

SECTION 2 DIVISION INTO ZONING DISTRICTS

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2.1* BASE ZONING DISTRICTS

For the purpose of this By-Law, the total area of the Town of Wilbraham is divided into base zoning districts as follows:

Single Dwelling Residence Districts:

- R-15 Residence-15 District
- R-26 Residence-26 District
- R-34 Residence-34 District
- R-40 Residence-40 District
- R-60 Residence-60 District

Multiple Dwelling Residence District:

- RMD Residential Multiple Dwelling District

Business Districts:

- NO Neighborhood Office District
- NS Neighborhood Shopping District
- GB General Business District

Industrial, Professional Office Park, and General Business (I-POP-GB) District

- I-POP-GB

Adult Care Facilities (ACF) District

- ACF

2.2* OVERLAY ZONING DISTRICTS

For the purpose of this By-Law, the following districts are established as overlay districts and are considered superimposed over the base zoning districts:

- Flood Plain District
- Ground Water Protection District
- Hillside and Ridgeline District

2.3 ZONING MAP

- 2.3.1*** The location and boundaries of Base Zoning Districts are hereby established as shown on a map entitled "Zoning Map, Town of Wilbraham, Mass." prepared by the Town of Wilbraham Engineering Department, dated May 2002, as amended by vote of the Town Meeting.
- 2.3.2*** The Flood Plain Overlay District as defined on maps described in Section 9.1.3, the Ground Water Protection Overlay District as defined in Section 9.2.3, and the Ridgeline and Hillside Overlay District as described in Section 9.3.3 are incorporated herein by reference as part of the official Zoning Map.
- 2.3.3** All said maps and amendments thereto as shall be duly adopted are hereby declared to be an integral part of this By-Law and shall be on file in the Town Clerk's Office. Any change of the Zoning Map shall constitute an amendment to this By-Law and shall conform to the requirements for amending this By-Law.

2.4 BOUNDARY INTERPRETATION

- 2.4.1** Each zone district shall include land lying under any lake, pond, or stream therein. Where opposite sides of a stream lie in different zone districts, the zone boundary shall be deemed to be the center line of the stream.
- 2.4.2*** Where a zone district boundary is clearly shown on the Zoning Map back from a street or railroad, it shall be deemed as being parallel to and at a distance shown by indicated figured measurements back from such street or railroad.
- 2.4.3*** Where a zone boundary line as shown on the Zoning Map approximately follows property or lot lines, and the exact location of the boundary line is not indicated by means of figured measurements, then the property or lot line shall be the boundary line, with the exception of the Flood Plain District wherein boundaries shall always follow natural features and landscape contours shown on the maps.
- 2.4.4*** Where distances are not specified on the Zoning Map nor otherwise determined from the above provisions, the scale of the map shall be used to determine the location of the zone district boundary.
- 2.4.5** In the case of a lot lying in more than one base zone district, the provisions of the less restrictive district may be applied for a distance of not more than twenty-five (25) feet into the more restrictive district provided the lot has frontage on a street in the less restrictive district.