

Zoning Information

The guidelines below are not meant to be conclusive, as they may change before this site is updated. The Building Inspector is the enforcer of Zoning By-Laws. He will make the final judgment as to whether or not an application for a building permit adheres to Zoning By-Laws.

Most frequently asked question:

How much land and frontage do I need to build a house and how far from property lines does the house have to be?

The acreage, frontage and setback requirements are different for each town. A setback is the required measurement from the property line to the structure. Frontage is the linear foot measurement of the land abutting a street or highway. Click the town below to find its requirements:

Ashfield (5/19/95)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Rural/Agricultural	2 acre/200'	25'	25'	25'

Bernardston(1/20/10)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Central Village Res.	20,000/125'	20'	15'	15'
Residential 1	40,000/150'	20'	20'	20'
Residential Agric.	60,000/200'	35'	35'	35'
Business	20,000/150'	20'	20'	20'
Industrial	80,000/200'	50'	20'	20'
Expedited	20,000/150'	20'	20'	20'

Buckland(9/22/08)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Village Residential***	20,000/100'	20'	10'	10'
Rural Residential	80,000/200'	20''	15'	30'
Village Commercial	20,000/100'	20**	10'	10'
Commercial	80,000/200	30'	30'	30'
Historic Industrial	20,000/100	20**	10'	10'
Industrial	80,000/200	50'	30'	30'

**Call inspector for exception

*** Increase the lot size to 40,000 sq. ft and lot frontage to 150 ft. if water or sewer is not available

Charlemont(2/7/97)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Residential/Agricultural	Call Inspector	Call Inspector	Call Inspector	Call Inspector

Conway(4/14/86) [Bylaw](#)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
All	1 acre/ 200'	50'	25'	25'

Erving(10/5/09)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back	Max Lot Coverage
Central Village	21,780/125	20'	10'	20'	70%

Village Residential	21,780/125	20'	10'	20'	50%
Rural Residential	87,120/225	50'	50'	50'	35%
French King Commercial	87,120/225	100'	50'	50'	50%

***Lot Coverage--The area of a lot occupied by structures, walkways, drives, parking or other impervious or semi-pervious surfaces.**

**Fences may be located within the front, side, or rear yard provided that they are set back from the property line by at least two (2) feet with the finished side facing towards the exterior of the property.

***Yard dimension requirements for pre-existing nonconforming lots of 30,000 square feet or less in the Rural Residential District may be reduced to the Yard Dimensions required for the Village Residential District.

Gill(12/11/06)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Village/Residential	1/4 acre/100'	call inspector	10'	10'
Residential	2 acre/200'	50	30	30
Residential/Agricultural	2 acres/200'	50'	30'	30'
Village/Commercial	1 acre/150'	20'	25''	25'

Hawley(11/27/78)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Rural	2 acres/ 250'	60'	30'	30'

Heath(5/12/07) [Bylaw](#)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
All	call inspector			

Leverett(3/12/08)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Residential/Village	Call Inspector	Call Inspector	Call Inspector	Call Inspector
Roadside/Residential	60,000/200'	Call Inspector	Call Inspector	Call Inspector
Rural Outlying Residential	200,000/400'	Call Inspector	Call Inspector	Call Inspector
General Business	40,000/150'	Call Inspector	Call Inspector	Call Inspector
Commercial	40,000/150'	Call Inspector	Call Inspector	Call Inspector
Aqua Prot	Call Inspector	Call Inspector	Call Inspector	Call Inspector

Leyden(1/24/78)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Residential/Agricultural	2 acres/ 200'	Call Inspector	Call Inspector	Call Inspector
Within 1/4 mile of Town Hall	1 acre/ 100'	Call Inspector	Call Inspector	Call Inspector

Shelburne(5/6/08)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back ***	Rear Set back
RA	86,000/250'	25'	20'	20'
VR	20,000/100'*	20'***	10''	20'

VC	20,000/100'	20'***	10'	20'
C	86,000/250'	30'	30'	30'
I	86,000/250'	50'	30'	30'

*If public water or public sewer is not available increase the lot size to 40,000 sq.ft. and the lot frontage to 150ft.

**However, the front yard dimension may be determined by the setback of existing structures on adjacent parcels where those setbacks are less than the minimum front yard dimension required by this bylaw

***New driveways must be set back to meet the Side Yard requirement for each district unless a variance is granted by the ZBA

Shutesbury(3/24/09)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back	Max. Height
RR	90,000/ 250'*	75'	25'	25'	35'
FC	Call Building inspector	75'	25'	25'	35'
TC	90,000/ 250'	20'	20'	20	35'
LW	90,000/ 250'	20'	15'	15'	28'

***Call Building inspector for additional lot area and dimensional requirements for accessory apartments, two,three, and four-family dwellings and open space design.**

Whately(4/24/07)

District	Lot Size/Frontage Single-Family	Front Set back	Side Set back	Rear Set back
Agricultural/Residential with water	40,000/ 175'	50'	20'	20'
Agricultural/Residential without	60,000/ 200'	50'	20'	20'

water				
Commercial	60,000/ 200'	50'	20'	20'
Industrial	60,000/ 200'	50'	20'	20'