

# WELCOME

Center Town District  
Steering Committee  
presents:

## CENTER TOWN TALK

Thursday  
August 15  
6:00- 8:00 PM

East Village Tavern  
53 North Main St

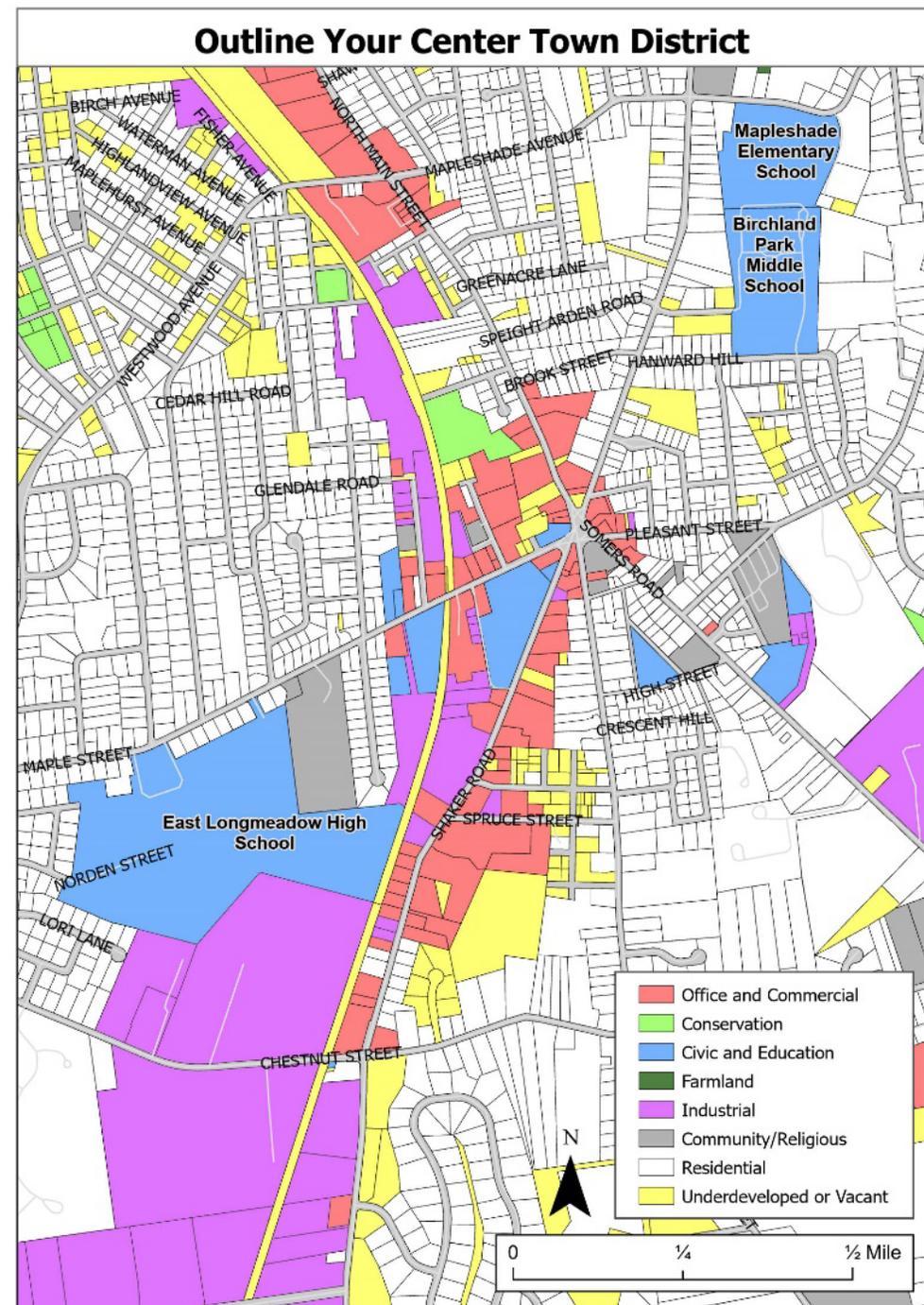


Topic: Zoning and  
Land Use

# Center Town Map

The community will be able to weigh in on where the District boundaries will lie at the next Steering Committee meeting in the fall.

Our Center Town District features survey is now live. Please scan and complete the short survey questionnaire:



# Zoning

- Zoning laws are designed to regulate and restrict how a piece of land can be used based on the land's location relative to other zones that have been created.
  - A zone is created by dividing a community or municipality into various zones and districts. Each zone will have a list of activities that are prohibited and permitted.
  - These regulations define what types of structures can be built. The point of zoning is to make sure that the value of a land use is protected and conserved.

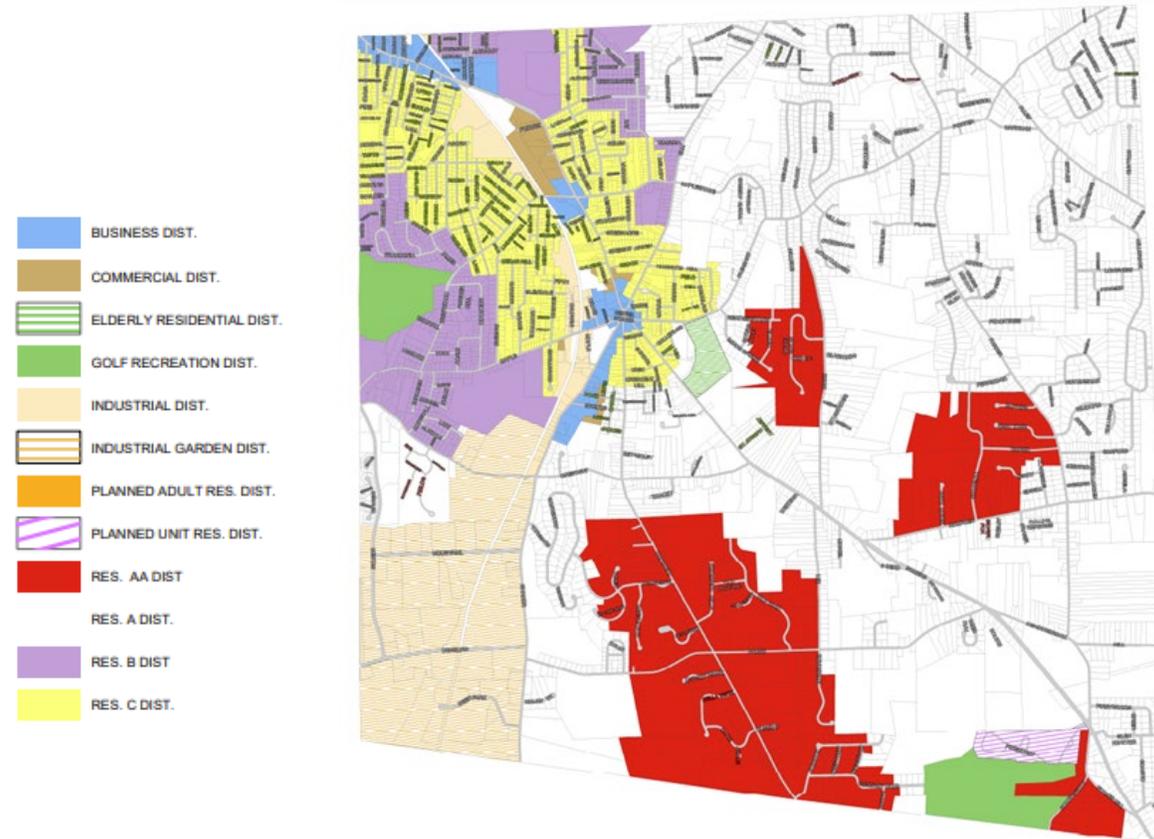
# Land use

- Land use is centered around the activities that are permitted in different zones/districts.
- There are six primary land use types :
  - Agricultural
  - Recreational
  - Industrial
  - Commercial
  - Residential
  - Transportation

# Land use in East Longmeadow

- Locally, the primary land use types are further distinguished:
- Recreational
  - Golf Recreation
- Industrial
  - Industrial Garden Park
- Commercial
  - Business
- Residential
  - Elderly residential
  - Planned adult residential
  - Planned unit residential
  - Res AA, A, B, C

**EL Zoning Map**



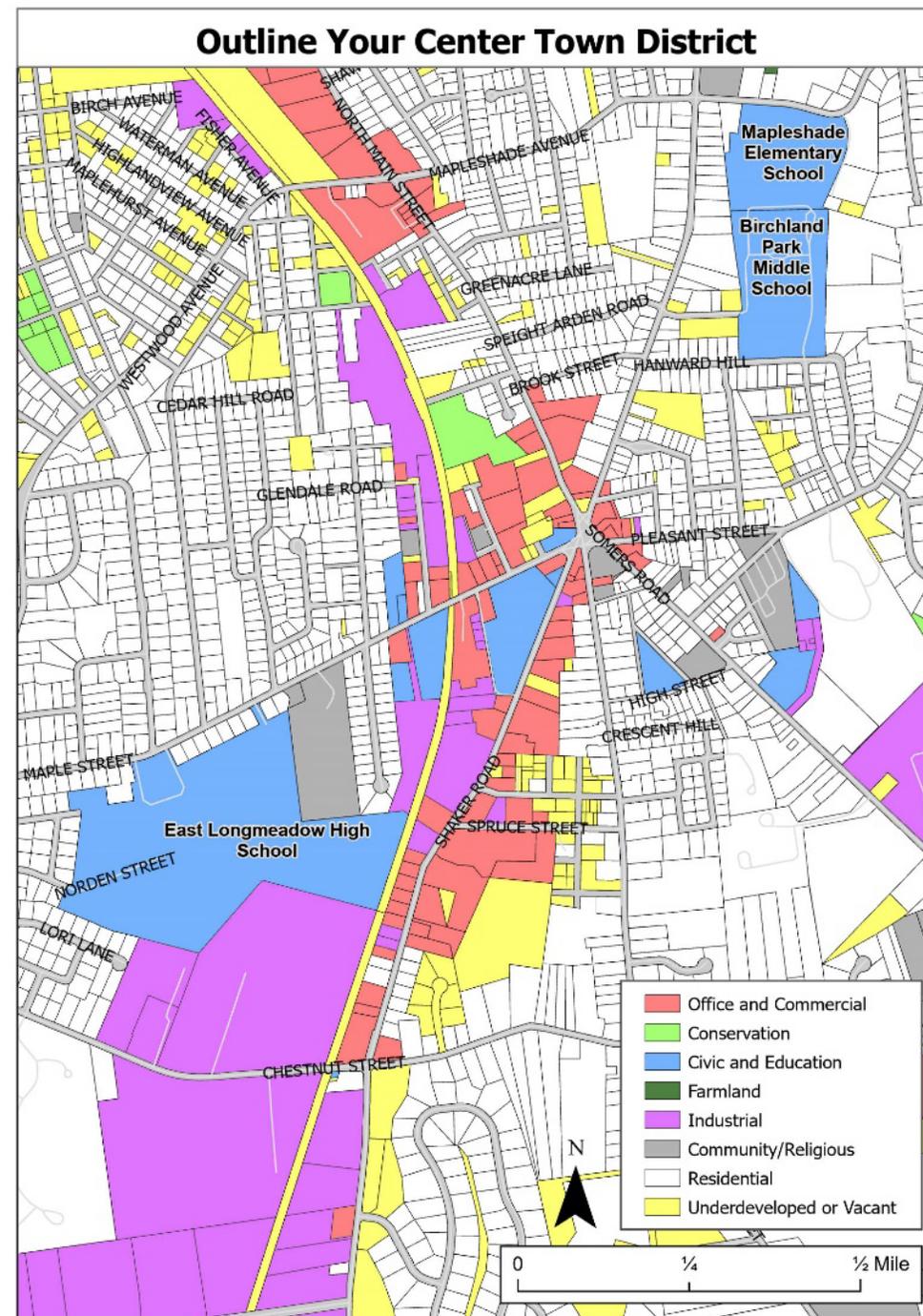
# Center Town Map

The use variations here have been consolidated to facilitate an ease of visual understanding.

It's easy to see that the center of town is dominated by primarily by:

- Industrial: **Purple**
- Commercial and office: **Red**
- Undeveloped or vacant parcels: **Yellow**
- (Some) civic and educational: **Blue**

Some of these uses are less desirable or too intense for the future economic and community development of the center of town



# Industrial Districts (Purple)

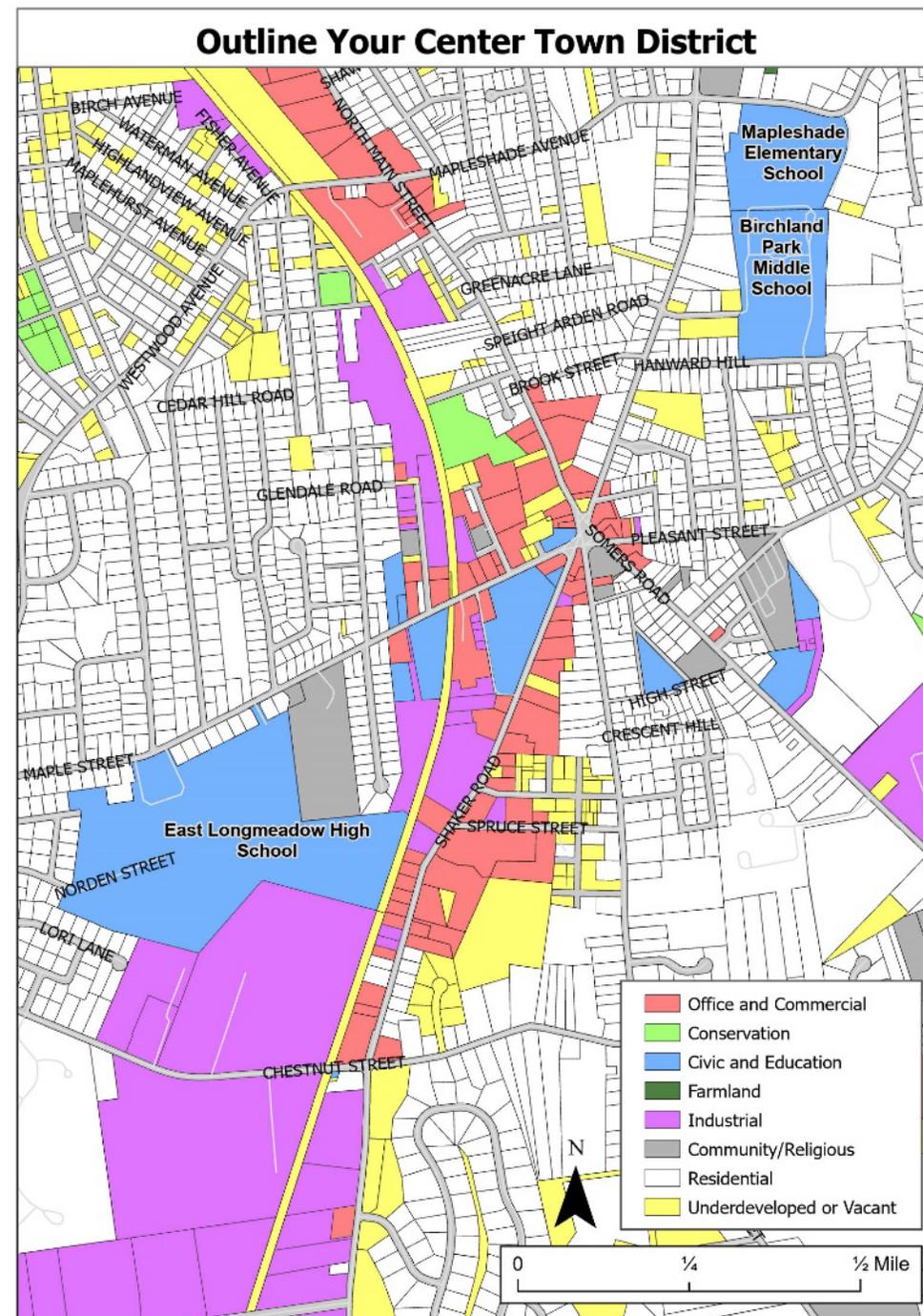
Allowed “by-right” uses presently include:

- Retail store
- Bank or lending facility
- Convenience store
- Gasoline filling stations
- Wholesale trade/warehouse
- Construction supply/lumber yard
- Ground mounted solar arrays
- Industrial uses not considered hazardous or noxious

Allowed by “special permit”:

- Indoor self-storage
- Gasoline filling station with convenience store
- Public utilities substation
- Telecom facilities/substation

***All residential uses are prohibited in the industrial zone***



# Commercial and Business Districts (Red)

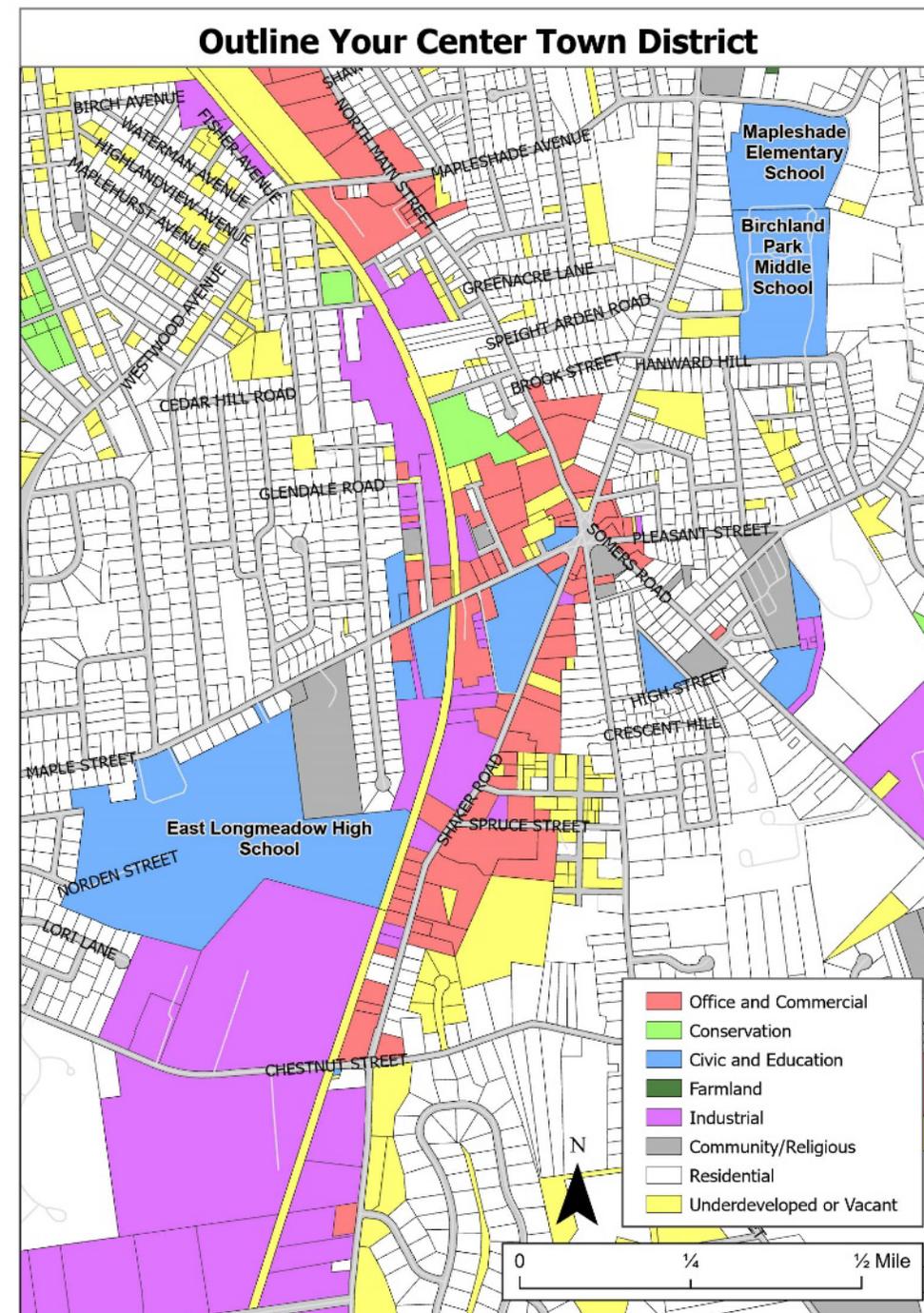
Allowed “by-right” uses presently include:

- Professional office
- Bank, financial, brokerage and loan office
- Convenience store
- Insurance and real estate office
- Dental, medical and scientific labs
- Travel agency
- Convenience store
- Supermarket
- Automobile repair shop,
- Ground mounted solar arrays

Allowed by “special permit”:

- Restaurant
- Planned business development
- Used car lot
- Pet day care and grooming

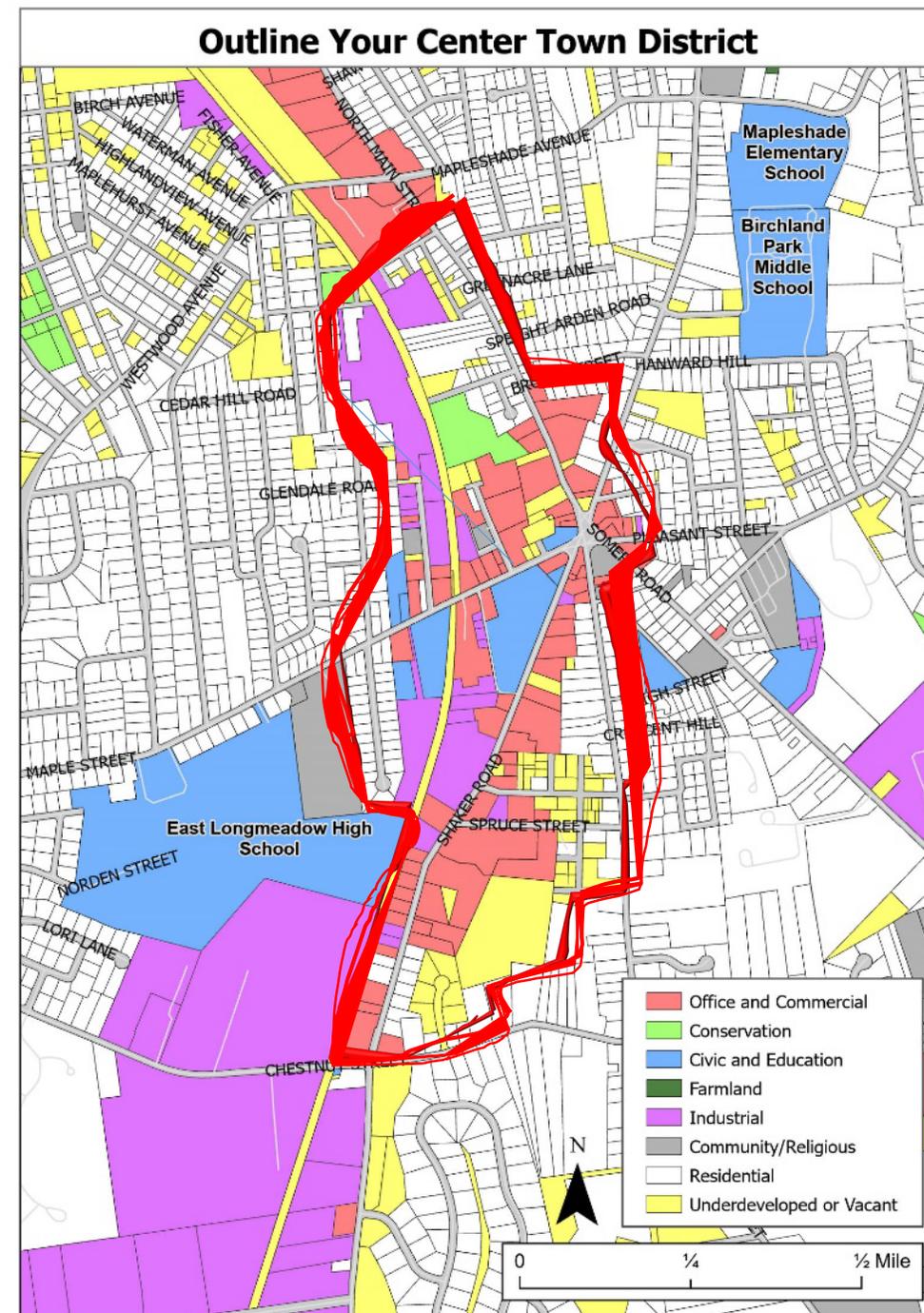
***ONLY single-family detached dwellings are allowed (by-right) in the business districts***



# A future Center Town District should remedy present zoning issues

*(red outline only a single possibility)*

- **Increase low-intensity business development** (retail, restaurants, grocery stores, artisanal craft shops)
- **Increase housing opportunities near business establishments** (facilitates walkability, supports local economy)
- **Increase housing options beyond only detached single-family dwellings**
- **Limit or eliminate high-intensity industrial uses**
- **Maximize development potential of vacant lots** (maximize potential tax contributions)
- **Include green amenities and places where neighbors and neighborhoods can connect** (rail trail, pocket parks)



# For example

## Less this

*East Longmeadow Self Storage*



## More this

*Mixed-use Wilbraham Centre Village*



# For example

## Less this

*Warehouse, East Longmeadow*



## More this

*Outdoor dining, West Hartford*



# For example

## Less this

*East Longmeadow Supermarket*



## More this

*Neighborhood grocer, Northampton*



# For example

## Less this

*Gas station, East Longmeadow*



## More this

*Millpond Live, Easthampton*



# For example

## Less this

*Vacant property, East Longmeadow*



## More this

*The Mill District, Amherst*

