

Routes 202/33 Corridor Proposed Re-Zoning

Information Session

October 20, 2025

AGENDA

1. NEW Zoning Districts

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

2. Allowed Uses – “Use Regulations Schedule”

3. Dimensional Standards – “Dimensional Regulations Schedule”

4. NEW Design Guidelines Overlay Zoning District

5. Q&A

New Zoning Districts

PROPOSED

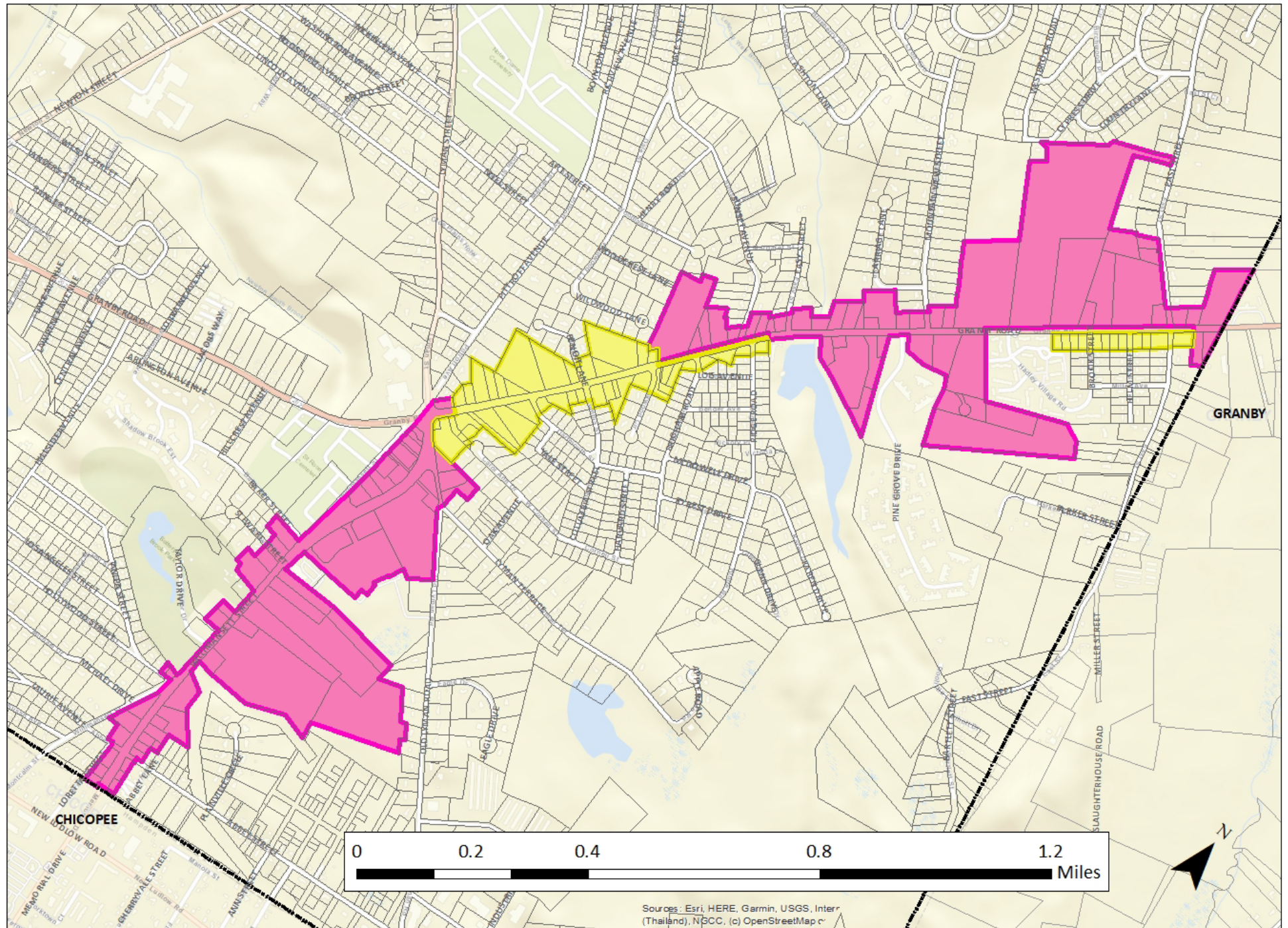
ROUTE 202/33
CORRIDOR
REZONING MAP

FINAL
FOR
TOWN MEETING

September 16, 2025

Legend

- Parcels
- Residential Core
- Residential Mixed Use

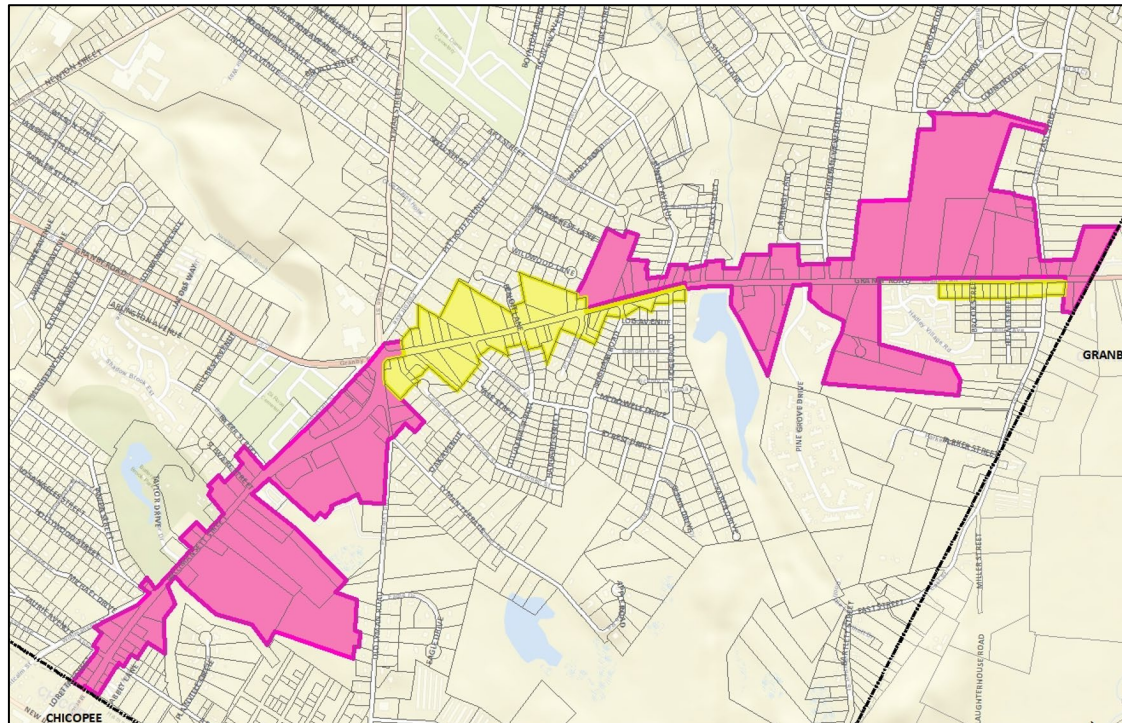


Resident Core (RC)

Preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

Residential Mixed Use (RMU)

Integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.



ROUTE 202/33
CORRIDOR
REZONING MAP

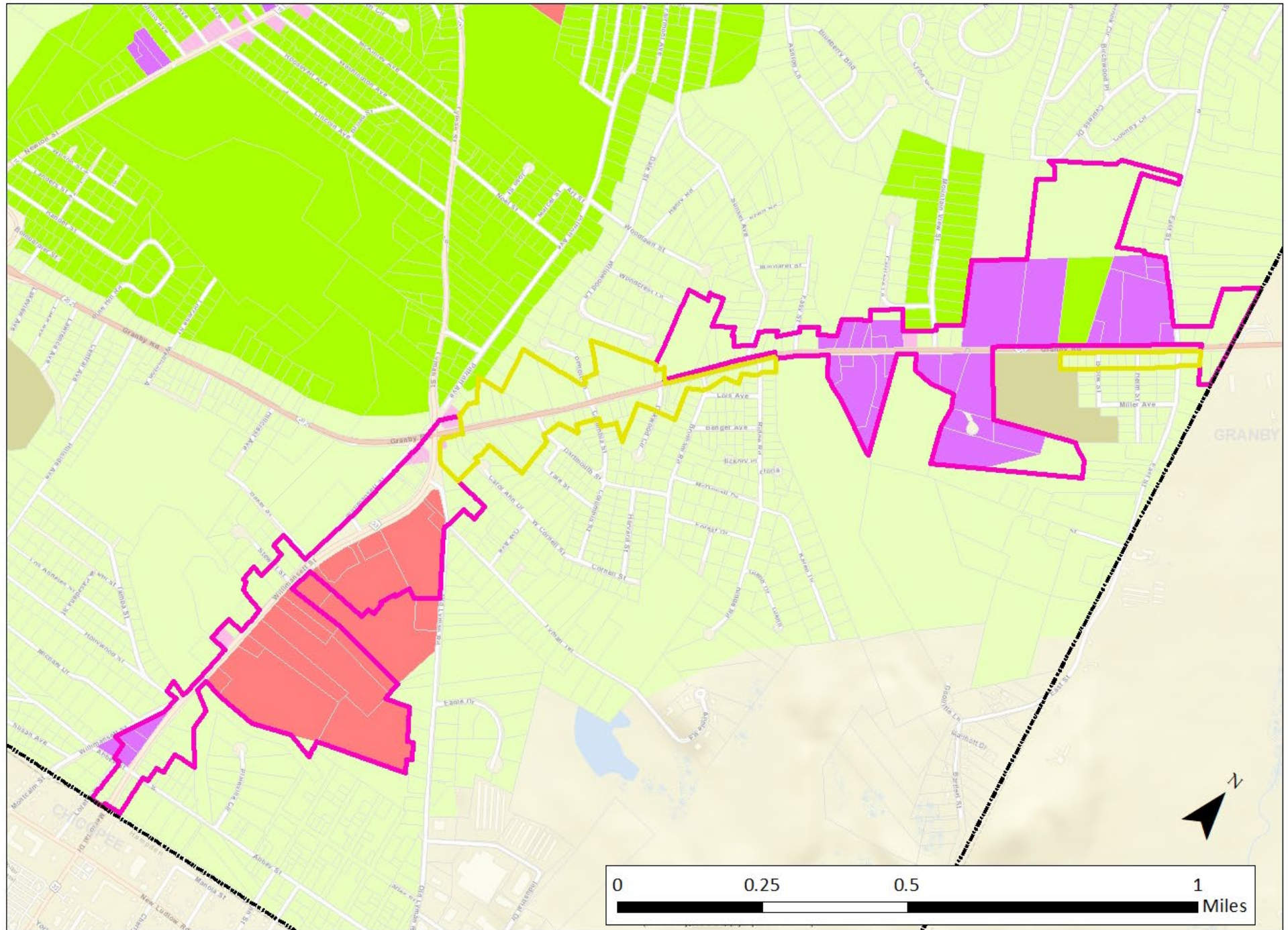
Zoning Districts

Legend

- Residential Core
- Residential Mixed Use
- Parcels

Existing Zoning Districts

- RA1
- RA2
- RC
- BA
- BC
- BA1



Allowed Uses – Use Regulation Schedule

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	N	Y/SPR/SP
Restaurant - Small, Medium, Large	N	Y/SPR/SP
Three-family dwellings (new)	Y	Y
Cottage Cluster Development	SPR	SPR

Y = Allowed by right
 N = Prohibited
 SP = Special Permit
 SPR = Site Plan Review

New Use Definitions and Use Regulation Schedule:
<https://southhadley.org/DocumentCenter/View/14424/Appendix-B---Rezoning-Bylaw-Proposed>



Cottage Cluster Development - Example

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	
	A-1	A-2	C	A-1	C	RC	RMU
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	SPR
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	SPR	SPR

EXISTING AND PROPOSED USES

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Proposed New Uses



Use Permissions changed from what exists currently.



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

Dimensional Standards – Dimensional Regulations Schedule

PROPOSED

Regulated Dimensions in Zoning

- Lot area
- Lot frontage
- Building height
- Building coverage
- Building setbacks
- Impervious coverage

Proposed Dimensional Regulations Schedule:

<https://southhadley.org/DocumentCenter/View/14424/Appendix-B---Rezoning-Bylaw-Proposed>

***EXISTING* Building Height: Allowed Maximum**

Business Zoning Districts

BC Maximum Height 60' (4 stories)

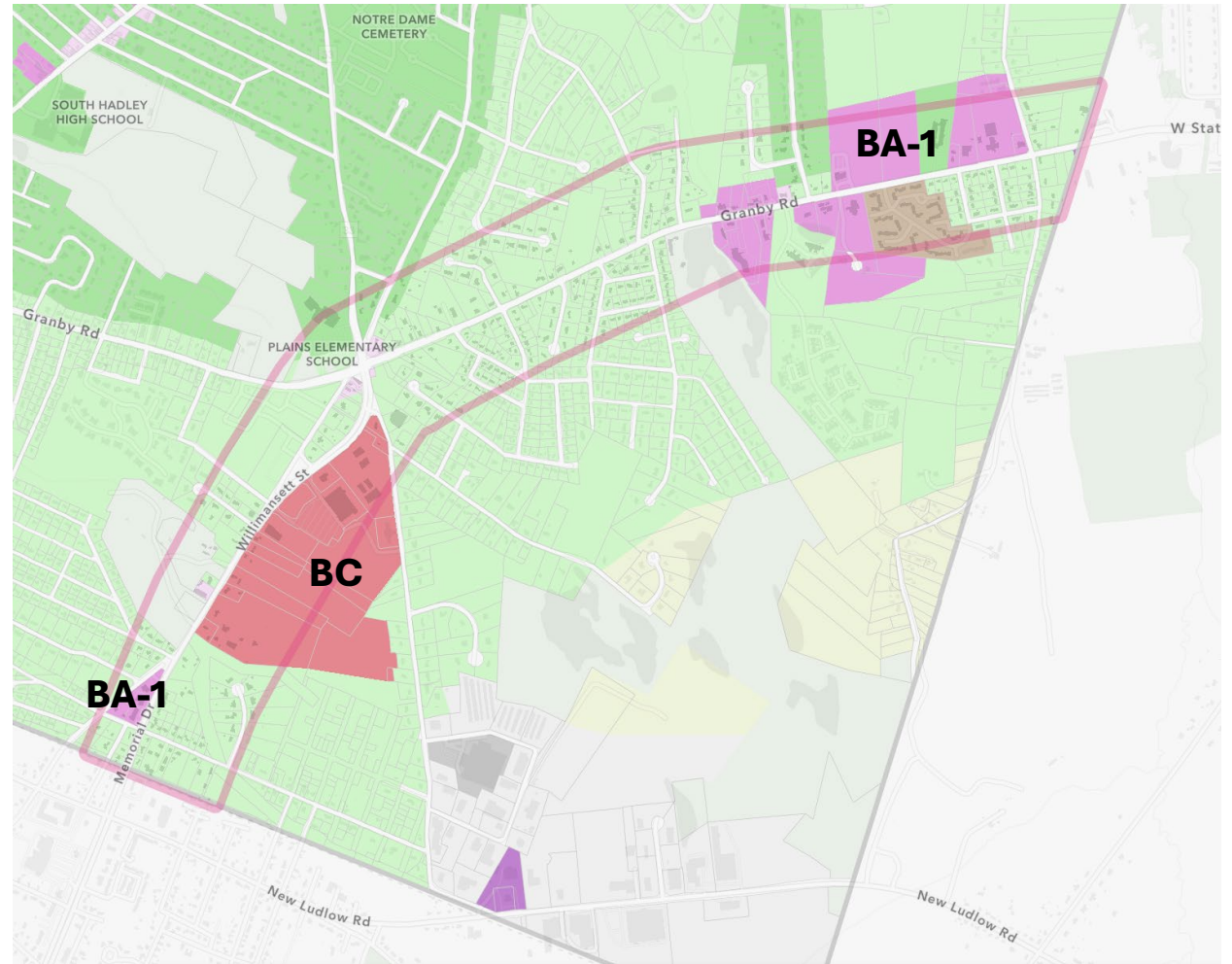
BA-1 Maximum Height 45' (3 stories)

BA Maximum Height 45' (3 stories)

Residential Zoning Districts

RA-1 Maximum Height 35' (3 stories) or 60' (6 stories)

RA-2 Maximum Height 35', 55' or 60'



Building Height: *PROPOSED* Maximum

PROPOSED

RC Maximum Height **35'** (3 stories)

Cottage Cluster:

Maximum Height **20'** (1.5 stories)

RMU Maximum Height **40'** (3 stories)

Multifamily w/ 50% Affordable Housing:

Maximum Height **50'** (4 stories)

Cottage Cluster:

Maximum Height **20'** (1.5 stories)

EXISTING ZONING

BC Maximum Height **60'** (4 stories)

BA-1 Maximum Height **45'** (3 stories)

BA Maximum Height **45'** (3 stories)

RA-1 Maximum Height **35'** (3 stories) or **60'** (6 stories)

RA-2 Maximum Height **35', 55'** or **60'**

FRONT BUILDING SETBACK

ROW: Right-of-Way

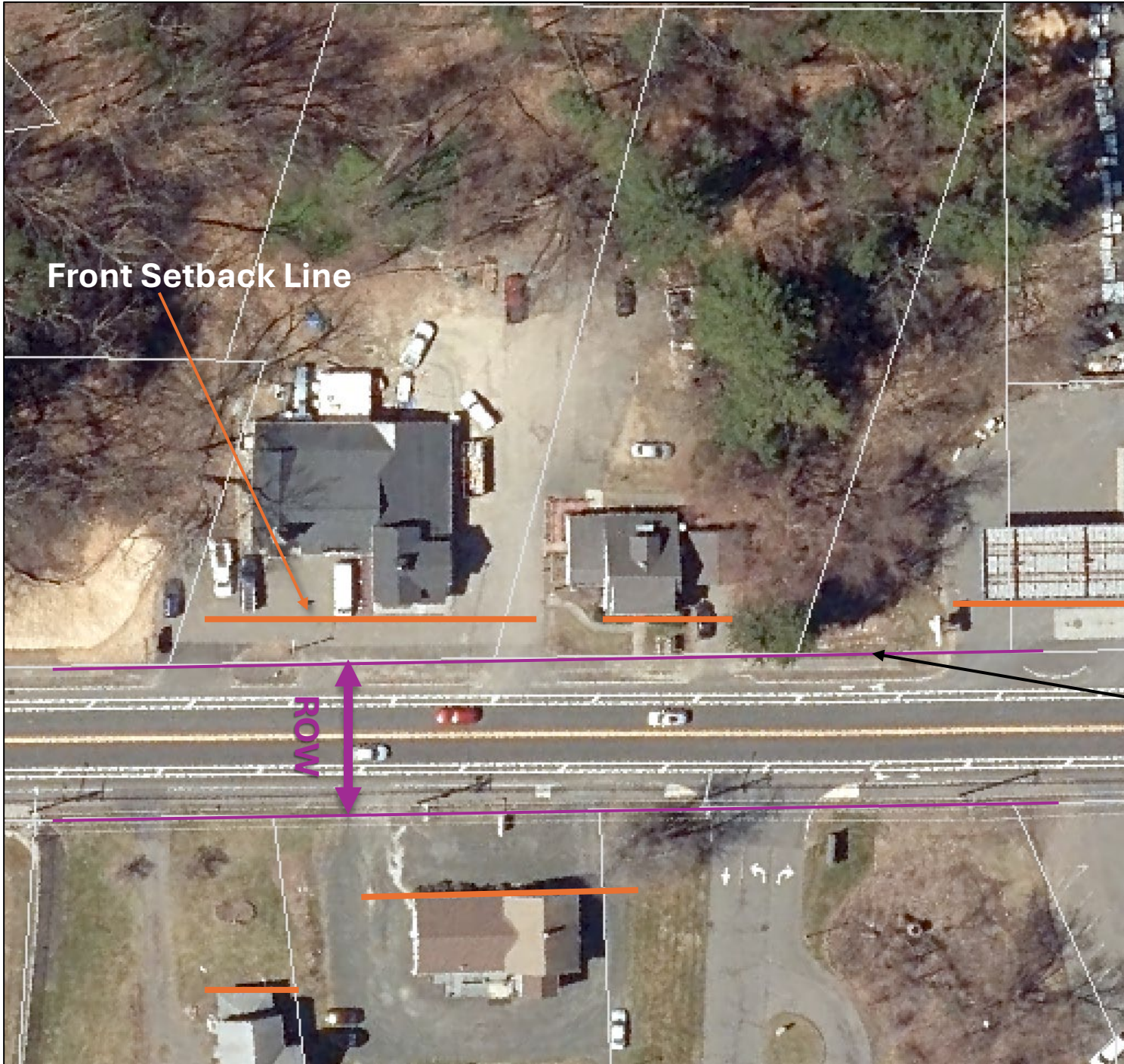
- A legal term that means the right of passage over land.
- Applies to the legal width of a roadway
- Often used in describing a legally granted right of passage over another person's land for some specific use or passage, i.e. utilities such as utility poles and wires for

Granby Road/Route 202 & Willimansett Street/Route 33

ROW includes:

- Travel Lanes between curbs
- Bike lanes
- Road shoulder – paved or grass
- Sidewalk





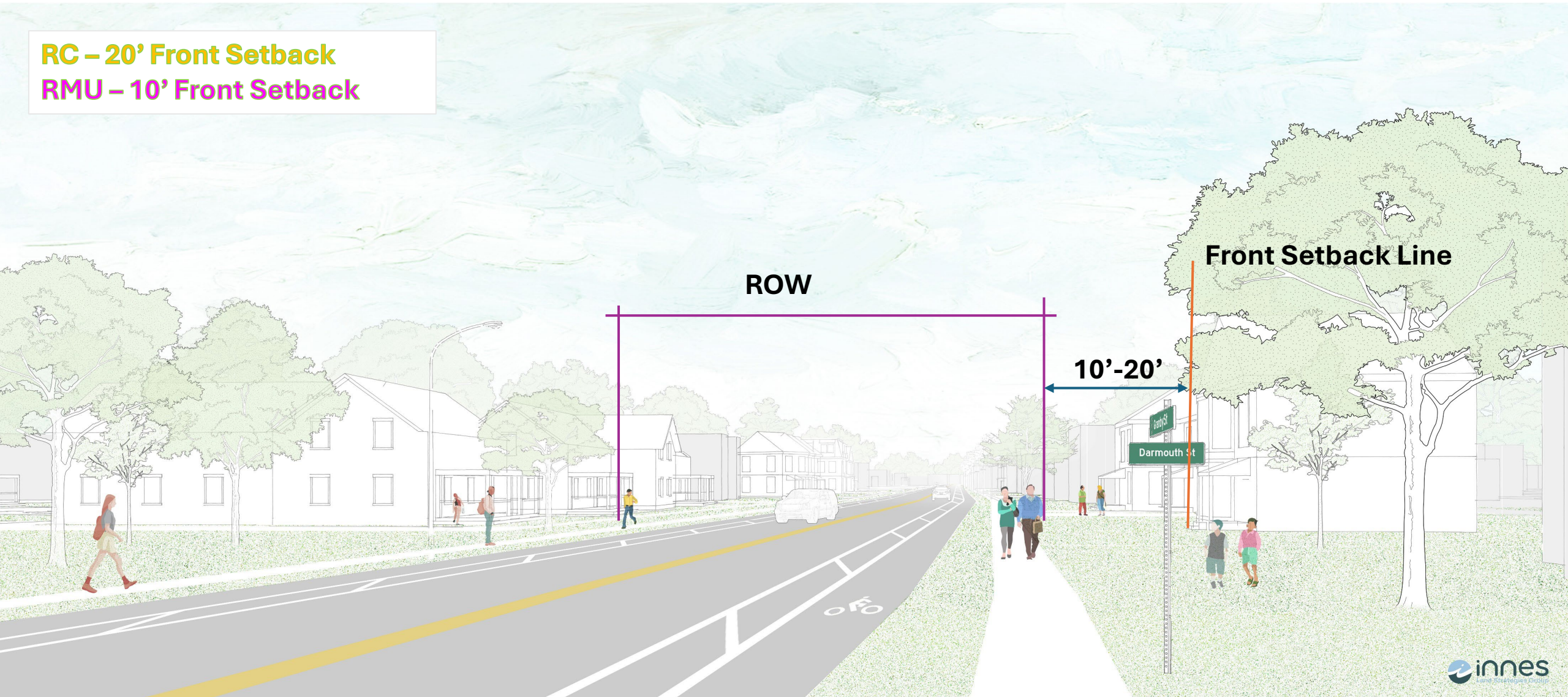
Front Setback Line

Front Building Setback

- Measured from the *edge of the ROW* to the front of the building

Parcel Front boundary begins at ROW edge

RC – 20' Front Setback
RMU – 10' Front Setback



Building Front Setback

PROPOSED

RC 20'

RMU 10'

EXISTING ZONING

BC 10'

BA-1 0'

BA 10'

RA-1 40'

RA-2 25'

RC – 20' Front Setback
RMU – 10' Front Setback



Minimum Lot Frontage

Existing Frontage



South Hadley
Massachusetts

Frontage Measurements

LEGEND

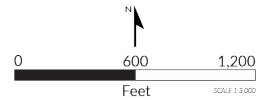
- Buildings
- Frontage Lines
- Parcels
- Study Area

Frontage in Feet

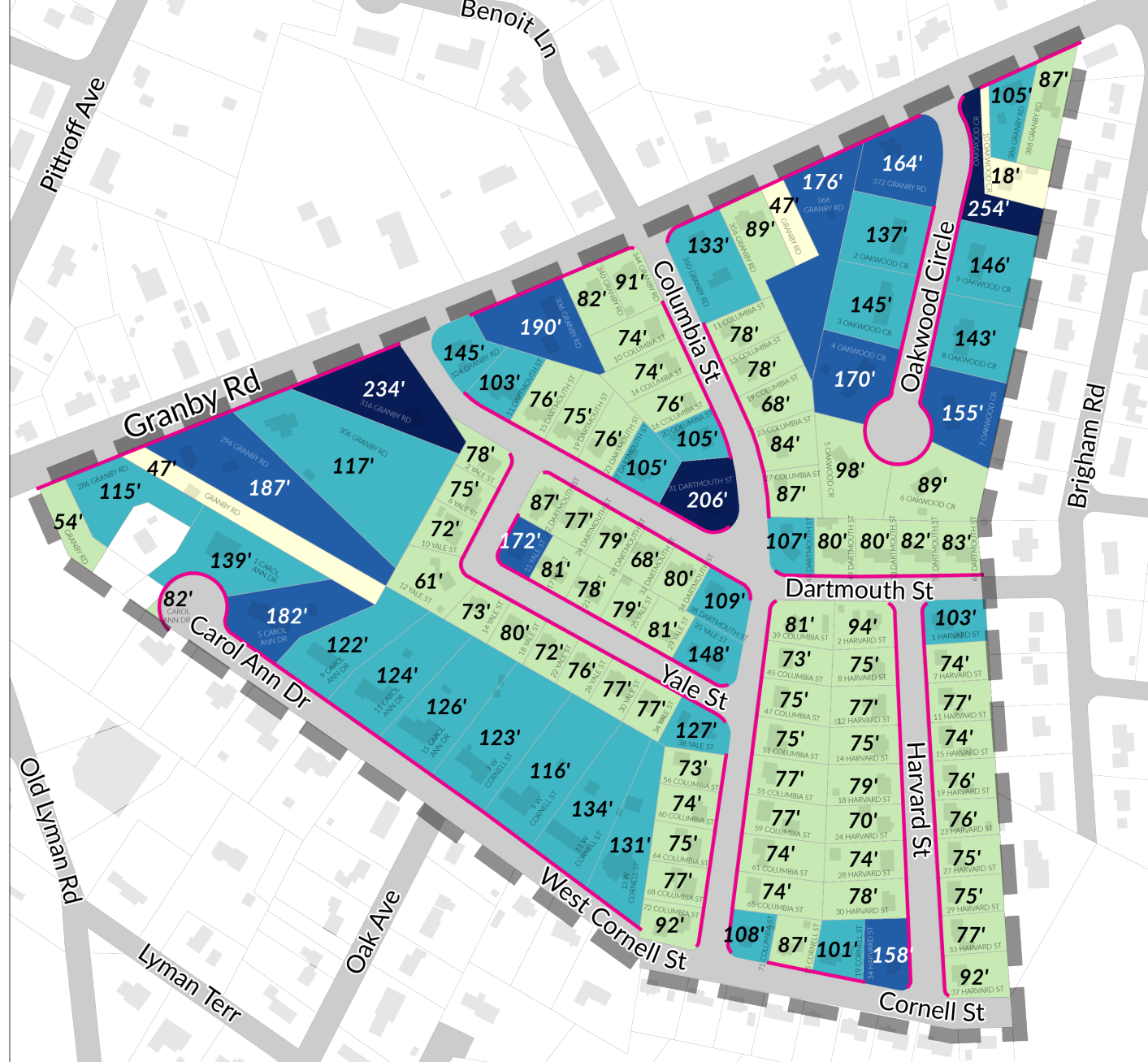
- <50
- >50 - 100
- >100 - 150
- >150 - 200
- >200 - 254

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 in January 2023 by Innes Associates for the Town of South Hadley using data from South Hadley and MassGIS. "Innes" and "Geographic Information Systems" are trademarks of Massachusetts. Innes is a leader in the use of technology and security services.



Minimum Lot Frontage

PROPOSED

RC **75'**

Cottage Cluster: 100'

RMU **100'**

Cottage Cluster: 100'

EXISTING ZONING

BC **100'**

BA-1 **125'**

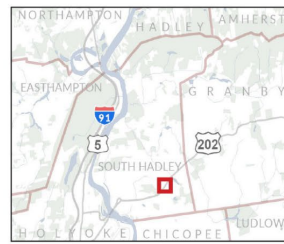
BA **50'**

RA-1 **125'**

RA-2 **100'**

Existing Frontage

Residential Core (RC)



South Hadley Massachusetts

RC Frontage
Measurements

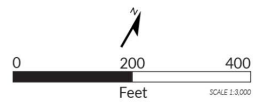
LEGEND

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

Frontage in Feet

- 75 - 100
- 150 >

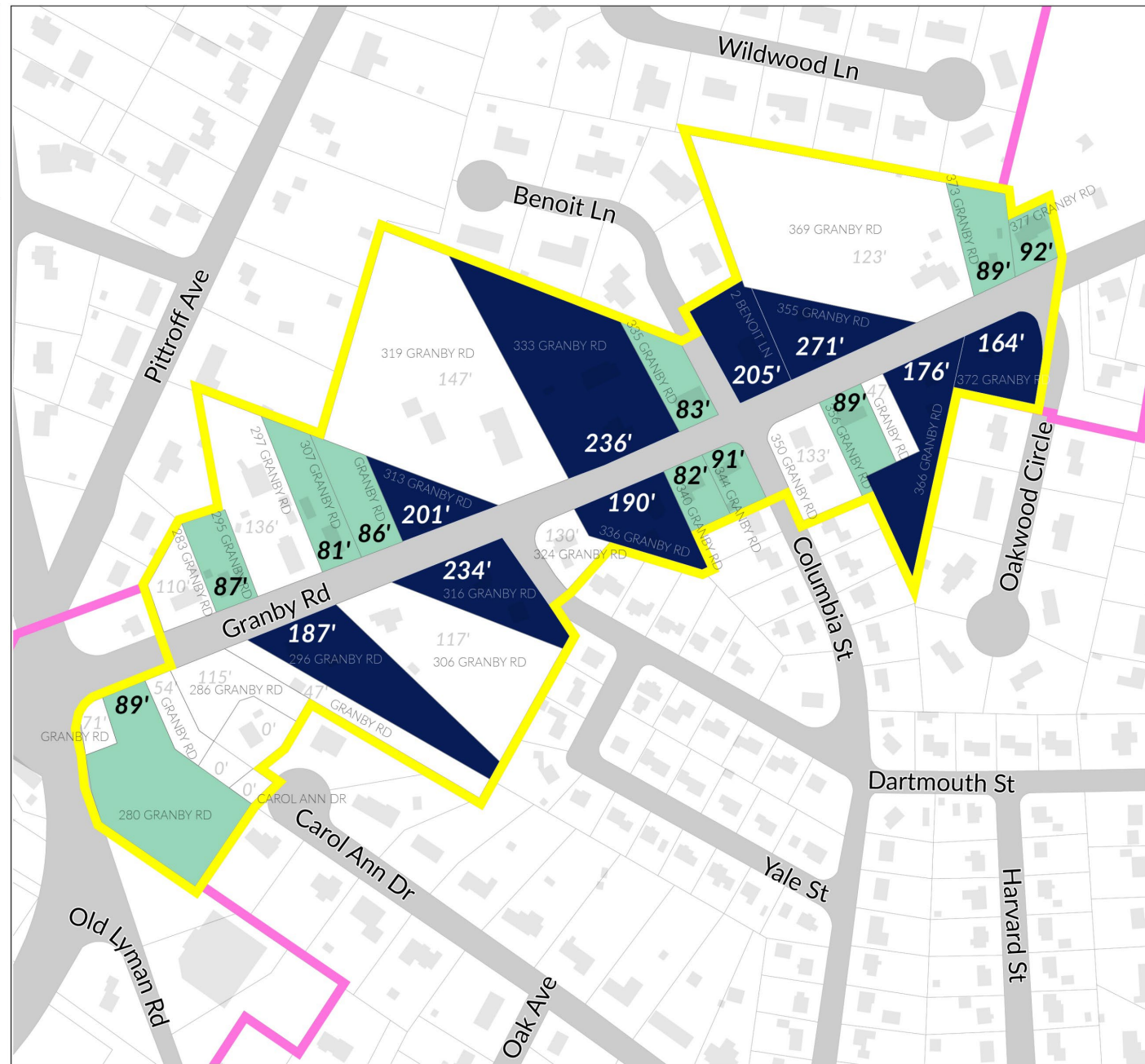
Parcels with frontage less than 75 ft and between >100 ft <150 ft are not called out on this map.



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.

TOWN OF SOUTH HADLEY
MASSACHUSETTS

Innes
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Minimum Lot Frontage

PROPOSED

RC **75'**

Cottage Cluster: 100'

RMU **100'**

Cottage Cluster: 100'

EXISTING ZONING

BC **100'**

BA-1 **125'**

BA **50'**

RA-1 **125'**

RA-2 **100'**

Minimum Lot Size

PROPOSED

RC 10,000 sq.ft.

Cottage Cluster: 20,000 sq.ft.

RMU 20,000 sq.ft.

EXISTING ZONING

BC 20,000 sq.ft.

BA-1 25,000 sq.ft.

BA 20,000 sq.ft.

RA-1 22,500 sq.ft.

RA-2 12,500 sq.ft.

Average = 20,000 sq.ft.

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.

Route 202/33 Corridor Design Review Overlay District:

<https://southhadley.org/DocumentCenter/View/14424/Appendix-B---Rezoning-Bylaw-Proposed>

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

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>

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