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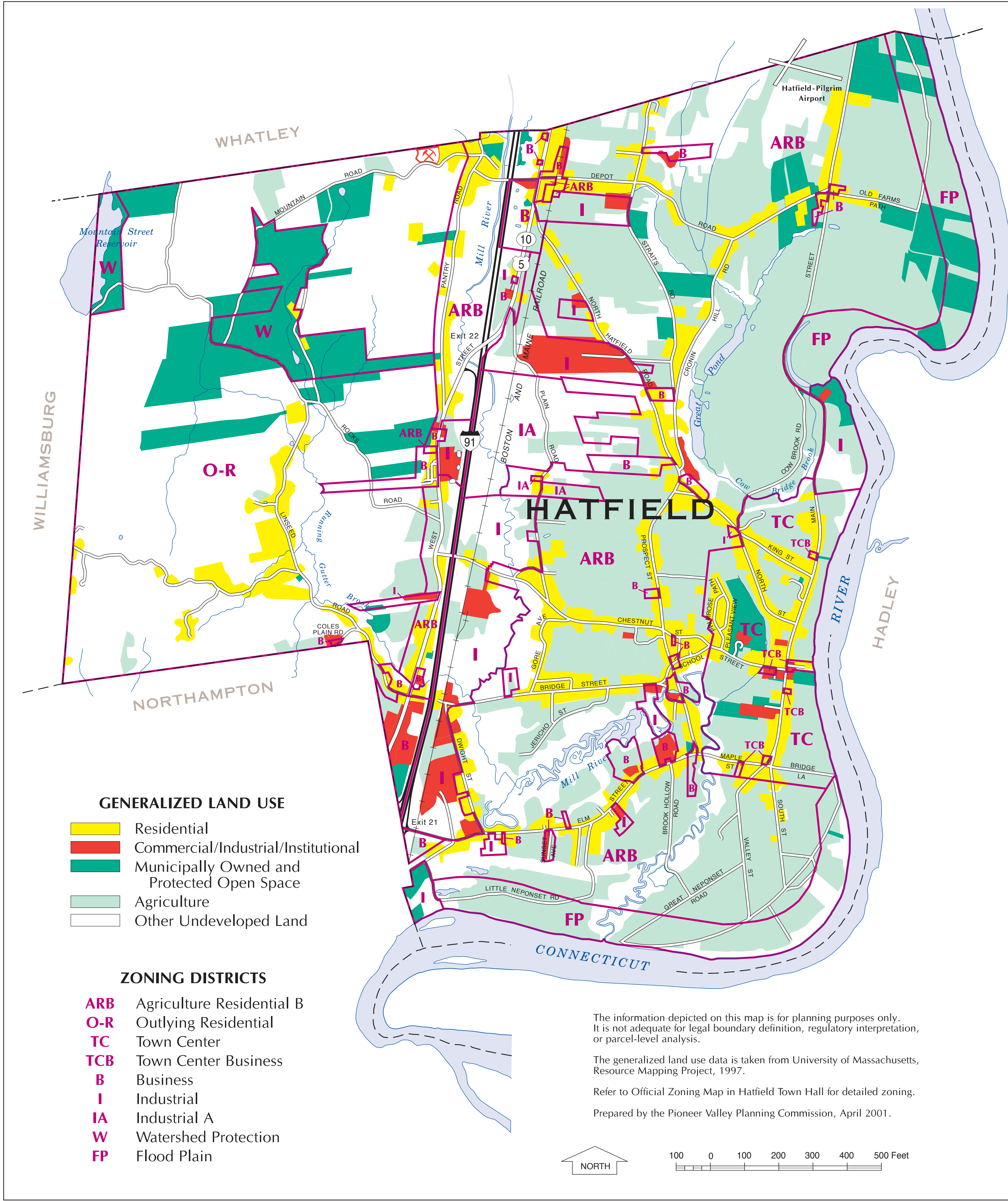
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Hatfield Zoning Districts

General:
 All land in Hatfield can be used for agricultural purposes, churches, and government-related uses. Storage in existing sheds is allowed on all land as long as the shed existed at By-law adoption.
 A special permit is required for a riding stable or a public utility on all land.
 Mobile home courts are not permitted.
 Zoning describes how land may be used. The town of Hatfield has seven standard zoning districts plus two overlay districts. This table explains the land uses permitted in each zoning district. A key recommendation that came out of the Master Planning process is that the Town of Hatfield needs to reassess its current zoning in order to maintain its rural character and preserve resident's quality of life. Most of Hatfield's land is unprotected.
 Please take some time to look at the attached map so you can see how land is currently being used and how it could be used, based on current zoning.

District Name	Permitted Land Uses
ARB Agricultural Residential "B"	Above and single-family homes. With a special permit, any residential use, private club, institutional uses, public utility, water supply, kennels, veterinary hospital professional offices, and home business.
O-R Outlying residential	Above and single family homes. With a special permit, elderly housing, public utilities, kennels, veterinary hospital and home business.
TC Town Center	Above and single family homes. With a special permit, other residential uses, institutional uses, and financial institutions, professional offices and home businesses.
TCB Town Center Business	Same as Town Center plus, commercial retail and light assembly and home business. With a special permit, restaurants, theatres, and hotels, automobile sales and repair, funeral homes, and light assembly.
B Business	Above and commercial retail, restaurants, theatres, motor vehicle sales and repair, light assembly, nursing home, water supply, and warehouse. With a special permit all other commercial uses, some residential uses and limited industrial uses.
I Industrial	Above and water supply, commercial retail, motor vehicle sales and repair. With a special permit all other industrial uses, some residential uses, and limited commercial uses.
I-A Industrial "A"	Same as I, but no commercial retail.
W Watershed Protection	The Watershed Protection district is an overlay district, restricting the underlying land use to protect the public drinking water supply.
FP Flood Plain	The Flood Plain district is an overlay district, restricting the underlying land use because of the potential for flooding.



GENERALIZED LAND USE

- Residential
- Commercial/Industrial/Institutional
- Municipally Owned and Protected Open Space
- Agriculture
- Other Undeveloped Land

ZONING DISTRICTS

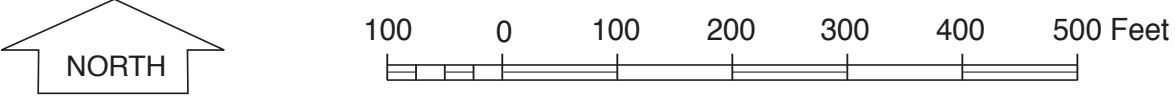
- ARB** Agriculture Residential B
- O-R** Outlying Residential
- TC** Town Center
- TCB** Town Center Business
- B** Business
- I** Industrial
- IA** Industrial A
- W** Watershed Protection
- FP** Flood Plain

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

The generalized land use data is taken from University of Massachusetts, Resource Mapping Project, 1997.

Refer to Official Zoning Map in Hatfield Town Hall for detailed zoning.

Prepared by the Pioneer Valley Planning Commission, April 2001.



Recommended Bylaw Changes

- Review and amend zoning and subdivision regulations to manage development.
- Adopt commercial performance, siting, design, and landscape standards for new business development.
- Adopt Transfer of Development Rights bylaws.
- Create a new satellite light industrial and technology park district.
- Create a new neighborhood-scale business center district and/or a limited business district.
- Ensure that zoning and other bylaws reflect "farmer-friendly" approaches.
- Adopt a Sensitive Natural Areas Zoning Overlay District and review current zoning district boundaries.
- Require Site Plan Review for new construction within the Water Supply Protection Area and performance standards in subdivision regulations to protect critical natural areas.
- Implement a performance-based stormwater management bylaw.
- Adopt an Environmental Impact Analysis requirement for large development projects.
- Revise existing floodplain regulations.
- Amend sub-division regulations to require underground utilities for residential projects.

Recommendations Other than Bylaw Changes

- Establish and fund a Hatfield Community Preservation Fund to encourage land donations and conservation restrictions.
- Establish a community-based "agricultural advisory commission" to represent farming issues at the local level.
- Prioritize farmland for preservation.
- Increase use of the Chapter 61 program while assuring that Chapter 6 conversions are reviewed by the town.
- Educate younger generations about the need to preserve the rural character of Hatfield.
- Update the 1989 Open Space and Recreation Plan.
- Improve substandard recreational facilities.
- Expand the influence and responsibilities of the Hatfield Historical Commission.
- Develop a Master Plan for town water and sewer systems with a corresponding development schedule and expand facilities only to areas planned for future development.
- Develop a prioritization schedule for infrastructure system upgrades and expansions.
- Work with businesses to research available funds to meet the infrastructure needs of businesses on Routes 5/10.
- Investigate alternative methods of reducing peak demand for water in summer months.
- Allocate resources to improve school facilities.
- Reduce traffic impacts from industrial uses on residents of North Hatfield.