

PROPOSED ZONING AMENDMENTS TO THE GREENFIELD ZONING ORDINANCE
August 9, 2024

Note: Text with a ~~strike through~~ is text to be deleted, *black bold italic* text is newly proposed text.

Zoning Amendment #1

Amend Section 200-12. Semi-Residential District (SR) of the Zoning Ordinance to allow multi-family dwellings by right instead of by special permit by adding the following new number under Subsection B, uses permitted:

(13) Multifamily dwelling in accordance with ~ 200-40.

And by striking Subsection C(9) and renumbering the remaining items.

C. Uses permitted by special permit.

- (1) Farms or the keeping of livestock or poultry on parcels of less than five (5) acres.
[Amended by Town Council on July 15, 2009]
- (2) Private club or membership organization.
- (3) Greenhouse nursery or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises.
- (4) Private school not exempt from zoning under ~ 200-8(B(1)).
- (5) Public or private utility or substation.
- (6) Radio, television transmission or other communications use excluding towers.
- (7) Funeral home.
- (8) Crematory.
- ~~(9) Multifamily dwelling in accordance with ~ 200-40.~~
- (910) Lodging/boarding/rooming house.*
- (1011) Shared housing.*
- (1112) Bed-and-breakfast/tourist home in accordance with ~ 200-43.*
- (1213) Mixed residential/office uses in accordance with ~ 200-48.*
- (1314) Congregate housing for the elderly or handicapped in accordance with ~ 200-44.*
- ~~(1415)~~ Animal kennel or hospital. [Added by Town Council on July 15, 2009]
- ~~(1516)~~ Assisted living facility. [Added by Town Council on July 15, 2009]

(1647) Small-Scale Ground-Mounted Solar Energy System. [Added by Town Council on December 19, 2012]

(1748) Accessory Dwelling Unit, Detached. [Added by City Council on November 18, 2020]

And by amending Appendix A, Table of Uses as follows:

Table of Uses
City of Greenfield
Ch. 200, Zoning

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Agricultural uses											
Farms	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Farms or the keeping of livestock or poultry on parcels of less than five (5) acres	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have been produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Greenhouse, nursery, or farm stand where fifty percent (50%) or more of the products for sale have not been produced on the premises	SP	SP	SP	SP	N	Y	Y	Y	N	N	N
Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Residential Uses											
Single-family dwelling	Y	Y	Y	Y	Y	SP	Y	SP	N	N	N
Two-family dwelling	Y	Y	Y	Y	Y	SP	Y	Y	N	N	N
Three-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
Multifamily dwelling	SP	SP	SP	SP Y	SP	Y	SP	SP	N	SP	N
Congregate housing for the elderly or handicapped	N	SP	SP	SP	SP	SP	N	N	N	N	N
Family day-care home	SP	SP	SP	Y	Y	N	N	N	N	N	N

Lodging/boarding house	N	N	SP	SP	N	SP ¹	N	SP	N	N	N
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⁽¹⁾Only as a mixed residential/business use in accordance with § 200-48.

Zoning Amendment #2

Amend Section 200-40. Multi-family dwellings, of the Zoning Ordinance to allow up to fifty (50) dwelling units per building and increasing the number of dwelling units served by a single primary entrance from six to ten by amending Subsection B(4) so that it reads as follows:

(4) More than one (1) building may be placed on one (1) lot, but no structure may contain more than ~~twenty-four (24)~~ *fifty (50)* dwelling units and no more than ~~six (6)~~ *ten (10)* dwelling units shall be served by a single primary entrance. Each structure will be separated by a minimum of forty (40) feet. The Zoning Board of Appeals may allow more than ~~twenty-four (24)~~ *fifty (50)* dwellings per building in existing structures being converted to multifamily units.

Zoning Amendment #3

Amend Section 200-48. Mixed residential/business uses, of the Zoning Ordinance to allow first floor dwellings in mixed use lots by amending Subsection A so that it reads as follows:

- A. ~~All dwelling units shall be above the first floor level (the street level which faces the street with the highest traffic use)~~ *First floor dwelling units shall not be allowed on the street side with the highest traffic use;*

Zoning Amendment #4

Amend Section 200-56. Accessory Dwelling Units, of the Zoning Ordinance by allowing Detached Accessory Dwelling units by right by amending Subsection C as follows:

- C. Applicability.

(1) ~~An Accessory Dwelling Unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.~~ *All Accessory Dwelling Units shall require site plan review and approval from the Planning Board prior to construction.*

(2) ~~An Accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.~~

And by amending Appendix A, Table of Uses as follows:

Table of Uses
City of Greenfield
Ch. 200, Zoning (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI

Dormitories	SP	SP	N	N	SP ²	N	N	SP	N	N	N
Shared housing	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Open space/cluster development	Y	Y	Y	N	N	N	N	N	N	N	N
Home occupation (Certain uses require a special permit. Refer to § 200-6.3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bed-and-breakfast or tourist home	SP	SP	SP	SP	N	SP	Y	Y	N	N	N
Accessory Dwelling Unit, Within pursuant to § 200-7.18	Y	Y	Y	Y	Y	Y	Y	Y	N	SPY	N
Accessory Dwelling Unit, Attached pursuant to § 200-7.18	Y	Y	Y	Y	Y	Y	Y	Y	N	SPY	N
Accessory Dwelling Unit, Detached pursuant to § 200-7.18	SPY	SPY	SPY	SPY	SPY	SPY	SPY	SPY	N	SPY	N

And by amending Sections 200-9 through Section 200-16 of the Zoning Ordinance by moving Accessory Dwelling Unit, Detached from a use allowed by special permit to a use allowed by right.

And by amending Section 200-18, General Industry District (GI), of the Zoning Ordinance by moving Accessory Dwelling Unit, Within, Accessory Dwelling Unit, Attached, and Accessory Dwelling Unit, Detached from uses allowed by special permit to uses allowed by right.

Zoning Amendment #5

Amend the Zoning Ordinance to allow townhouses within the Central Commercial (CC), General Commercial (GC), Semi-Residential (SR), and Urban Residential (RA) Zoning Districts.

Zoning Amendment #6

Amend Section 200-14. Central Commercial District (CC) of the Zoning Ordinance to allow “medical centers/clinics including accessory research” by right instead of by special permit by adding the following new number under Subsection B, uses permitted:

(25) *Medical center / clinic including accessory research.*

And by striking Subsection C(7) and renumbering the remaining items.

C. Uses permitted by special permit.

(1) Farms on parcels of less than five (5) acres with livestock or poultry.

- (2) Radio, television transmission or other communications use excluding towers.
- (3) Private school not exempt from zoning under ~ 200-4.1B(1).
- (4) Funeral home.
- (5) Hotel, motel, inn.
- (6) Indoor recreation.
- ~~(7) Medical center/clinic including accessory research.~~
- (78) Newspaper, printing, publishing.
- ~~(89)~~ Wholesale laundry or dry-cleaning plant.
- ~~(940)~~ Wholesale trade and distribution.
- ~~(1044)~~ Congregate housing for the elderly or handicapped in accordance with ~ 200-7.6.
- ~~(1142)~~ Lodging/boarding/rooming house only as a mixed residential/business use in accordance with ~ 200-7.10.
- ~~(1243)~~ Shared housing.
- ~~(1344)~~ Research and development facilities.
- ~~(1445)~~ Conference center.
- ~~(1546)~~ Trade shop including carpenter, builder, electrician, plumber, landscaper or similar trade with indoor storage of tools, supplies, and equipment.
- ~~(1647)~~ Sale, leasing, repair, and servicing of new and used motor vehicles with a Class 1 Motor Vehicle license issued by the City of Greenfield.
- ~~(17 48)~~ Assisted living facility. [Added by Town Council on July 15, 2009]
- ~~(18 49)~~ Registered Marijuana Dispensary pursuant to ~ 200-7.17. [Added by Town Council on November 20, 2013]
- ~~(19 20)~~ Commercial biomass energy system in accordance with ~ 200-7.19. [Added by Town Council on June 17, 2015]
- ~~(20 24)~~ Marijuana retailer pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- ~~(21 22)~~ Marijuana independent testing laboratory pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]
- ~~(22 23)~~ Marijuana standards testing laboratory pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]

(23 ~~24~~) Marijuana research facility pursuant to ~ 200-7.17. [Added by Town Council on June 20, 2018]

(24 ~~25~~) Retail sales incidental to a permitted use or use allowed by special permit. [Added by City Council on January 15, 2020]

(25 ~~26~~) Single-family dwelling. [Added by City Council on May 20, 2020]

(26 ~~27~~) Two-family dwelling. [Added by City Council on May 20, 2020]

(27 ~~28~~) Bed-and-breakfast or tourist home. [Added by City Council on May 20, 2020]

(28 ~~29~~) Accessory Dwelling Unit, Detached. [Added by City Council on November 18, 2020]

(29 ~~30~~) Marijuana courier pursuant to ~ 200-7.17. [Added by City Council on October 29, 2021]

(30 ~~31~~) Marijuana delivery operator pursuant to ~ 200-7.17. [Added by City Council on October 20, 2021]

And by amending Appendix A, Table of Uses as follows:

Table of Uses

City of Greenfield
Ch. 200, Zoning (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Commercial Uses											
Adult entertainment ⁷	N	N	N	N	N	N	N	SP	N	N	N
Animal kennel or hospital	SP	SP	SP	SP	N	N	N	SP	N	N	N
Automotive repair and servicing shop	N	N	N	N	N	N	SP	SP	N	SP	N
Bulk storage and/or sale of fuel or other fluid other than waste	N	N	N	N	N	N	N	SP	N	SP	SP
Car wash (on public sewer only)	N	N	N	N	N	N	Y	Y	N	N	N
Construction supply establishment	N	N	N	N	N	N	Y	Y	N	Y	N
Funeral home	N	N	SP	SP	SP	SP	Y	Y	N	N	N

Gas station	N	N	N	N	N	N	SP	SP	N	N	N
Hotel, motel, inn	N	N	N	N	N	SP	Y	Y	N	N	N
Conference center	N	N	N	N	N	SP	Y	Y	N	N	N
Medical center/clinic including accessory research	N	N	N	N	Y	SP	Y	Y	Y	Y	N
Photocopying and data processing	N	N	N	N	N	Y	Y	Y	Y	Y	Y

⁽⁷⁾Only adult bookstore, adult video store, and adult paraphernalia store. See the Entertainment Overlay District § 200-7.13C for adult cabaret, adult motion-picture theater and establishments which display live nudity for their patrons.