

Zoning Map

Town of Wilbraham

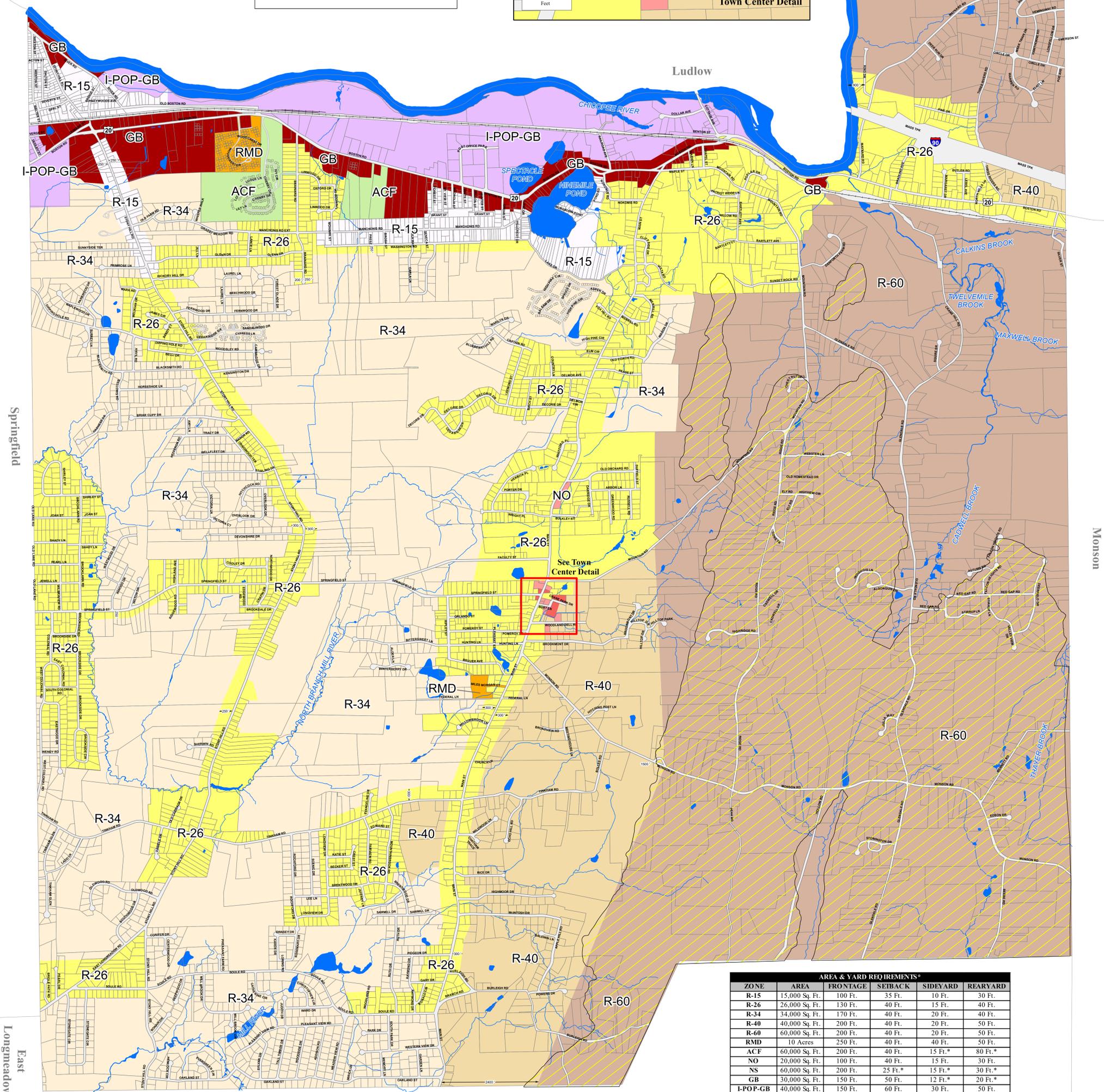
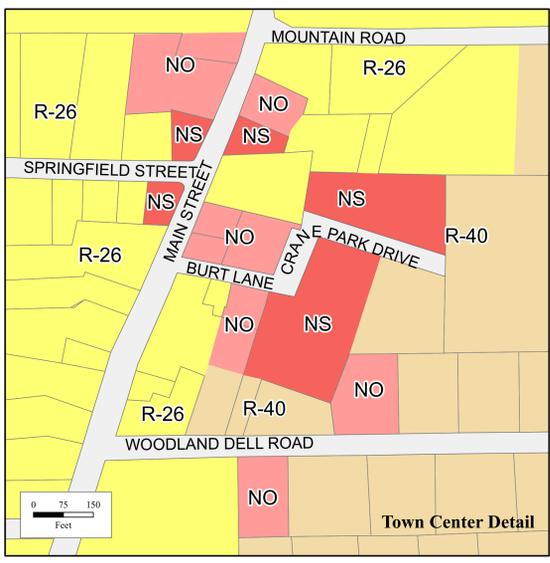
May 2002



Revised Printing: May 2022

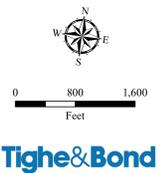
Legend

Zoning Districts	
	R-15 Residence-15
	R-26 Residence-26
	R-34 Residence-34
	R-40 Residence-40
	R-60 Residence-60
	RMD Residential Multiple Dwelling
	ACF Adult Care Facilities
	NO Neighborhood Office
	NS Neighborhood Shopping
	GB General Business
	I-POP-GB Industrial-Professional Office Park-General Business
350' Zoning Setback Dimension	
Overlay Zoning Districts	
	Ridgeline & Hillside District (Elev > 550 ft.)



ZONE	AREA & YARD REQUIREMENTS*				
	AREA	FRONTAGE	SEIBACK	SIDEYARD	REARYARD
R-15	15,000 Sq. Ft.	100 Ft.	35 Ft.	10 Ft.	30 Ft.
R-26	26,000 Sq. Ft.	130 Ft.	40 Ft.	15 Ft.	40 Ft.
R-34	34,000 Sq. Ft.	170 Ft.	40 Ft.	20 Ft.	40 Ft.
R-40	40,000 Sq. Ft.	200 Ft.	40 Ft.	20 Ft.	50 Ft.
R-60	60,000 Sq. Ft.	200 Ft.	40 Ft.	20 Ft.	50 Ft.
RMD	10 Acres	250 Ft.	40 Ft.	40 Ft.	50 Ft.
ACF	60,000 Sq. Ft.	200 Ft.	40 Ft.	15 Ft.*	80 Ft.*
NO	20,000 Sq. Ft.	100 Ft.	40 Ft.	15 Ft.	30 Ft.
NS	60,000 Sq. Ft.	200 Ft.	25 Ft.*	15 Ft.*	30 Ft.*
GB	30,000 Sq. Ft.	150 Ft.	50 Ft.	12 Ft.*	20 Ft.*
I-POP-GB	40,000 Sq. Ft.	150 Ft.	60 Ft.	30 Ft.	50 Ft.

Date	Modification	Approval
May 13, 2003	Rezoning portion of 2797 Boston Road from R-26 to GB	August 28, 2003
May 17, 2005	Rezoning portion of 20-88V Stony Hill Road from R-15 to GB	July 6, 2005
May 15, 2006	Rezoning 12 Grove Street from R-15 to GB	July 17, 2006
May 12, 2008	Rezoning portion of 88V Stony Hill Road from R-15 to GB	July 31, 2008
May 11, 2009	Rezoning 2407-2417-2423-2431-2439-2443 Boston Road & 34V Forest Street from ACF to GB	August 25, 2009
May 16, 2011	Rezoning portion of 2377, 2379 & 2391 Boston Road from ACF to GB	June 15, 2011
May 16, 2011	Rezoning portion of 2555 Boston Road from GB to R-15	June 15, 2011
May 11, 2015	Rezoning portion of 601 Main Street from R-34 to R-26	August 31, 2015
May 16, 2016	Rezoning of 384 Main Street from R-26 to N.O. & rezoning of a portion of 4V Forest Street from R-15 to G.B.	August 23, 2016
May 15, 2017	Rezoning portion of 2 Crane Park Drive from R40 to NS	June 23, 2017
May 13, 2019	Rezoning of 5 Woodland Dell Road from R-40 to N.O.	August 29, 2019
October 18, 2022	Rezoning from Neighborhood Office (NO) to Residence-26 (R-26) Parcel 2744 (384 Main Street)	January 21, 2022



Tighe & Bond

* Refer to Wilbraham Zoning By-Law

Prepared by: Town of Wilbraham Engineering Department and Tighe & Bond GIS

Notes:

- This is the Zoning Map of the Town of Wilbraham, which shows the location and boundaries of the various zoning districts, approved by the voters of the Town of Wilbraham at the Annual Town Meeting on May 6, 2002, and amended from time to time as noted.
- The Flood Plain Overlay Zoning district is shown on a separate map and is incorporated herein by reference as an official part of the Zoning Map.
- Parcel lines are based on the best available information taken from the Town of Wilbraham's Property Tax Maps, are shown for planning and reference purposes only, and are not to be considered an official part of the Zoning Map.