

ZONING ISSUES

**(All construction will be required to be in accordance with the
Town of Colrain Zoning Bylaws)**

Area of lot: _____(acres)

Colrain Zoning Bylaws require that a lot have a minimum of 20,000 sq. ft. in village areas, and 1-1/2 acres in rural areas.

Frontage: _____(Feet)

Colrain Zoning Bylaws require that a lot have 100 feet of frontage in village areas, and 300 feet of frontage in rural areas. This frontage must be measured continuously along one street.

Distance to property lines: Front (street) line _____ ft. Left _____ ft. Right _____ ft. Rear _____ ft

Front Setbacks (Dwelling units): Colrain Zoning Bylaws requires that any dwelling be set back 30 feet from your front property line in village areas and 50 feet in rural areas.

Side Setbacks (Dwelling units): Colrain Zoning Bylaws requires that any dwelling be set back 15 feet from your side property line in village areas and 40 feet in rural areas.

Rear Setbacks (Dwelling units): Colrain Zoning Bylaws requires that any dwelling be set back 30 feet from your rear property line in village areas and 40 feet in rural areas.

Front Setbacks (Accessory buildings): Colrain Zoning Bylaws requires that any accessory building be set back 30 feet from your front property in village areas and 50 feet in rural areas.

Side/Rear Setbacks (accessory buildings): Colrain Zoning Bylaws requires that any accessory building be set back 40 feet from your side and rear property lines in both village and rural areas.

Size of proposed structure:

Length _____ft. Width _____ft. Height _____ft.

Number of floors _____ Number of rooms _____

Number of bedrooms _____ Number of bathrooms _____

Total area _____ Sq. Ft. (Will be used to calculate construction cost)

Distance to nearest building:

_____ ft. in a _____ direction

Colrain Zoning Bylaws require that an accessory building must be at least 10 feet away from any dwelling unit or other accessory building.

Conservation Issues

**(All building permit applications will be reviewed by the
Colrain Conservation Commission
Prior to issuance of permit)**

Distance to nearest stream or river:

_____ ft. in a _____ direction.

Distance to nearest intermittent stream:

_____ ft. in a _____ direction.

Distance to nearest wetland area:

_____ ft. in a _____ direction.

Is the project located within a flood plain? _____ yes _____ no

If you are not sure, there are flood maps at the town office.

If the work to be done is within 200' of a perennial stream or river, within 100' of a intermittent stream, or within 100' of a wetland, the Conservation Commission will require a "Request for Determination" to be filed.

If you have any questions about whether this applies, please contact Spike Wheeler at (413) 624-3454.