

Project website with lots more info:
[Route 202 & 33 Corridor Re-Zoning | South Hadley, MA - Official Website](#)

Routes 202/33 Corridor

Proposed Re-Zoning Listening Session

Planning Board Meeting

July 28, 2025





PLANNING PROCESS

Committee Members

Michael Beauchemin

Ken LeBlanc

Dan Luis

Martha Terry

Nate Therien

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
Senior Urban
Planner/Designer



PAST MEETINGS AND WORKSHOPS

#	Format	Topic	Date
1	In-person Workshop	Building and site form and design	September 16, 2024
2	Virtual Workshop	Boundaries and uses	October 16, 2024
3	In-person Workshop	Design guidelines and standards	November 14, 2024
4	In-Person Presentation	Draft zoning and design guidelines	January 16, 2025
5	Planning Board Introduction	Draft Zoning Discussion	March 10, 2025
6	Planning Board	Draft Zoning Discussion	April 14, 2025
7	Planning Board	Design Guidelines Discussion w/ Innes Associates	June 23, 2025
8	Planning Board	Draft Zoning Discussion	July 14, 2025

DRAFT ZONING RECOMMENDATIONS

1. NEW Zoning Districts

- ▶ Residential Mixed Use (RMU)
- ▶ Residential Core (RC)

2. Allowed Uses for New Zoning Districts – Use Regulations Schedule

3. Dimensional Standards for Parcels in New Zoning Districts – Dimensional Regulations Schedule

4. NEW Design Guidelines Overlay Zoning District – Includes New Zoning Districts

New Zoning Districts

PROPOSED

NEW ZONING DISTRICTS

District Boundaries

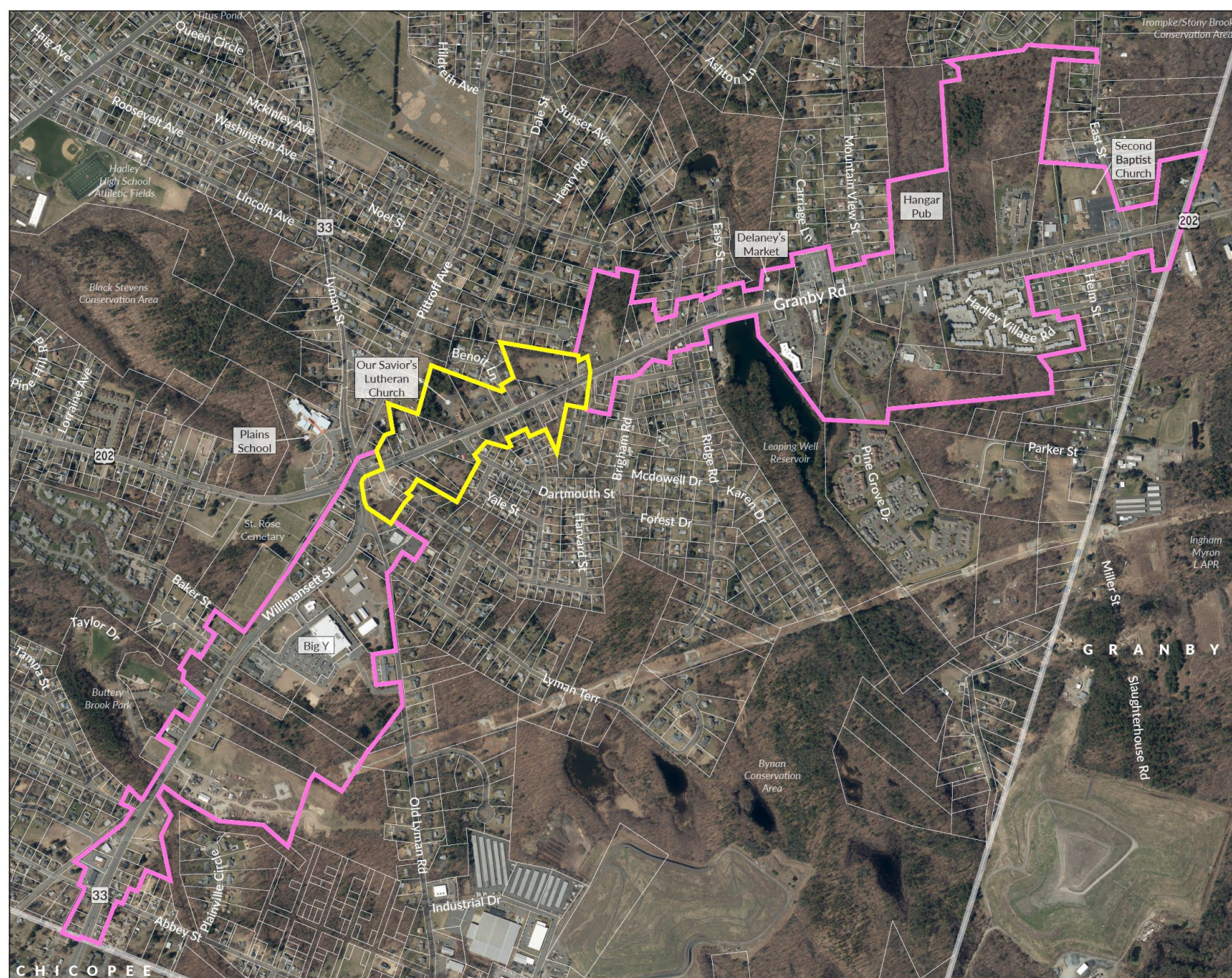
LEGEND

 Parcels

Zoning Districts

 RC
Residential Core

 RMU
Residential Mixed Use



NEW ZONING DISTRICTS

Resident Core (RC)

The purpose of this district is to preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

LEGEND

 Parcels

Zoning Districts

 RC
Residential Core



NEW ZONING DISTRICTS

Residential Mixed Use (RMU)

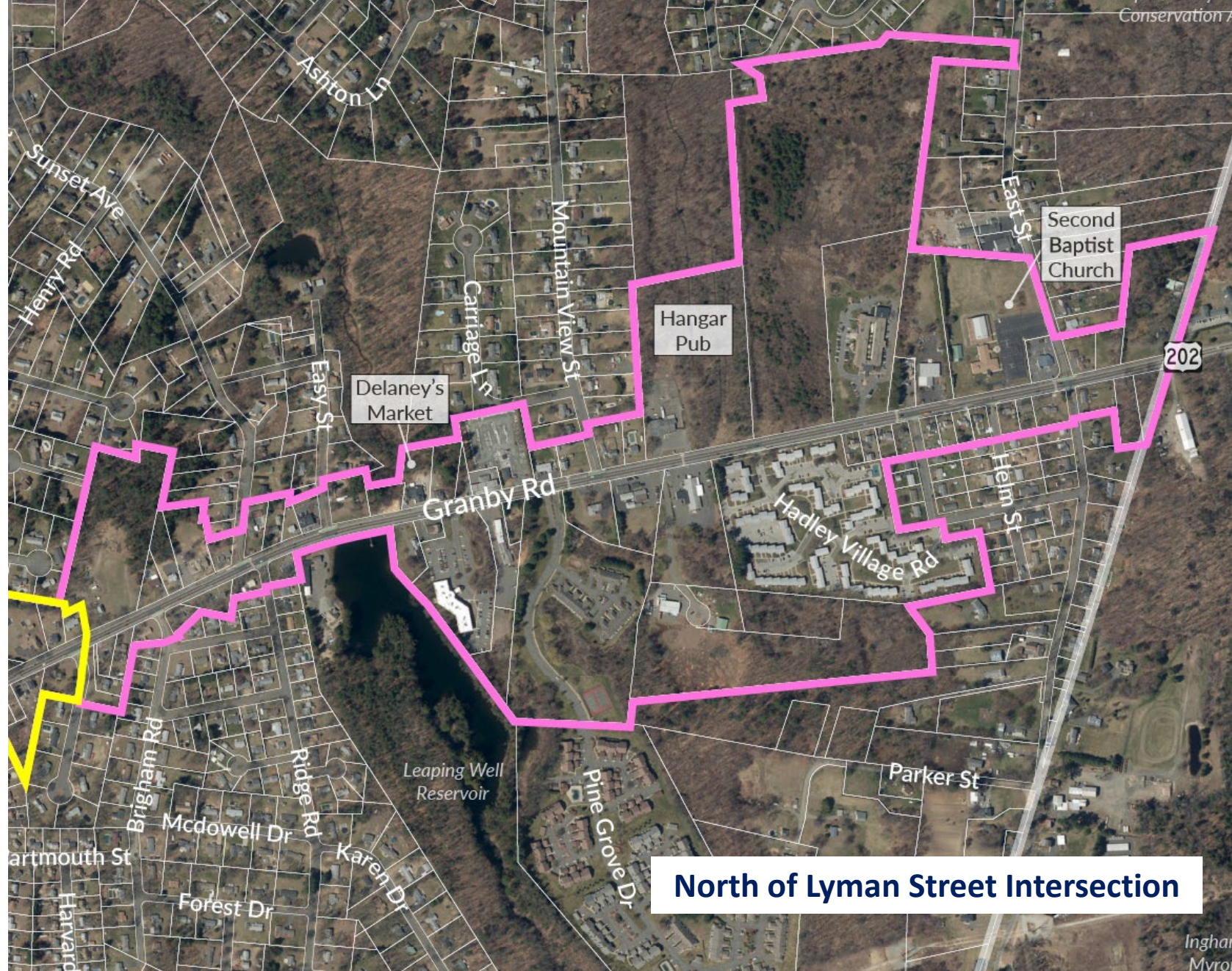
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

LEGEND

Parcels

Zoning Districts

RMU
Residential Mixed Use



NEW ZONING DISTRICTS

Residential Mixed Use (RMU)

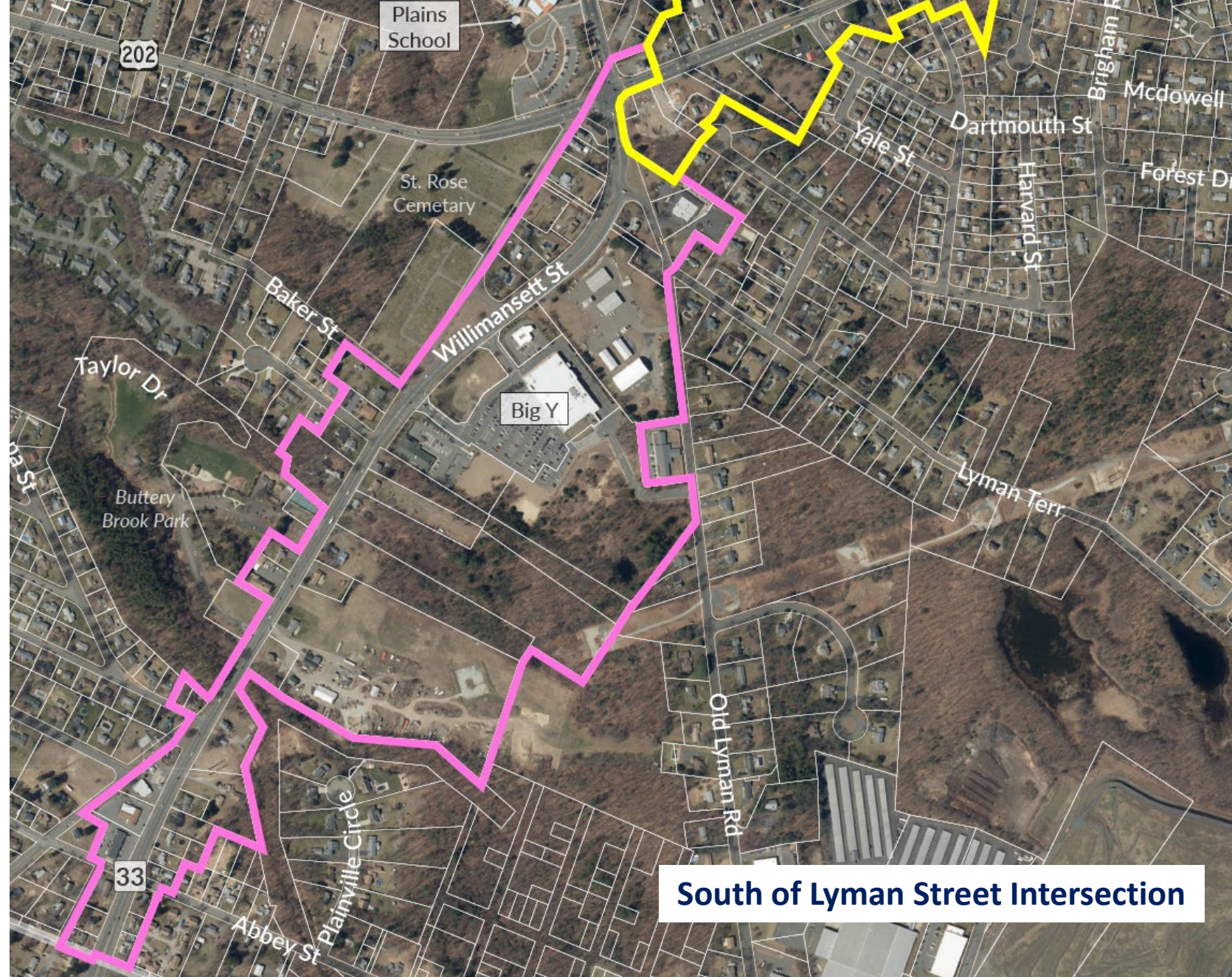
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

LEGEND

 Parcels

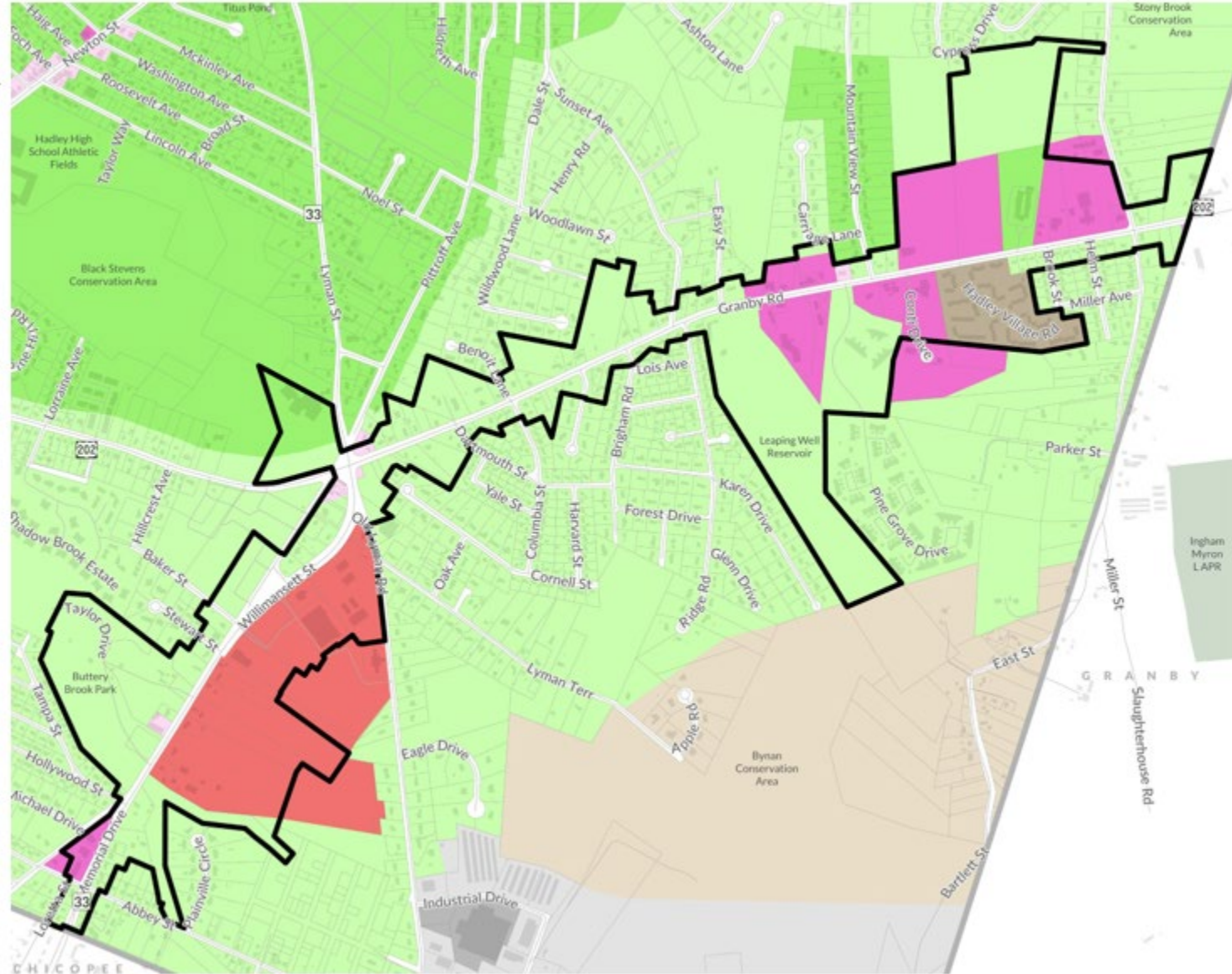
Zoning Districts

 RMU
Residential Mixed Use



South of Lyman Street Intersection

EXISTING ZONING



LEGEND

Existing Zoning Districts
within map frame

- AGR
- BA
- BA1
- BC
- IA
- IB
- RA1
- RA2
- RC

Allowed Uses – Use Regulation Schedule

PROPOSED

NEW Uses -- Proposed

- **Both Zoning Districts**
 - Cottage Cluster Development
 - Three-family dwellings
- **RMU only**
 - Artistic/ Creative Production
 - Brewery/ Cider/ Distillery/ Winery
 - Co-Working Space
 - Maker Space/ Artisan Space-Studio
 - Small, Medium, Large, Extra-Large Retail
 - *Outdoor Display – Accessory Use*
 - Small, Medium, Large, Restaurant
 - *Outdoor Seating – Accessory Use*

**New Use Definitions:
<https://www.southhadley.org/DocumentCenter/View/14212/Zoning-Recommendations---Draft---Rev-71525>*

NEW Uses -- Proposed

NEW Uses	RC	RMU
Artistic/ Creative Production	N	SP
Brewery/ Cider/ Distillery/ Winery	N	SP
Co-Working Space	N	Y
Maker Space/ Artisan Space-Studio	N	Y
Retail - Small, Medium, Large, Extra-Large	N	Y/SPR/SP/SP
Restaurant - Small, Medium, Large	N	Y/SPR/SP
Three-family dwellings	Y	Y
Cottage Cluster Development	SPR	SPR

Cottage Cluster Development - Example



Area: 3 acre
Units: 23
Density: 7.6 units/acre



EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

“-” - Use not applicable to the District

SP - Use permitted with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw.

SPR - Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw.

Proposed New Uses

Use Permissions changed from what exists currently.

RESIDENTIAL USES

	Residence			Business		Proposed New	
Use Classifications	A-1	A-2	C	A-1	C	RC	RMU
Single-family dwellings	Y	Y	Y	N	SP	Y	SP
Single-family dwellings – flag lot	SP	SP	N	N	N	SP	N
Conversions of single-family to two-family dwellings	N	SP	N	N	N	Y	Y
Conversions of single-family to three-family dwellings	-	-	-	-	-	SPR	Y
Two-family dwellings (new)	SP	SP	N	N	N	Y	Y
Three-family dwellings	SP	SP	Y	N	N	Y	Y
Multifamily dwellings for more than three families	SP	SP	SPR	N	SP	SPR	Y
Cottage Cluster Development	-	-	-	-	-	SPR	SPR
Home Occupation I	Y	Y	N	N	N	Y	Y
Home Occupation II	SPR	SPR	N	N	N	SPR	SPR
Mobile homes	SP	SP	N	N	N	N	N
Mobile home parks	N	N	N	N	N	N	N
Continuing care retirement communities	N	SP	N	N	N	N	N
Bed-and-breakfasts	SP	SP	N	N	N	SPR	SPR
Flexible residential developments	SP	SP	SP	N	N	SP	SP
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP
Accessory dwelling unit – attached	Y	Y	Y	N	N	Y	Y
Accessory dwelling unit – detached	SPR	SPR	SPR	N	N	Y	Y

Updated 7/28/25

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Proposed New Uses



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Updated 7/28/25

OPEN SPACE USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres	SPR	SPR	SPR	N	SPR	SPR	N
Cemeteries, crematories situated with cemeteries	Y	Y	Y	N	N	N	N
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	N	N	N
Landing strips for private use of owner	N	N	N	N	N	N	N
Stables or riding academies	Y/ SPR	Y/ SPR	N	N	SPR	Y/a/SPR	SPR
Public-private recreation	N	N	N	N	N	N	N
Outdoor recreation facilities	N	N	N	N	N	N	N

PUBLIC AND INSTITUTIONAL USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Public and private nonprofit educational institutions	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	Y	Y	N	Y
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	N	SPR	N	N	SP	SPR	SPR
Hospitals, sanitariums, and charitable services	N	SPR	N	N	N	N	N

EXISTING AND PROPOSED USES

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Proposed New Uses

Use Permissions changed from what exists currently.

BUSINESS USES

	Residence			Business		Proposed New	
Use Classifications	A-1	A-2	C	A-1	C	RC	RMU
Drive-in services	N	N	N	SP	N	N	N
Retail sales (S, M, L, XL)	N	N	N	SPR	SPR	N	Y/SPR/SP/SP
Personal, business, and professional services	N	N	N	SPR	SPR	N	Y
Gasoline filling stations	N	N	N	SP	N	N	N
Automotive repair and services	N	N	N	SP	N	N	SP
Open-air parking for 25 vehicles or fewer	N	N	N	N	N	N	N
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N
New and secondhand car dealers	N	N	N	SP	N	N	SP
Marinas	N	N	N	SPR	N	N	N
Offices	N	N	N	SPR	SPR	N	SPR
Wholesale sales and warehousing	N	N	N	N	SP	N	N
Telephone exchange buildings	N	SPR	N	N	N	N	N
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SP	SP	SPR	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N
Motels – hotels	N	N	N	N	SP	N	SP
Open air theaters	N	N	N	N	N	N	N
Sale of farm products	SP	N	N	N	SP	SP	SPR
Training or educational institutions operated for profit	N	N	N	SPR	SPR	N	SPR
Professional business	SP	SP	N	SPR	SPR	SPR	SPR
Restaurants (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Restaurants- Outdoor Seating (accessory)	-	-	-	-	-	N	SPR
Adult entertainment uses	N	N	N	SP	N	N	N

Updated 7/28/25

EXISTING AND PROPOSED USES

KEY

Y - Permitted Use

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Proposed New Uses 

Use Permissions changed from what exists currently. 

BUSINESS USES

Residence

Business

Proposed New

Use Classifications	A-1	A-2	C	A-1	C	RC	RMU
Flea markets	N	N	N	SP	N	N	SP
Commercial kennels	N	N	N	SP	N	N	SP
Medical marijuana off-site dispensaries	N	N	N	N	N	N	N
Marijuana retailer	N	N	N	SP/P	SP/P	N	N
Marijuana testing facility	N	N	N	SP/P	SP/P	N	N
Solar photovoltaic, large-scale	SPR/SP	SPR/SP	SPR/SP	SPR	SPR	SP	SP
Solar photovoltaic, medium-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Solar photovoltaic, small-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Co-Working Space	-	-	-	-	-	N	Y
Maker Space/ Artisan Space-Studio	-	-	-	-	-	N	Y
Neighborhood Cafe	-	-	-	-	-	N	SPR
Food Truck	-	-	-	-	-	N	SP
Brewery/ Cidery/ Distillery/ Winery	-	-	-	-	-	N	SP
Retail - Outdoor Display	-	-	-	-	-	N	SP
Artistic/ Creative Production	-	-	-	-	-	N	SP

Updated 7/28/25

Dimensional Standards – Dimensional Regulations Schedule

PROPOSED

Dimensional Standards

Residential Core (RC)

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height		Maximum Residential Density (dwelling units per acre)
					Front	Side	Rear	Stories	Feet	
Residential Core (RC)	10,000	75	30	60	20	10	20	3	35	N/A
RC – Cottage Cluster	20,000	100	30	60	20	10	20	1.5	20	12

DISCUSS:

Should Multifamily dwellings have a Density or Unit cap in RC? (Allowed by SPR)

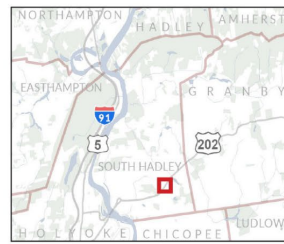
Dimensional Standards

Existing Zoning Districts

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1	22,500	125	30	60%	40	20	25	3	35
Residence C	87,120	NONE	20	50%	30	50	50	3	35
Business A	10,000	50	75	85%	10	6	10	3	45
Business A-1	25,000	125	30	80%	0	15	50	3	45
Business C	20,000	100	50	80%	10	15	50	4	60

DRAFT ZONING RECOMMENDATIONS

Residential Core (RC) Frontage



South Hadley
Massachusetts
RC Frontage
Measurements

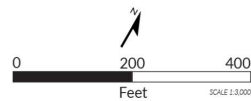
LEGEND

- Buildings
- Parcels
- RC Zoning Boundary
- RMU Zoning Boundary

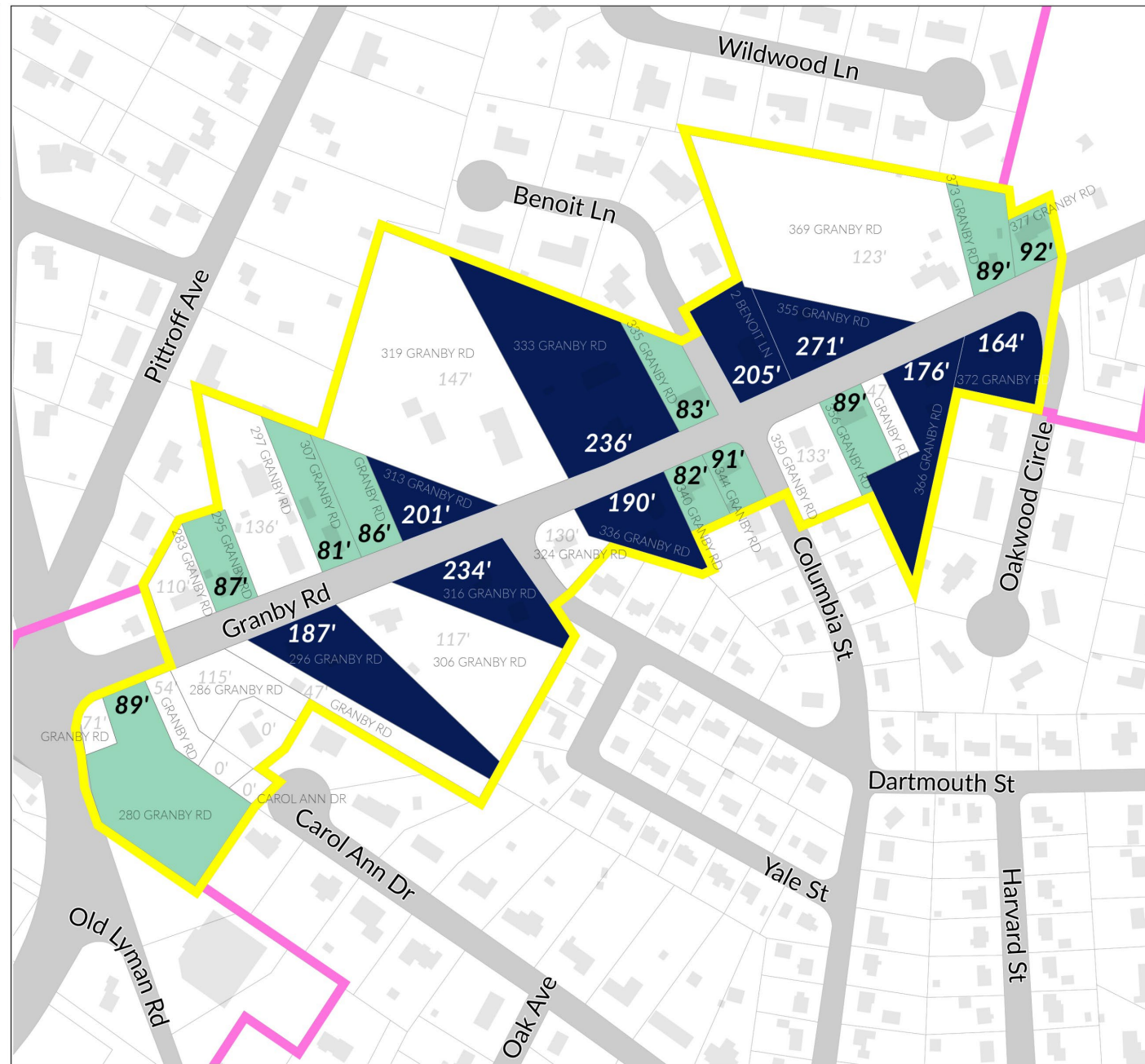
Frontage in Feet

- 75 - 100
- 150 >

Parcels with frontage less than 75 ft and between >100 ft <150 ft are not called out on this map.

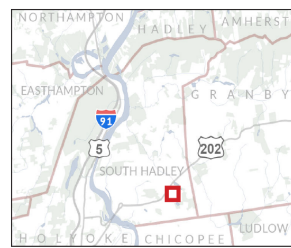


This map was produced in January 2025 by Innes Associates for the Town of South Hadley using data from MassGIS, Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



DRAFT ZONING RECOMMENDATIONS

Existing Frontages



South Hadley
Massachusetts

Frontage Measurements

LEGEND

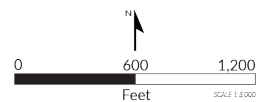
- Buildings
- Frontage Lines
- Parcels
- Study Area

Frontage in Feet

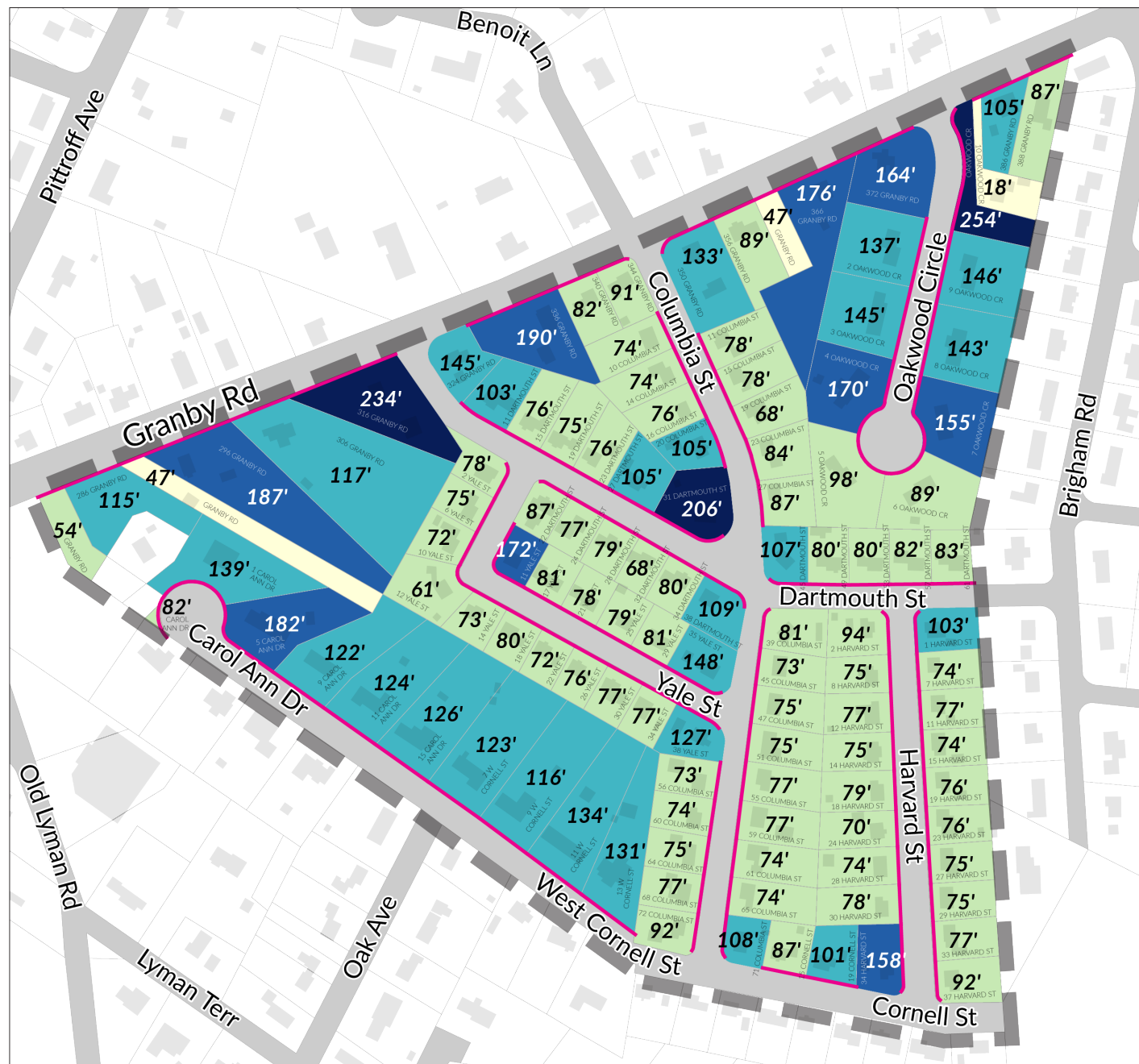
- <50
- >50 - 100
- >100 - 150
- >150 - 200
- >200 - 254

Median Frontage

Carol Ann Dr	125 ft
Columbia St	76 ft
Cornell St	119 ft
Dartmouth St	80 ft
Granby Rd	114 ft
Harvard St	76 ft
Oakwood Cr	144 ft
Yale St	78 ft
Study Area	80 ft



This map was produced on January 2025 by Innes Associates for the Town of South Hadley using data from South Hadley and MassGIS. "Innes of Geographic Information (MassGIS) Commonwealth of Massachusetts, Executive Office of Technology and Security Services"



DRAFT ZONING RECOMMENDATIONS

Existing Frontage Requirements

DRAFT ZONING RECOMMENDATIONS

Existing Frontages



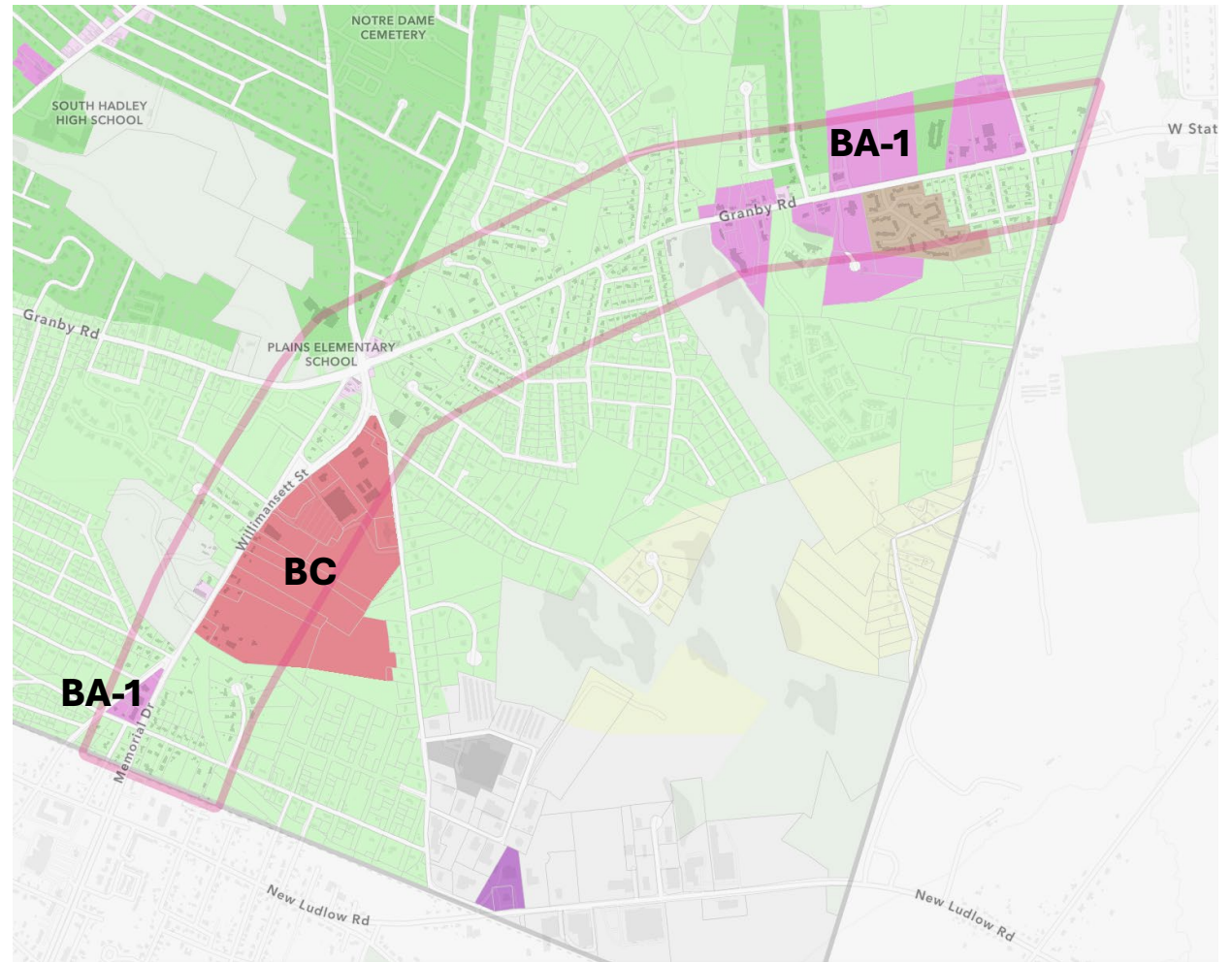
DRAFT ZONING RECOMMENDATIONS

Existing Allowed Height

- **BC**
 - Maximum Height 60' (any use)
- **BA-1**
 - Maximum Height 45'
- **BA**
 - Maximum Height 45'

The height limitations for buildings on less than one-acre parcels shall be “2” stories and “35” feet.

- **RC**
 - Maximum Height 35'
- **RA-1**
 - Maximum Height 25', 35' or 60' depending upon use.
- **RA-2**
 - Maximum Height 25', 35', 55' or 60' depending upon use.



Zoning Amendments – Other Changes for Clarity

PROPOSED

ZONING RECOMMENDATIONS

OTHER CHANGES

§ 255-31. Flexible development

MODIFY B. Applicability

Three family dwellings and Cottage Cluster Developments in the RC and RMU Districts shall not be subject to the requirements within this § 255-31.

ZONING RECOMMENDATIONS

OTHER CHANGES

§ 255-47. Multifamily and multiple dwellings

MODIFY E. Exceptions

(3) Three-family dwellings and Cottage Cluster Development within the Residential Core and the Residential Mixed Use District shall not be subject to the density or open space restrictions within this § 255-47.

Design Review Overlay Zoning District

PROPOSED

Route 202/33 Corridor Design Review Overlay Zoning District

§ 255-15. Overlay districts

ADD F. Route 202/33 Corridor Design Review Overlay District

The Design Guidelines Overlay District is established to enhance the Route 202/33 corridor by promoting a walkable, pedestrian-and bicycle-friendly environment, mixed-use, and residential environment with diverse housing options.

Development Standards versus Design Guidelines

Development Standards are **mandatory regulatory requirements** that must be adhered to.

Design Guidelines are a set of **advisory recommendations** on how to apply design principles for a positive user experience.

Design Review Overlay District

§ 255-52 F. Design Principles

- (1) **Promote pedestrian access and safety** by encouraging design strategies to reduce conflicts between drivers and pedestrians;
- (2) **Reduce negative impacts on the natural environment** from stormwater overflow and lighting glare or overspill;
- (3) **Support a consistent level of design** for a complementary mix of uses along the corridor, including residential-only, commercial-only, and a mix of both, depending on the purpose of the subareas along the corridor; and
- (4) **Reinforce the identity** of the proposed subareas along the corridor while respecting the smaller-scale of the abutting neighborhoods and the central residential area on both sides of Granby Road between Lyman Street /Old Lyman Road and Easy Street/Leaping Well Reservoir.

Design Review Overlay District

§ 255-52 G. Development Standards

- (1) Site Design
- (2) Cluster Cottage Development
- (3) Buildings: Mixed-use development
- (4) Buildings: Corner Lots
- (5) Buildings: Infill Lots

Focus on:

- ▶ Access and Circulation (people, vehicles, bicycles)
- ▶ Stormwater Management
- ▶ Building placement and massing
- ▶ Lighting
- ▶ Landscaping

DESIGN GUIDELINES

Route 202/33 Corridor Design Review Overlay Zoning District

Design Guidelines

- Adopted by the Planning Board after the Overlay Zoning District is adopted by Town Meeting
- Overlay Zoning District enables Planning Board to adopt design guidelines
- DRAFT Design Guidelines:

<https://www.southhadley.org/DocumentCenter/View/14182/Route-20233-Design-Guidelines---Draft-61723>

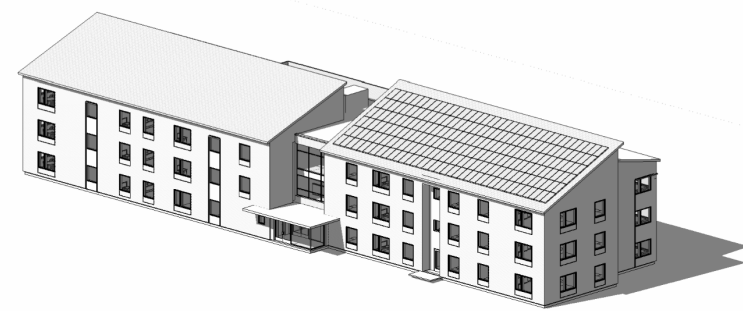
ADDITIONAL INFORMATION

Dimensional Standards

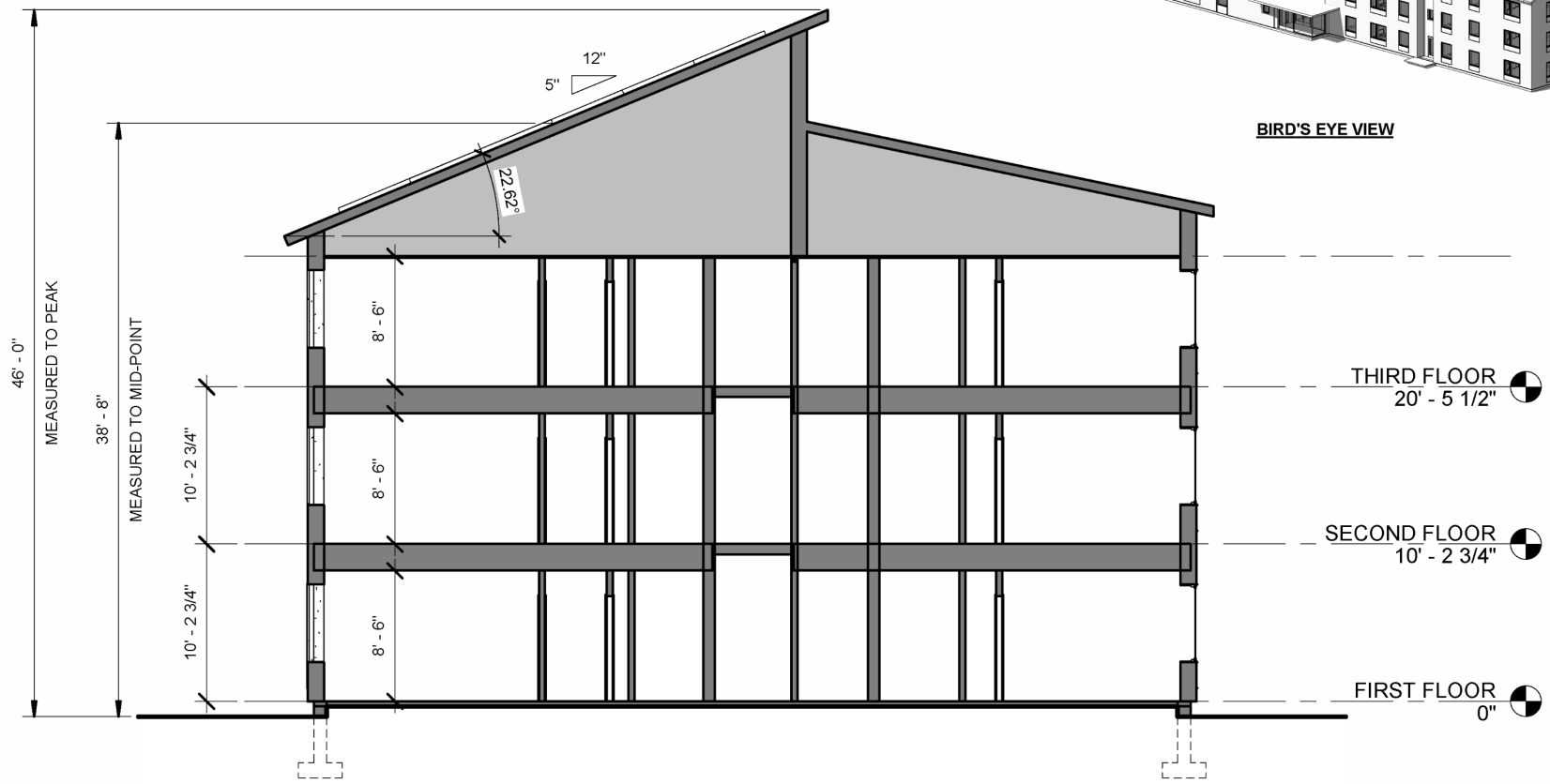
Residential Mixed-Use (RMU)

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height		Maximum Residential Density (dwelling units per acre)
					Front	Side	Rear	Stories	Feet	
Residential Mixed Use (RMU)	20,000	100	30	80 ¹	10	10	20	3	35	N/A
RMU – Cottage Cluster	20,000	100	30	80 ¹	10	10	20	1.5	20	12
RMU – Multi-family	20,000	100	30	80 ¹	10	10	20	4	45	N/A
RMU – Mixed Use	20,000	100	30	80 ¹	10	10	20	4	55 ²	N/A

NOTE: 45' and 60' are the current heights allowed in Business A-1 and Business C Districts, respectively.



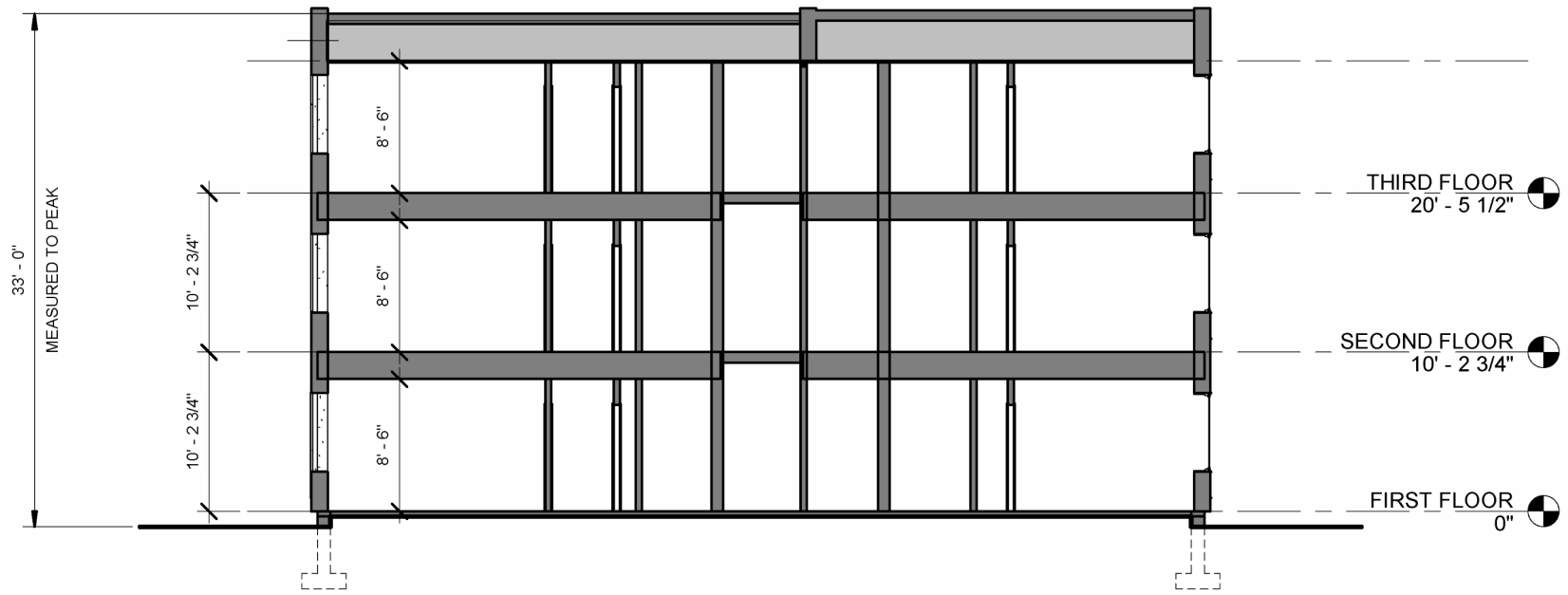
BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING
1/8" = 1'-0"



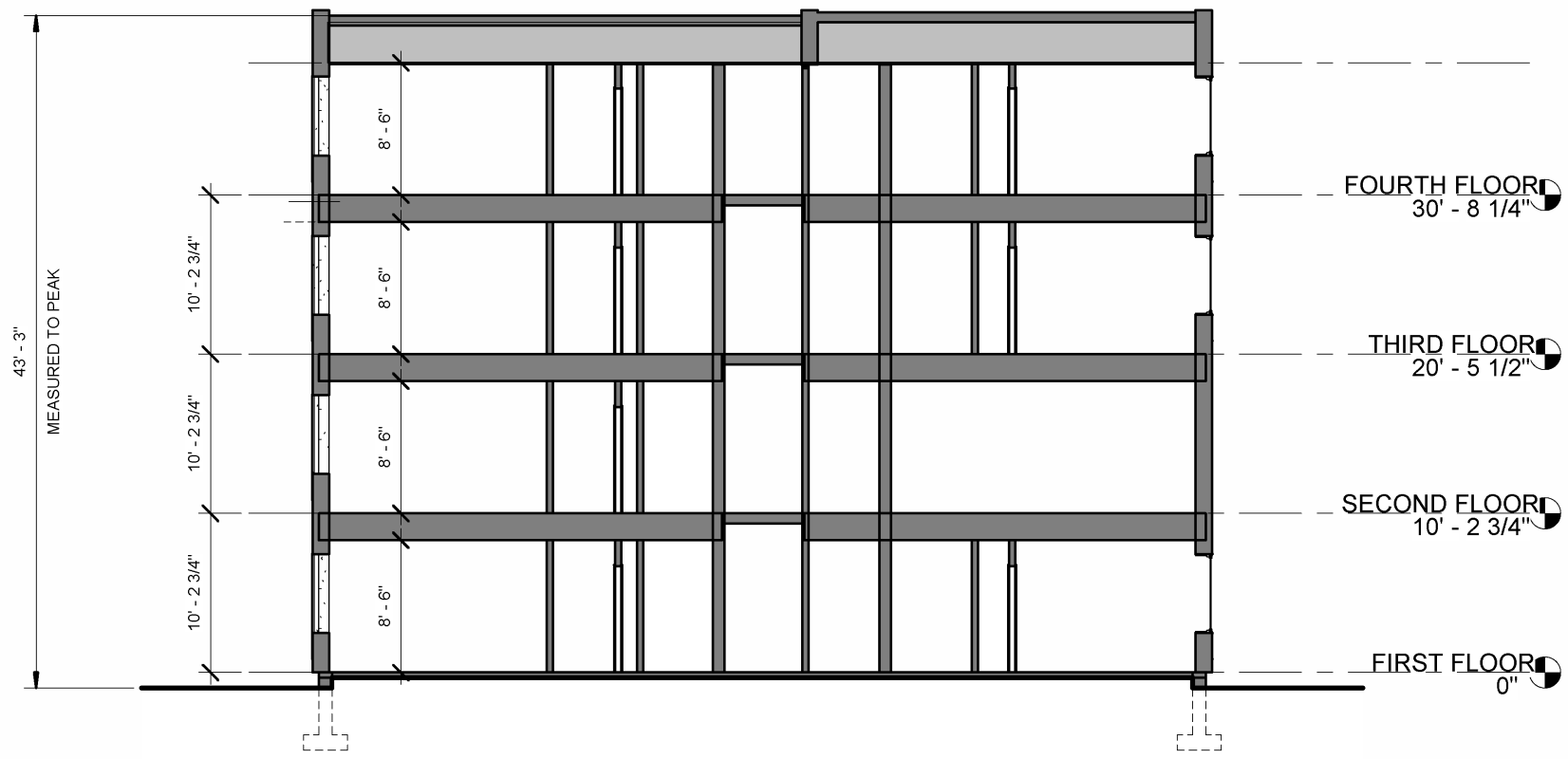
BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING - FLAT ROOF
1/8" = 1'-0"



BIRD'S EYE VIEW



1 CROSS SECTION OF A 4-STORY MULTI-FAMILY BUILDING - FLAT ROOF
1/8" = 1'-0"