

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

To see if Town Meeting will vote to amend Chapter 255 Zoning Bylaw including the Zoning Map as follows:

1. In § 255-11 “Establishment of districts.” Insert a new district as follows:

Village District (“VD”) Zoning District (Mixed-Use). The purpose of this district is to encourage mixed-use development characterized by a mix of office, retail, entertainment, and residential uses consistent with the traditional scale, density, design, and mix of uses that characterize South Hadley’s historic village centers in a manner that is pedestrian-friendly through high-quality site planning, architecture, and landscape design.

2. In Attachment 1, Use Regulations Schedule by inserting the Village District (VD) and indicate the uses which are permitted/prohibited as follows:

- a) In the “Residential Uses” category, indicate that only the following uses are permitted:

- 1) Two-family dwellings (new)
- 2) Three-family dwellings
- 3) Multifamily dwellings for more than three families/g

- b) In the “Residential Uses” category, indicate that all other uses are prohibited.

- c) In the “Residential Uses” category, insert the following footnote:

Allowed residential uses are only permitted by Site Plan Review and as part of a Mixed-Use development or as a proposed addition to an existing "Mixed Use Development" as detailed in § 255-52.

- d) In the “Open Space Uses” category, indicate that only “Agricultural, horticultural, or floricultural uses” exempt under MGL Chapter 40A, Section 3 are permitted.

- e) In the “Open Space Uses” category, insert the following footnote:

This restriction regarding “Agricultural, horticultural, or floricultural uses” is not to be interpreted as a prohibition on temporary, special events which may include agricultural related activities such as, but not limited to, farmers markets or outdoor concerts. Such other temporary events may be permitted in

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22 accordance with the approved Mixed-Use plan and applicable Bylaws, statutes, and regulations.

- f) In the “Public and Institutional Uses” category indicate the following uses are permitted by Site Plan Review:
 - 1) Town buildings
 - 2) Public and private nonprofit educational institutions/d/f
 - 3) Structures used for religious purposes/e/f
 - 4) Federal and state government buildings
 - 5) Public playgrounds and parks
 - 6) Clubs, lodges, social and community center buildings
 - 7) Hospitals, sanitariums, and charitable services

- g) In the “Public and Institutional Uses” category, note that the allowed uses are only permitted by Site Plan Review.

- h) In the “Public and Institutional Uses” category, insert the following footnote:

Allowed uses are only permitted as part of a Mixed-Use development as detailed in § 255-52 unless they are exempt under MGL Chapter 40A, Section 3.

- i) In the “Business Uses” category, insert the use “Indoor Theater” and “Financial Institution including or separate ATM”

- j) In the “Business Uses” category indicate the following uses are permitted by Site Plan Review:
 - 1) Retail sales
 - 2) Personal, business, and professional services
 - 3) Open-air parking for 25 vehicles or fewer/d
 - 4) Public parking areas and garages (unrestricted capacity)
 - 5) Offices
 - 6) Motels – hotels
 - 7) Restaurants

- k) In the “Business Uses” category, indicate that all other uses are prohibited.

- l) In the “Business Uses” category, insert the following footnote:

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

Allowed uses are only permitted by Site Plan Review and as part of a Mixed-Use development as detailed in § 255-52.

m) In the “Industrial Uses” category indicate that all listed uses are prohibited.

n) In the “Other Uses” category, indicate that only the following uses are permitted By Site Plan Review:

Accessory uses to permitted principal uses, as provided in Article VII Other earth removal, extraction, and/or fill activities/b

o) In the “Other Uses” category, indicate that all other uses are prohibited.

p) In the “Other Uses” category, insert the following footnote:

Allowed uses are only permitted if consistent with the Mixed-Use Development’s approved Site Plan as detailed in § 255-52.

3. In Attachment 2, Dimensional Regulations Schedule for Buildings and Structures by inserting the following table for Village District (VC) specifying the following Basic requirements for Principal Uses and Accessory Uses including the associated footnotes

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Village Commons Zoning District									
Basic requirements:									
- Principal uses	87,120/a	50	75/a/b	85%/a/b	0/a	6/a	5/a	4/5/a	65/a
- Accessory uses/a	None	None	25/a/b	95%/a/b	0/a	6/a	5/a	4/5/a	65/a

NOTES:

- a. In accordance with the provisions of § 255-52.
- b. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

4. In Article VII Supplemental District Regulations”, insert a new §255-52 “Village District” to read as follows:

A. Purpose

The purpose of this district is to encourage mixed-use development characterized by a mix of office, retail, entertainment, and residential uses consistent with the traditional scale, density, design, and mix of uses that characterize South Hadley's historic village centers in a manner that is pedestrian-friendly through high-quality site planning, architecture, and landscape design.

- B. Uses permitted. Uses permitted Village Common District are as listed in Attachment 1, Use Regulations Schedule.

- C. Dimensional requirements. Dimensional requirements are as listed in Attachment 2, Dimensional Regulations Schedule for Buildings and Structures as supplemented and clarified upon in this § 255-52.

(1) Building Heights

- (a) The Maximum building height as provided in Attachment 2 is not to exceed 5 stories as provided below. The variable maximum height provided in Attachment 2 is permitted to reflect the variation in ground elevation and elevation of Route 116 relative to the Village District.
- (b) The variable story height limitation is to be interpreted and administered as follows:

[1] Portions of buildings occupied by dwelling units or business uses shall not exceed 5 stories. However,

[a] One story providing drive under parking and/or enclosure of building support equipment may also be provided.

[b] To enhance the aesthetic appearance of the building and/or to better enable use of the roof for solar energy collecting/generating operation, use of an enclosed “story” exclusively or primarily for housing of mechanical equipment or other facilities necessary for the building’s operation shall not be counted as one of the permitted “stories”.

[2] No building or portion thereof lying within 150 feet of Route 116 shall exceed 4 stories, except as provided in 255-52C(1)(b)[3] below.

[3] Where a building is located on grades which diminish as the site gets further away from Route 116, the building height may vary with the portion further away and not visible from Route 116 being allowed to be one story higher than the portion of the building nearest Route 116 up to the maximum height (in feet) as provided in Attachment 2.

[4] To accommodate screening of rooftop uses and equipment, measurement of building height shall not include such screening elements.

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

- D. Site Plan Review. Development in the Village District is subject to Site Plan Review as provided in Article XII of this Zoning Bylaw and as further modified herein.
- (1) Design Review is to be incorporated into the Site Plan Review process, so the integration of the uses and design are collectively reviewed. Design Review is the process of reviewing the architectural and site plans to determine if the project is consistent with the provisions of § 255-52 J. Design Standards and any Mandatory Design Standards and Advisory Design Guidelines adopted pursuant to said § 255-52 J.
 - (2) Once Site Plan is approved and the buildings are constructed to completion and occupancy permits have been issued, further site plan review for location of individual uses within an approved building space is not required; provided the development maintains compliance with the approved site plan and this §255-52.
 - (a) Exception. Conversion of Business Use space to a Residential Use space will require Site Plan Review.
 - (b) The Planning Board may, in their Site Plan Review Rules and Regulations provide that any “post-approval” Site Plan Reviews will be processed as “Minor Site Plan Review”.
- E. Residential Development
- (1) Dwelling units are permitted only as an integral part of a mixed-use development. The dwelling units may be provided either in a mixed-use building or a separate “residential only” building in accordance with this § 255-52.
 - (2) Density. The maximum number of dwelling units permitted shall be determined as follows:
 - (a) A minimum of 3,000 square feet of land area for each dwelling unit located thereon plus 300 square feet of land area per bedroom in each dwelling unit.
 - (b) Given the integrated design and nature of the multi-use development, calculation of the allowed number of dwelling units shall consider the entire mixed-use development site.
 - (3) Placement of dwellings. No dwelling units are to be located on first floor of any building fronting on Route 116.
 - (a) Waiver Permitted. The Planning Board may grant a waiver from this provision if the finished grade declines from the front of the building to the rear of the building by an amount of no less than eight (8) feet. In such an event, the Planning Board may permit dwelling units on the ground floor of this building provided it is located to the rear of the building and the entrance is not visible from Route 116.

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

- (4) No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.

F. Minimum Development Site

- (1) The minimum parcel size for development in the Village District must be sufficient for a mixed-used building. Therefore, the minimum parcel size in the Village District is 87,120 square feet.
- (2) This minimum parcel size does not apply to a “lease pad” which may be used for placement of equipment or “minor” facilities (such as, an ATM, walk up kiosk, etc.).

G. Mixed Use Development

- (1) The Village District is intended to accommodate the incorporation of buildings with an internal mix of businesses and residences as well as free standing buildings which are exclusive to business or residential uses on a single parcel. However, the intent of the Village District is to have development in which varied uses are integrated together and are mutually supportive. Applicants for Site Plan Review/Design Standards Review must demonstrate how the mixture of uses supports the Village District purpose.
 - (a) Buildings with no residential occupancy must be developed and operated in common with other mixed-used and residential-only buildings in accordance with an approved site plan and management plan.
 - (b) A schedule for development of the mixed uses is to be provided as part of the Site Plan Review submission and incorporated into the Planning Board decision.
 - (c) Infrastructure is to be provided which interconnects all of the buildings and uses areas on the development site.
 - (d) There is not a mandated ratio of residential to business square footage in the Village District; however, the Planning Board may incorporate advisory guidelines regarding such ratios into their Rules and Regulations based on robust objective research and public involvement.

H. Parking

- (1) All developments must conform to the requirements for off-street parking and loading areas as specified in § 255-86 of this Zoning Bylaw.
- (2) Shared Parking. Consistent with the nature of New England village centers, the purposes of this § 255-52, and § 255-86, parking provisions for mixed-use developments in the Village District are encouraged to incorporate shared-parking arrangements between uses and entities. Strict application of the “provisional standards” for each use is not appropriate. Applicants for mixed-use developments shall sufficiently demonstrate that the quantity and layout of the parking plan for the proposed development is appropriate.

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

- (3) Parking needs for the residential dwelling units may be partially satisfied by the parking provided for the commercial building space if the Planning Board determines that the shared parking will be sufficient to meet the needs of the residential and commercial uses.

I. Signs

- (1) Except as provided herein, all signs are to conform to the signage requirements as specified in § 255-85 of this Zoning Bylaw.
 - (a) Exception. As part of the Site Plan Review/Design Standards Review for a mixed-use development, applicants may submit, and the Planning Board may approve a comprehensive signage plan which ensures that signage is context sensitive to the proposed development. Applicants must demonstrate to the Planning Board's satisfaction that the variations from 255-85 are supported by the proposed designs and are in keeping with the purpose of the Village District.

J. Design Standards

- (1) Overview and Authorization
 - (a) The Village District is intended to be developed in an architectural and integrated style compatible with the Village Commons as it exists in 2025. This site has variable grades associated with decreasing elevations as the site departs the Route 116 roadway westerly. Recognizing the intent of the District and the existing conditions, consideration of design during the plan review process is essential.
 - (b) The Planning Board may adopt and amend, by simple majority vote, Mandatory Design Standards which shall be applicable to all Projects.
 - (c) Mandatory Design Standards must be objective and not subjective, clear but sufficiently flexible to address the needs of the project, the community, and the neighborhood consistent with the Purpose of the Village District, and may only address:
 - [1] Scale and proportions of buildings;
 - [2] Alignment, width, and grade of accessways, drives, and sidewalks;
 - [3] Type and location of publicly maintained infrastructure;
 - [4] Location of building and garage entrances, off-street parking;
 - [5] Protection of significant natural site features;
 - [6] Location and design of on-site open spaces and landscaping,
 - [7] Exterior signs; and
 - [8] Screening and Buffering in relation to adjacent properties and roadways.
 - (d) Design Standards must address the topics in the context of the purpose of the Village District.
 - (e) Advisory Design Guidelines. The Planning Board may adopt suggestive design guidelines which amplify, clarify aspects of this § 255-52J and

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

address issues which the Planning Board determines are essential to achieving the purpose of the district but are not adequately addressed within § 255-52.

(2) Design Principles

- (a) Promote family-friendly walkable village center that predominantly serves local residents and visitors while accommodating all street users;
 - (b) Pedestrian access and safety by encouraging design strategies to reduce conflicts between drivers and pedestrians;
 - (c) Reduce negative impacts on the natural environment from stormwater overflow and lighting glare or overspill;
 - (d) Support a consistent level of design for a complementary mix of uses within the Village District;
 - (e) The public realm should be characterized by street trees, street furniture, sidewalks with ample width for diverse users, and attractive furnishings and infrastructure;
 - (f) Architectural design shall be compatible with the character and scale of buildings in the Town's traditional village centers. Variation in detail, form and siting shall be used to provide visual interest and avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation and separation between buildings. The Planning Board may take into consideration whether exterior building facades and materials are consistent with South Hadley's character. The Planning Board may consider whether the roofline is peaked or is otherwise consistent with the Town's character.
5. On the "Zoning Map" incorporated into the Zoning Bylaw by § 255-12, change the zoning on the following parcel from Business A-1, Residence A-2, and Residence A-1 to the "Village District" zoning district:

A 7.810+/- acre parcel (see Attachment A) generally referenced as "The Village Commons" and depicted on the attached ANR Plan endorsed by the Planning Board at their January 13, 2025 meeting (and recorded in the Hampshire County Registry of Deeds on January 24, 2025 at Page 77 in Book 257) and more particularly described as follows:

- Bounded on the east by Hadley Street (Route 47)
- On the south by "College Street" for approximately 389 feet;
- On the south and west by parcels owned by Mount Holyoke College and depicted on Parcels 85 and 86 on Assessors

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment REV 2025-04-22

Map 49 and Parcel 65 as depicted on Assessors Map 47;
and,

- On the north by Parcel 64 as depicted on Assessors Map 47 and Parcels 63, 64, and 68 as depicted on Assessors Map 49.