 - ▶ Restaurant
 - ▶ Professional Office
 - ▶ Professional Business
 - ▶ Multi-family/ Multi-family (8+ units)
 - ▶ Mixed Use

5. What could change and why?

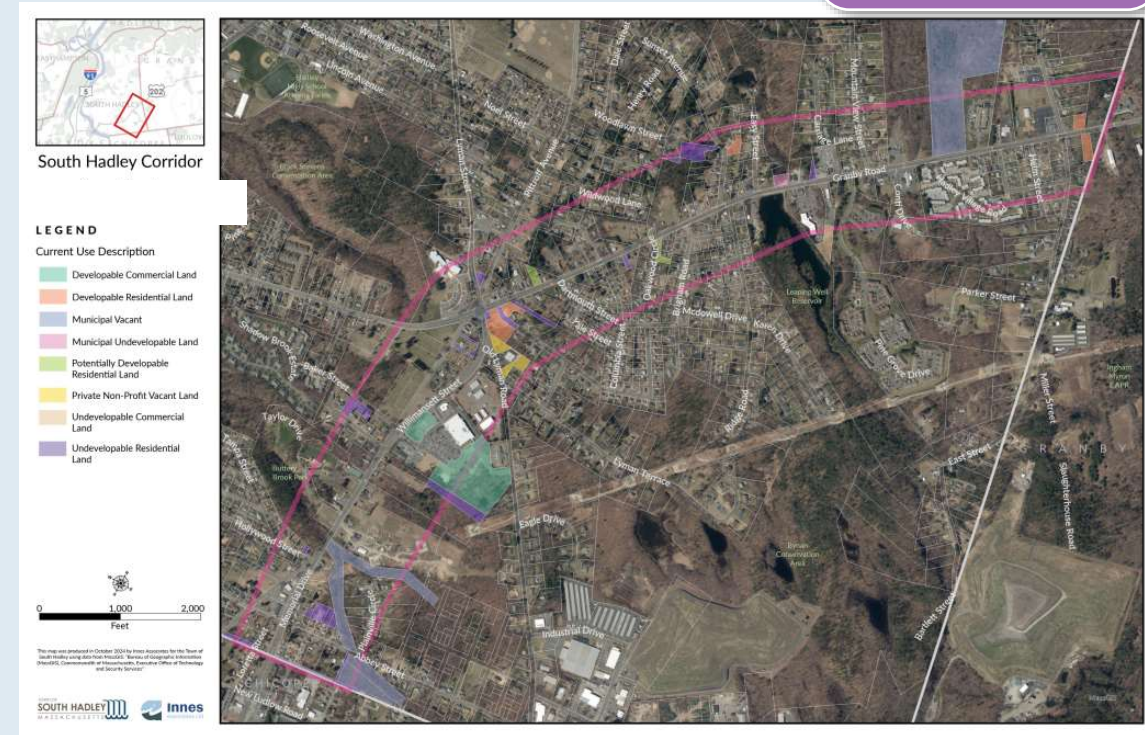


Parcels Susceptible to Change

What is the current use?

What is the current ownership?

How does the current use relate to the current zoning?

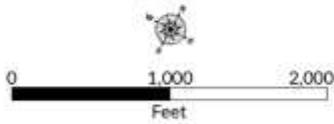
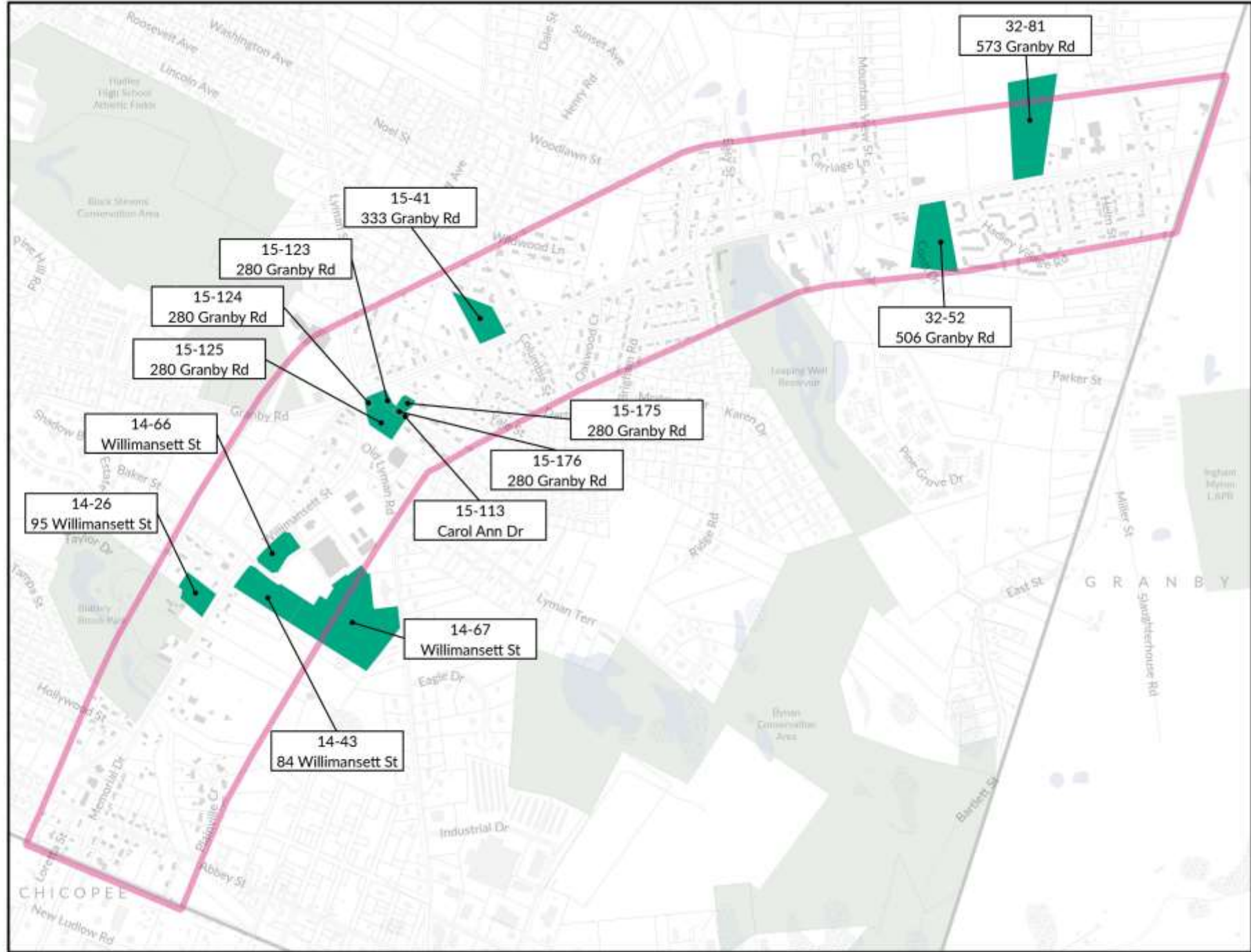




South Hadley Corridor
Parcels Susceptible to Change

LEGEND

-  Parcels
-  Parcels Susceptible to Change

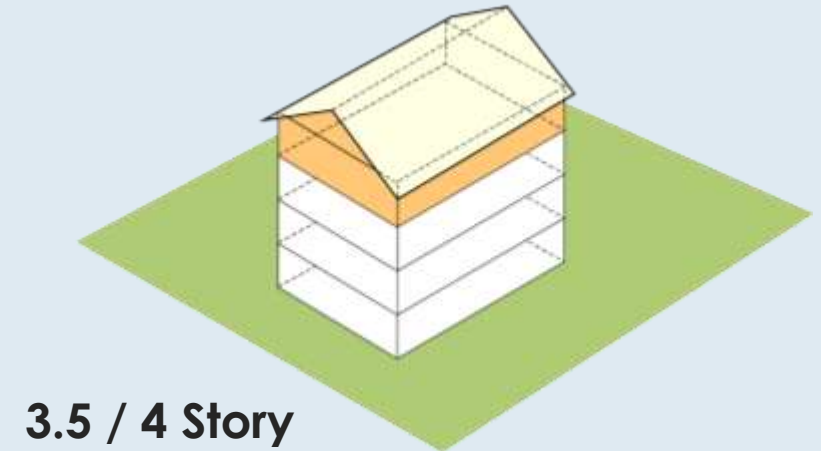
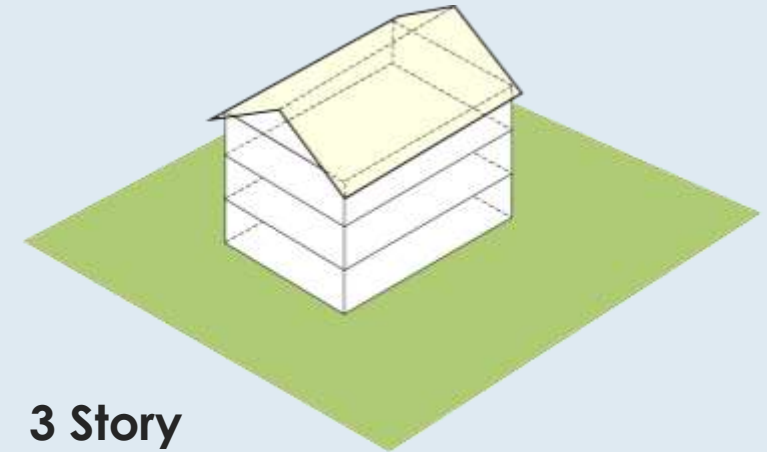
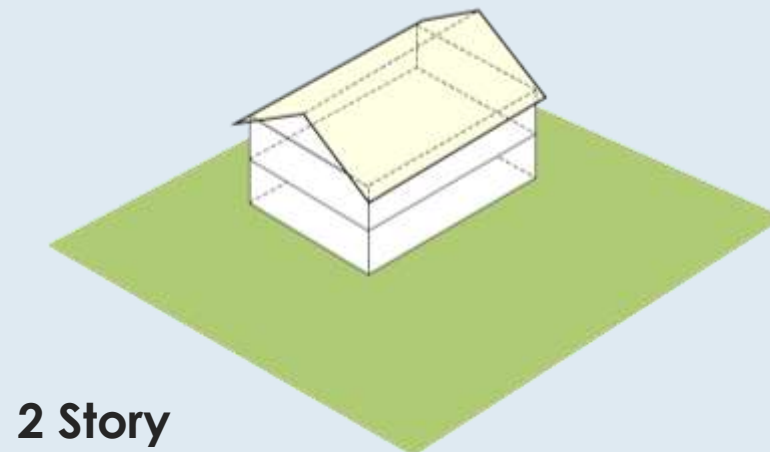
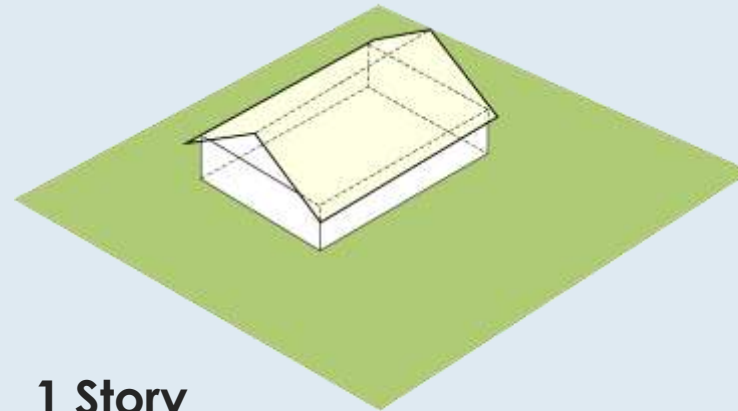


This map was produced in October 2004 by Innes Associates for the Town of South Hadley using data from MassGIS, Bureau of Geographic Information, MassGIS, Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

5. What could change and why?

Understanding Height

- ▶ 3.5-story mixed-use development in a New England vernacular style ranked the highest in a preference survey conducted by the Housing Production Plan.
- ▶ It was closely followed by Townhomes in colonial and New England vernacular styles with single-family retrofits.



5. What could change and why?



Parcels Susceptible to Change

- ▶ **Example: 506 Granby**
 - ▶ **Townhomes behind Existing**
 - ▶ **Stories: 2.5**
 - ▶ **Height: 30'**



Source: South Hadley Housing Production Plan, June 22, 2022 Presentation

5. What could change and why?



Parcels Susceptible to Change

- ▶ **Example: 506 Granby**
 - ▶ **Small Unit Multi-family**
 - ▶ **Stories: 3**
 - ▶ **Height: 40'**



Source: South Hadley Housing Production Plan, June 22, 2022 Presentation

5. What could change and why?



“Gateway” Districts

January 2022, Route 202/33 Corridor Plan

...**Gateways welcome people** to South Hadley and **defines when they leave** its borders. Creating a gateway can be done with signage and landscaping, the introduction of common materials that are consistent throughout the corridor, and with land uses and urban forms that highlight the transition from one town to the next....

Potential Design Changes

- ▶ Streetscape materials
- ▶ Street Furniture
- ▶ Signage
- ▶ Trees/ Plantings
- ▶ Setbacks
- ▶ Building Types and Uses

Potential Infrastructure Improvements

- ▶ Crosswalk
- ▶ Stop Sign
- ▶ Speed Bump
- ▶ Traffic Circle

6. Next Steps

6. Homework

Interactive Site

<https://community.innesassocltd.com/south-hadley>

What do the terms mean?

Paths/ Trails: A designated route for walking, biking, or other non-motorized travel. It provides a safe and accessible way for residents to move through neighborhoods.

Adaptive reuse refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for.

Public spaces are areas like parks, plazas, and streets that are open and accessible to everyone and can be used for social activities.

Open spaces are any undeveloped land or green areas, including parks, gardens, and natural landscapes.

Circulation refers to both vehicular and non-vehicular (bikes/pedestrian)

For help using this map, please see the [instructions](#).

Instructions

1. Click on the "Add Marker" tab.
2. Place the marker on the desired location.
3. Once placed - Select the drop down menu a category for the marker.
4. Answer the question.
5. Hit submit!
6. Your marker will be placed and documented with the answer!

Open

Show us what you would like to see on the Corridor!

Click on the "Add Marker" tab, place the marker of the relevant category, and answer the questions!
To view the definitions of the terms, click on the (i) symbol next to the address bar.

18 contributions so far

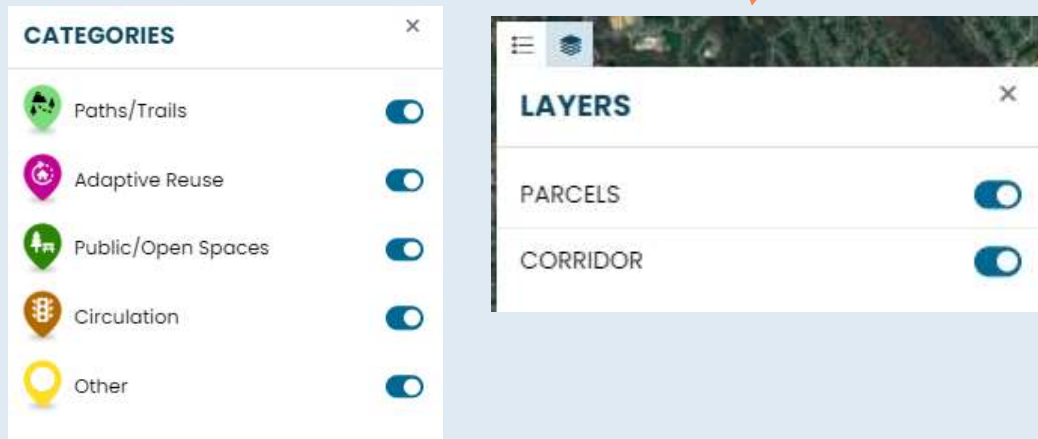
Enter an address

Add Marker

6. Homework

Interactive Site

<https://community.innesassocltd.com/south-hadley>

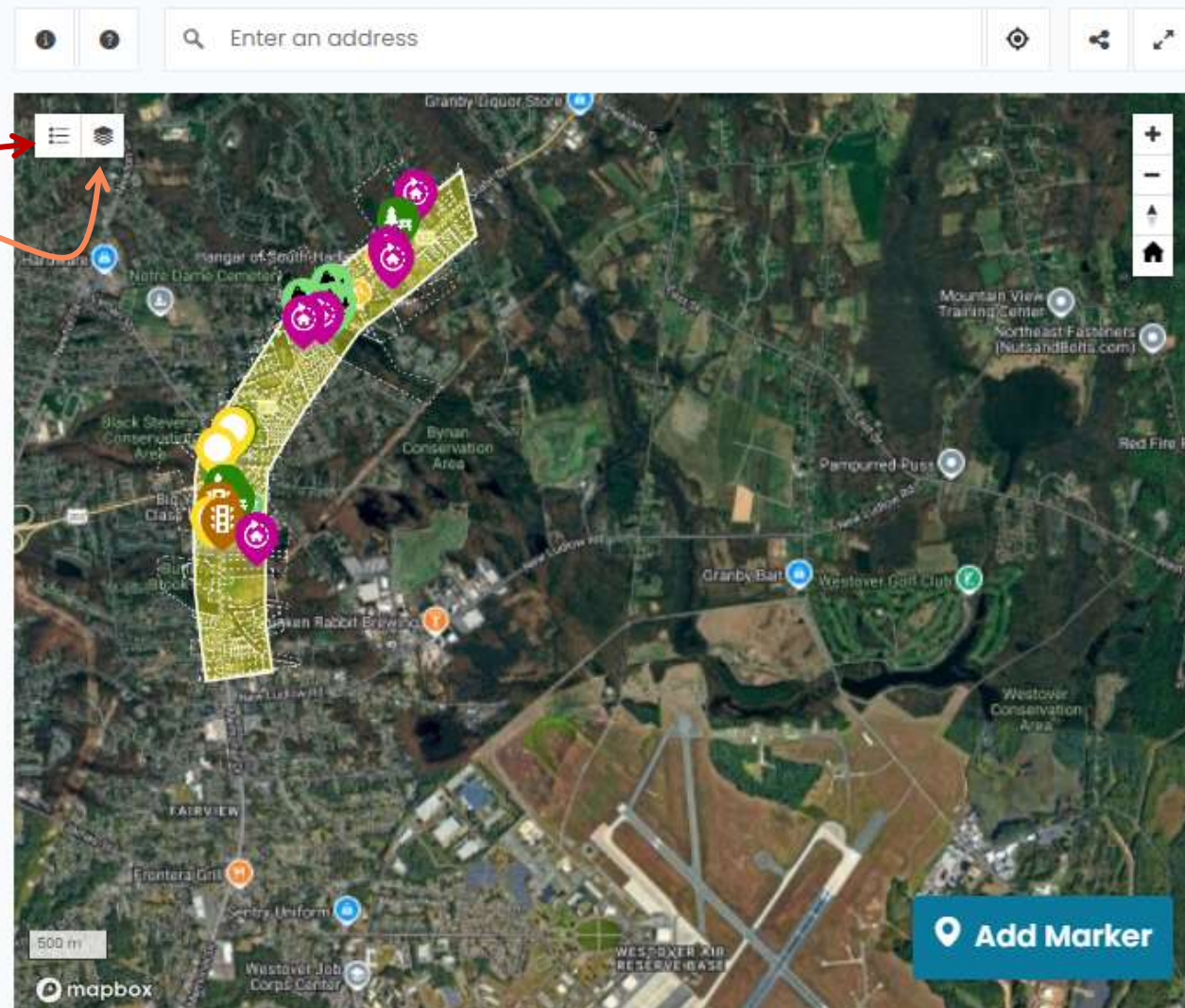


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18 contributions so far



6. Homework

Interactive Site

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What is a non-conforming parcel?

In South Hadley's [zoning bylaw](#), a [nonconforming use](#) is defined as: A use of a building, structure or lot in a manner not in accordance with the use or dimensional regulations of the district in which it is situated. Click on the button below to check the non-conforming parcels in the Route 202/33 Corridor.

Non-Conforming Parcels in the South Hadley Corridor

<https://experience.arcgis.com/experience/58d69639abd74830bfa058663463d211?org=InnesAssoc>



Check this box.

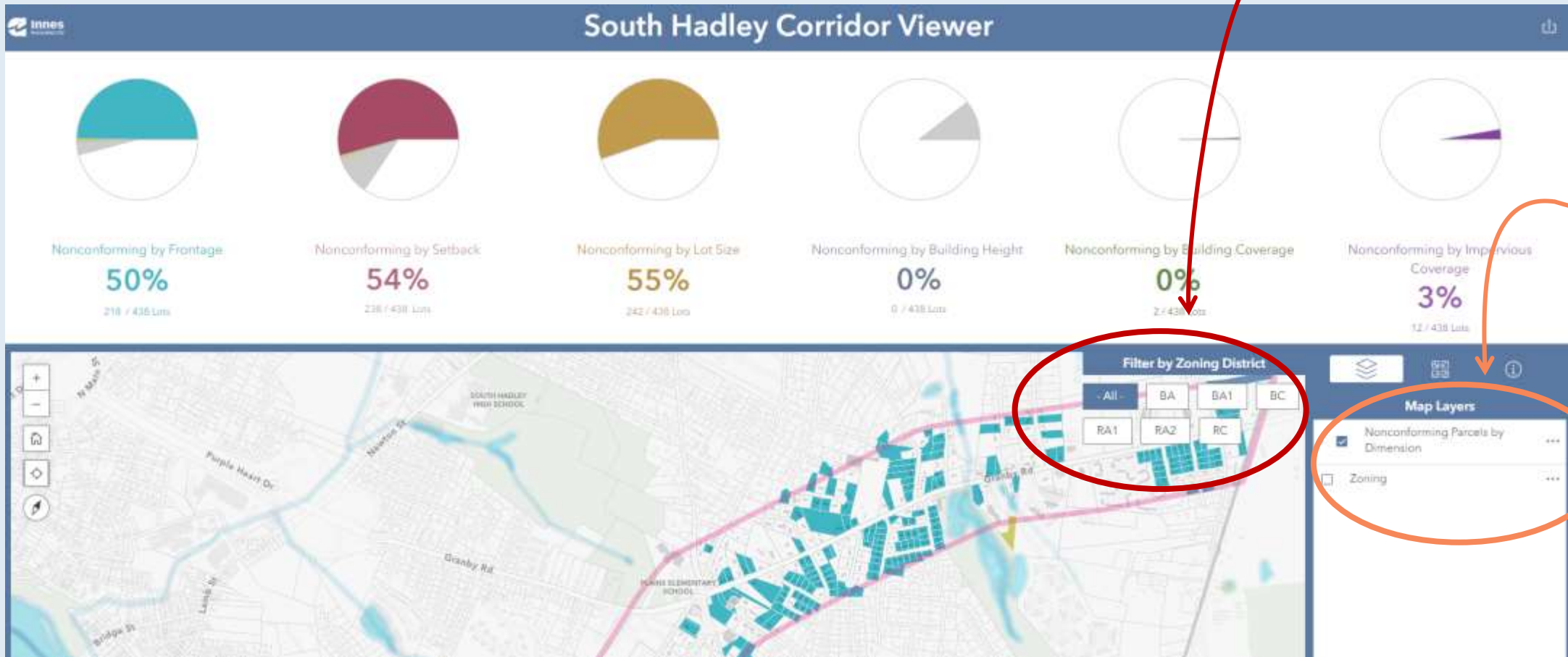
Click [OK].

6. Homework

Zoning Analysis

<https://experience.arcgis.com/experience/58d69639abd74830bfa058663463d211?org=InnesAssoc>

View by district



View by current zoning and/or dimension.

6. Homework

Zoning Analysis

<https://experience.arcgis.com/experience/58d69639abd74830bfa058663463d211?org=InnesAssoc>

Scroll down to view current zoning and analysis by district.

Statistics by Zoning District in the South Hadley Corridor

The tables below only show dimensions for principal uses. However, the town's zoning bylaw of dimensional regulations vary by use. This was taken into account for our analysis but for simplicity we are only showing the table for principal uses. Please refer to the [South Hadley Zoning Bylaw](#) for any other information on current zoning.

Zoning District	Table of Dimensional Regulations - Principle Uses*	Nonconforming by Frontage	Nonconforming by Setback	Nonconforming by Lot Size	Nonconforming by Building Height	Nonconforming by Building Cov.	Nonconforming by Impervious Cov.
BA <i>Business A</i> <i>Neighborhood Business</i>	Minimum Frontage..... 50 ft Minimum Front Setback..... 10 ft Minimum Lot Area..... 10,000 sf Maximum Building Height..... 3 stories Maximum Building Coverage..... 75% Maximum Impervious Coverage..... 85%	0% <small>0 / 8 Lots</small>	12% <small>1 / 8 Lots</small>	25% <small>2 / 8 Lots</small>	0% <small>0 / 8 Lots</small>	0% <small>0 / 8 Lots</small>	0% <small>0 / 8 Lots</small>
BA-1 <i>Business A-1</i> <i>General Business</i>	Minimum Frontage..... 125 ft Minimum Front Setback..... 0 ft Minimum Lot Area..... 25,000 sf Maximum Building Height..... 3 stories Maximum Building Coverage..... 30% Maximum Impervious Coverage..... 80%	15% <small>4 / 27 Lots</small>	0% <small>0 / 27 Lots</small>	22% <small>6 / 27 Lots</small>	0% <small>0 / 27 Lots</small>	4% <small>1 / 27 Lots</small>	26% <small>7 / 27 Lots</small>
		Median Frontage: <small>138 ft</small>	Median Setback: <small>12 ft</small>	Median Lot Size: <small>14,126 sf</small>	Median Height: <small>1.25 stories</small>	Median Bldg. Cov.: <small>14%</small>	Median Imperv. Cov.: <small>40%</small>
		Median Frontage: <small>162 ft</small>	Median Setback: <small>36 ft</small>	Median Lot Size: <small>33,864 sf</small>	Median Height: <small>1 story</small>	Median Bldg. Cov.: <small>8%</small>	Median Imperv. Cov.: <small>32%</small>

6. Next Steps



Design Guidelines and Standards

Public Sidewalks

- ▶ Utilities
- ▶ Sidewalks
- ▶ Bicycle Lanes
- ▶ Lighting
- ▶ Street Furniture

Transition from Public to Private **Setbacks**

- ▶ Parking
- ▶ Signage

Standards for Specific Uses

- ▶ Conversion of Single-Family Homes
- ▶ Auto-oriented Uses
- ▶ South Hadley Square Shopping Center and Adjacent Parcels

6. Next Steps: Visual Preference Survey



South Dartmouth, MA



Lincoln, MA



Coralville, IA



South Hadley, MA



Buttery Brook Park, South Hadley

6. Next Steps: Visual Preference Survey



Edgartown, MA



South Hadley, MA



Falmouth, Cape Cod



South Hadley, MA



Whitman Town Park



Orleans, MA

6. Next Steps: Visual Preference Survey



Rain garden, West Concord



6. Next Steps

Community Forum #3

DESIGN GUIDELINES AND STANDARDS

Thursday, November 14, 2024, 6pm to 8pm

IN PERSON: South Hadley Public Library

Stay Connected!

community.innesassocltd.com/south-hadley



