

ARTICLE III
Section 3-130

INDUSTRIAL A DISTRICTS

Section 3-130.1 – Intent Industrial A Districts make provisions for a wide range of industrial and business uses. However, special review and approval is required in the case of certain potentially hazardous or obnoxious uses or uses of significant impact.

Section 3-130.2 – Uses Permitted By-Right. Buildings may be erected or used, and a lot may be used or occupied for any of the following purposes (unless prohibited under Section 3-130.4) and no other:

1. General service or contractor's shop, including cabinet making, light metal working, tinsmith, plumbing or similar shop. (10/2/08)
2. Newspaper publishing, job printing or similar establishments. (10/2/08)
3. Commercial greenhouse or nursery. (10/2/08)
4. Wholesale. (10/2/08)
5. Monument engraving sales. (10/2/08)
6. Manufacturing.
7. Processing.
8. Packing.
9. Office Buildings.
10. Public Utility uses.
11. Research laboratories and research facilities.
12. Restaurants and banks.
13. Warehousing, including not limited to temporary storage containers, storage buildings and industrial storage.
14. Retail sales where such sales involve products being manufactured, processed, warehoused, distributed or wholesaled by the principal permitted use. In no case shall such retail sales space exceed fifteen (15) percent of the total floor area of the principle building. (10/2/08)

15. Dwellings in conjunction with bona fide agricultural operations or one living quarter of a watchman and or caretaker and his/her family.
16. Above ground radio and television broadcasting stations, towers and accessory structures. (FAA approved)
17. Helicopter landing pad. (FAA approved)
18. Iron, steel or other metal manufacture or processing, drop forging with power hammer, boiler works, heavy weight casting including galvanizing and other treatment.
19. Transfer/distribution facilities. (6/3/04)
20. Accessory uses located on the same lot which are customarily incidental to and associated with the permitted use. (10/2/04)
21. The generation of electricity fueled primary by natural gas by a business organization or public service corporation, as approved by the Massachusetts Energy Facilities Siting Board in accordance with the provisions of section 69J¼ of chapter 164 of the General Laws, including all equipment, buildings and structures associated with such use that are located on the same site as the generating facility, as well as all ancillary transmission and distribution lines, gas pipelines and water mains. All gas and electric lines and water mains associated with this use are permitted as-of-right in all zoning districts through which they must traverse so long as such utility lines obtain all municipal permits, licenses, rights of way or other forms of authorizations that are necessary for their construction and operation; provided, further, for any electric or gas lines that are not located on the site of the generating facility, such lines are permitted as-of-right so long as the local transmission company or distribution utility, as the case may be, agrees to become owner of such facilities, through a pre-construction agreement. (12/03/09)
All necessary utility lines that meet the requirements of 3-130.2.21 (12/3/09)
22. Home Occupation (See Section 5-1001) (7/1/10)
23. Marijuana Shop, in accordance with Section 4-90 (8/29/18)
24. Large Scale Solar Power Generator, provided that for any such use occupying a footprint of more than 30,000 square feet or occurring within 150' of any residential use, the Planning Board has issued a site plan approval and found that the impact of the facility from abutting properties and public ways will be suitably mitigated. (9/8/15)

Section 3-130.3 – Uses Permitted by Special Permit

1. Lumber yards, fuel storage plants, truck terminals, motor vehicle storage yards (i.e. school buses, tow truck operations but not including junk yards and auto sales), and contractor yards. (City Council) (1/19/06)
2. Wood/Stump Reclamation Facility (City Council) (12/15/88)
 - a. Special Permit shall be for two (2) years.
 - b. No part of the operation shall be visible from the road or and residence.
 - c. All requirements of the Department of Environmental Quality Engineering (D.E.Q.E.), Health Board, Conservation Commission, and Article IV, Section 4-120 of the General Regulations shall be complied with.
 - d. The Health Department shall monitor the operation if any violations are found, the permit shall be revoked immediately pending investigation by the City Council.
 - e. The owner of the operation shall acquire a bond, to be filed with the treasurer and City Clerk, in the amount equal to removal costs of six (6) months storage of stumps, logs, mulch, sawdust, and firewood on the property.
3. Dimensional Special Permit for the rear and side yard requirements found in Section 3-130.6, numbers 2, 3, and 4 provided adjoining areas have been previously developed by the creation of lots and the construction of buildings for structures with side, and rear yards generally smaller than is prescribed by the Westfield Zoning Ordinance, (Zoning Board of Appeals) (11/19/90)

An application for a Dimensional Special Permit for a use or structure that also requires an additional Use Special Permit and/or Site Plan Approval shall be heard by the same Special Permit granting authority at the same time and as part of the Use Special Permit and/or Site Plan Review. (10/7/04)
4. Any use otherwise permitted (either By-Right or by Special Permit) in this district involving a building or buildings with a cumulative total floor area equal to or greater than 100,000 square feet. This requirement applies to both new uses and buildings, and to alterations/extension/expansions of existing uses and buildings whose cumulative total square footage meets or exceeds these thresholds. (Planning Board) (10/02/08)
5. Motor Vehicle Sales or Rental Agency. (Planning Board) (3/4/19)
6. Commercial earth removal (Planning Board) (See Section 5-20) (9/15/05)

- 7 Processing, reprocessing, remanufacturing, reclamation and/or recycling of construction (including but not limited to road and bridge) materials, building materials and/or demolition materials such as, but not limited to, lumber, asphalt, brick and concrete. (City Council) (9/15/05)
8. Any use otherwise permitted (either By-Right or by Special Permit) in this district that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (10/2/08)
9. Truck and/or heavy motorized equipment repair shop or body shop, or truck tire recapping and retreading facility. This section shall not permit the aforementioned used for or upon vehicles registered as either passenger or livery vehicles with the Massachusetts Department of Transportation. This section shall permit the incidental sale of parts or equipment as needed in the normal conduct of business for the above listed uses, but does not permit the retail sale or rental of vehicles, machinery, parts, or equipment. (Planning Board) (6/7/2012)
10. Commercial kennel, or veterinary hospital (Planning Board) (12/3/09)
11. Home Based Business (See Section 5-100.1) (7/1/10)
12. The manufacture of plastic products by extrusion, molding or other means of manipulating pre-manufactured plastic materials (Planning Board) (6/10/14)
13. Place of amusement, recreation or assembly (i.e., convention center, sports arena) on a lot not less than 2 acres in size (Planning Board) (11/26/14)

Section 3-130.4 – Prohibitions. Within any Industrial A zone no buildings shall be erected, altered or enlarged and no land shall be used for the following:

1. Abattoir
2. Ammonia, chlorine or bleaching powder manufacture.
3. Asphalt manufacturing or refining
4. Automobile service station, gas station (except as an accessory use to an industrial concern), auto body repair shop, frame shop, brake and muffler shop.
5. Celluloid manufacture (except in isolated, fire-resisting buildings).

6. Commercial coal yard, coal storage or commercial salt storage.
7. Creosote manufacturing.
8. Distillation of coal, wood or bones.
9. Fertilizer or potash manufacturing or refining.
10. Glue or size manufacturing or process involving recovery from fish or animal offal.
11. Gypsum, cement, plaster or plaster of paris manufacturing.
12. Incineration of infectious and biogenetic research material and no other incineration except where required by State Regulation. (12/12/88)
13. Leather processing.
14. Linoleum manufacturing.
15. Paint manufacture.
16. Paper manufacture.
17. Plastic manufacture. (6/10/14)
18. Gas manufacture.
19. Quarry.
20. Rubber, caoutshouc or gutta percha manufacture from crude or scrap material.
21. Sewage disposal plant, except where controlled by the municipality.
22. Soap manufacture.
23. Stockyard.
24. Sulphurous, sulfuric, nitric or hydraulic acid manufacture.
25. Tar distillation and tar roofing manufacture.
26. Facilities utilizing or disposing of chemical, low level radioactive waste or any other hazardous waste disposal.

Section 3-130.5 – Residential Restriction. No building or other structure shall be erected, altered or used, and no land shall be used or occupied for residential purposes, except where subdivision plans or individual building lots existed, and were duly recorded or registered prior to the enactment of this amendment. The dwelling or dwellings of caretakers or watchmen located on the premises where such use is incidental to the principal permitted use are exempt from the above provisions.

Section 3-130.6 – Area and Height Regulations. Every building shall comply with the following area, yard and height regulations:

1. Building Area and Coverage. Minimum lot size in an Industrial – A zone shall be one (1) acre. Not more than fifty (50) percent of the area of each lot may be occupied by buildings.
2. Front Yard. there shall be a setback on each street on which a lot abuts which shall be not less than twenty (20) feet and each lot shall have a minimum frontage of one hundred fifty (150) feet at the street line.
3. Side Yard. There shall be two (2) side yards neither less than fifteen (15) feet.
4. Rear Yard. There shall be a rear yard on each lot which shall be not less than twenty-five (25) feet in depth or the height, of the building, whichever is greater. Where a rear yard abuts a railroad right-of-way, the rear lot line shall be deemed to be the center line of the railroad right-of-way for the purpose of this paragraph 4.
5. Height. No buildings or structures shall exceed sixty (60) feet in height. Buildings or structures located within the designated Airport Landing Zone, height will be whichever is the most restrictively regulated.

The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (2/24/03)

Section 3-130.7 - Performance Standards. Any uses permitted in Industrial A Districts must also conform to all of the performance standards contained in Article IV, Section 4-120.

Section 3-130.8 - Special Regulations. In order to encourage sound and attractive industrial development, the following special requirements shall apply:

1. (reserved for future use 9/16/03)
2. A buffer planting strip not less than twenty (20) feet in width, as defined in Article II- Section 2-20.01, shall be provided along each side or rear property line which directly abuts another existing residential property or residential district in either this city or an adjoining municipality. The Special Permit and/or Site Plan

Approval granting authority may waive this requirement if in its opinion a suitable substitute is provided. (10/2/08)

3. Off-street parking, off-street loading and special requirements related to highway frontage described in Article VII, shall apply in Industrial A Districts.
4. A minimum of ten (10) percent of the required front yard shall be maintained with grass and live shade trees and ornamental shrubs with adequate spaces being left unpaved for their growth.
6. All projects shall be reviewed by the Permit Granting Authority as to the potential for groundwater contamination. If the Permit Granting Authority after consultation with the Board of Health or any other entity that it deems appropriate determines that the project use has potential it shall prescribe an appropriate groundwater management program. This program may include the installation of groundwater monitoring wells and a regular testing procedure. The Permit Granting Authority reserves the right to withhold any and all permits until such groundwater management programs have been approved. (10/4/90)

3-130.3 (3) added second paragraph (10/07/04)
3-130.3 (6), (7), added (09/15/05)
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3-130.2 (21) added (12/03/09)
3-130.3 (10) added (12/03/09)
3-130.2 (22) added (07/01/10)
3-130.3 (11) added (07/01/10)
3-130.3 (9) added (06/07/12)
3-130.2 (23) added (05/21/14)
3-130.3 (12) added, 3-130.4 (17) amended (06/10/14)
3-130.3 (13) added (11/26/14)
3-130.2 (24) added (09/08/15)
3-130.2 (23) amended (08/29/18)
3-130.3 (5) SPGA change (03/04/19)