

Height, Area and Yard Requirements Chart⁽³⁾ Town of Southwick

Zone	Lot Area and Frontage		Minimum Rear Lot Line	Minimum Setback in Feet				Accessory Use		Maximum Height (feet)	Minimum Floor Area (square feet)
	(square feet)	(feet)		Front ^(4,5)	Side	Side Aggregate	Rear ⁽⁵⁾	Side ⁽⁵⁾	Rear ⁽⁵⁾		
AC ⁽²⁾	60,000	200	50	75	20	50	50	20	25	35/60	N/A
R-40	60,000	200	50	75	20	50	50	10	10	35	N/A
R-40 ⁽¹⁾	90,000	250 ⁽⁴⁾	62.5	75	20	50	50	20	50	35	N/A
R-20	40,000	150	37.5	75	10	20	40	10	10	35	N/A
R-20 ⁽¹⁾	60,000	250 ⁽⁴⁾	62.5	75	10	20	40	20	40	35	N/A
R-20-A	2 Acres	300	75	75	50	100	50	50	50	35	N/A
B	20,000	100	25	75	10	20	20	10	20	35	N/A
BR	40,000	200	50	75	10	20	50	10	25	35	N/A
I	40,000	200	50	75	20	50	50	20	25	35	N/A
IR	40,000	200	50	75	50	100	50	25	25	35	N/A

NOTES:

¹Two-family Dwelling

²See Article IV, § 185-11

³For Nonconforming Lots of Record, see MGL Ch. 40A, § 6.

⁴[Ammended STM 9-27-1978 by Art. 12]

⁵[Ammended ATM 4-15-1980 by Art. 43]