
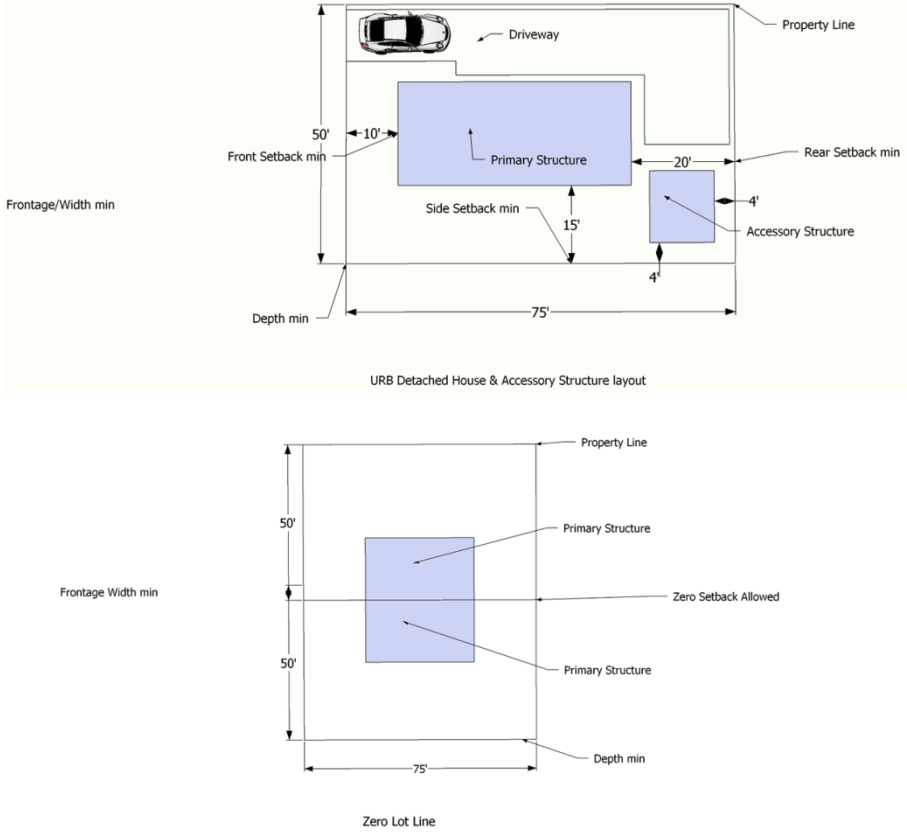


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350 Attachment 7

City of Northampton Table of Use and Dimensional Regulations

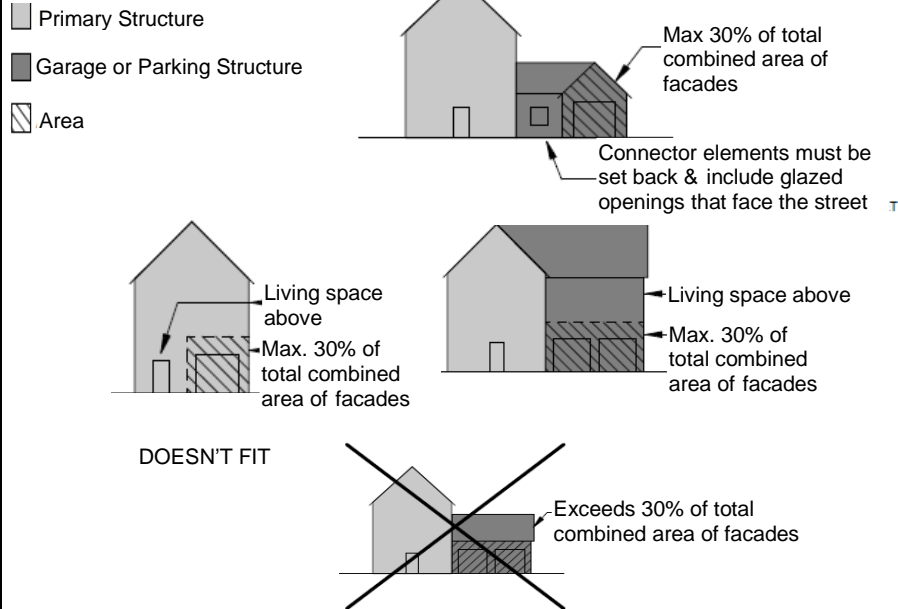
URB District	
Description:	Example Structures
<p>Primarily residential with single-, two-, three-family units allowed in different development patterns, including townhouse units.</p> <p>New homes should consist of units that maintain orientation, rhythm, setback pattern and street frontage green patterns of the surrounding block face</p>	
Lot Dimension Requirements	Layout/Setbacks For All Uses
<p>Lot Size 2,500 ft² minimum (min.) per unit Frontage/Width = 50 feet min. Depth = 75 feet min.</p> <p>Setbacks Front = 10 feet min. Side = 15 feet min. Side = 0 feet on one side for zero lot line Rear = 20 feet min.</p> <p>Max. Height = 35 feet</p> <p>Open Space = 40%</p>	 <p style="text-align: center;">URB Detached House & Accessory Structure layout</p> <p style="text-align: center;">Zero Lot Line</p>

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Design Standards Illustrated

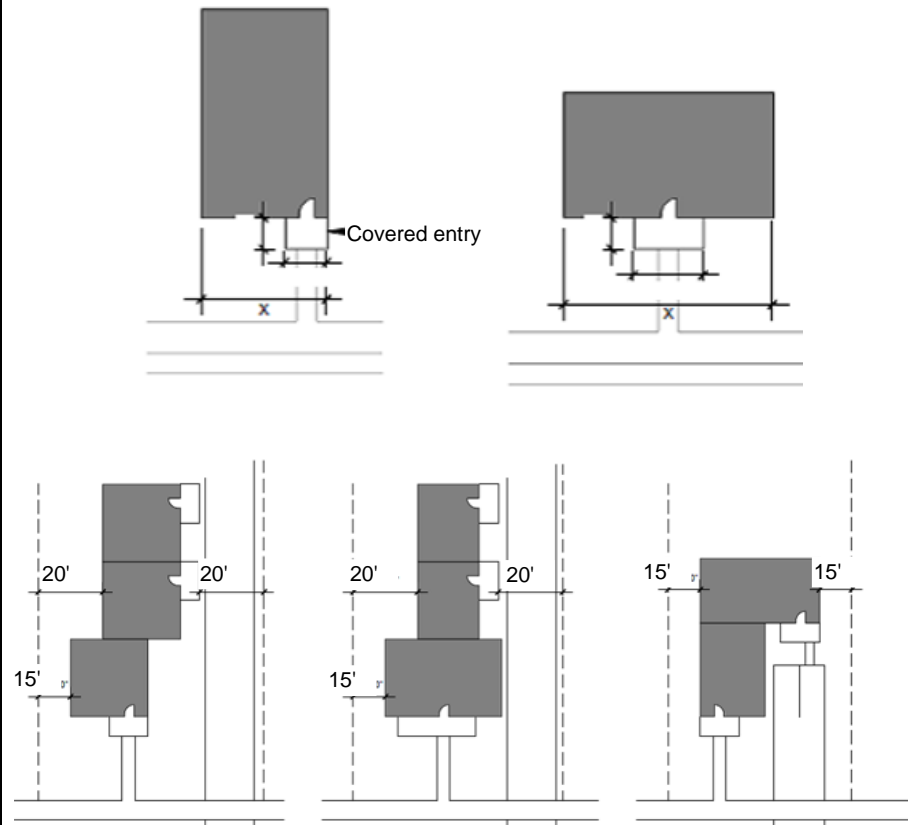
Planning Board may waive, by site plan approval, elements 2, 3, 4 if it can be shown that a different design meets a pedestrian-scale design that encourages public/private transition and interface (e.g., similar elements facing internal courtyards or private streets)

1. If a garage or other parking structure is attached, it must be set back 20 feet and the garage/structure shall comprise no more than 30% of the front facade of the primary structure. Side setback may be 10 feet for the garage only when not used as living area.

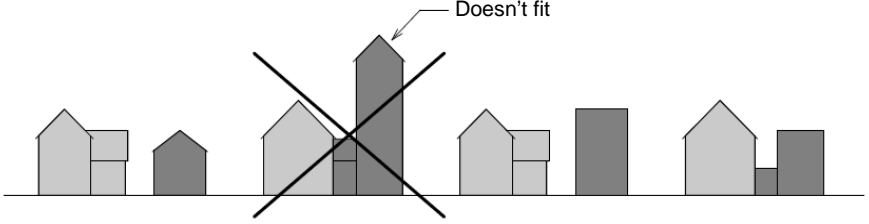
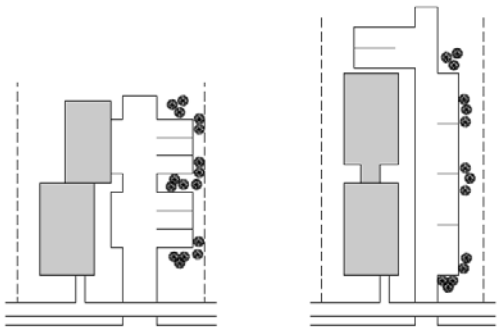


2. Front doors must face the street. For units extending behind front units, where entries orient to the side lot, the 20-foot side setback shall apply unless other means to create buffer/private outdoor space to adjoining property are approved by the Planning Board.

Buildings must have a covered entry.



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<p>3. For new buildings, setback, scale, massing should fit within the block face.</p>	<div style="text-align: center;"> <p> EXISTING NEW </p>  </div>
<p>4. Parking for more than 5 cars shall be distributed on the site to minimize impact to the neighborhood character, which shall be accomplished by small groupings of spaces surrounded by spaces surrounded by landscaping or parallel parking along a narrow driveway to mimic an alley. Driveways wider than 15 feet shall be visually buffered from side lot lines through setbacks or screening to adequately block car headlights.</p>	
<p>Minimum parking for residential uses</p> <p>For other uses see table in § 350-8.2.</p>	<p>1 space per 1,000 ft² gross living area (round up). No more than 2 spaces required per unit.</p> <p>Front yard setback may only have parking for a maximum of two vehicles</p>

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URB USES ALLOWED

Uses Allowed By Right:

- Single-, two-, three-family dwellings
- Attached (to a single-family) accessory dwelling unit not to exceed 900 square feet gross living area. See § 350-10.10. Same setback as for principal structures.
- Home business up to 25 visits per week as defined in § 350-2.1
- Zero lot line single-family; see § 350-10.14
- Preexisting nonconforming uses (may trigger ZBA permit)
- Accessory uses to residential:
 - Tag sales: temporary sales of personal and household articles
 - Pets/Animals (§ 350-5.3)
- Accessory structures, detached (but no larger than 1,000 ft² of lot coverage or 3% of lot area, whichever is greater, unless it is used for agricultural purposes). See also § 350-6.7.
 - Setbacks:
 - Front: 20 feet
 - Side: 4 feet
 - Rear: 4 feet
- Family day care (registration w/Building Commissioner required)
- Cemetery
- Temporary event as defined in § 350-2.1
- Municipal facility; facilities for essential services
- Agriculture, horticulture, floriculture, noncommercial forestry, the growing of all vegetables and a temporary (not to exceed erection or use for a period of four months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises
- Rooftop solar hot water and photovoltaic
- Accessory solar photovoltaic (PV) ground-mounted on a parcel with any building/use, provided that the PV is sized to generate no more than 200% of the annual projected electric use of the non-PV building/use or 12 KW, whichever is greater. The setbacks for such a PV shall be the same as for detached accessory structures as set forth in the table above.
- Solar photovoltaic of any size, ground-mounted over any legal parking lot or driveway
- Short-term rental: allowed only upon annual registration with the City. Use as a registered rental is only valid for the year in which registration is completed and expires December 31 each year.

Site Plan Approval Required for the Following:

- Any construction (other than for a single-family home) greater than 2,000 square feet
- The addition of a principal structure to a parcel where one already exists.
- Townhouses with six or fewer units
- Educational use: nonprofit, dormitories, any religious use, day care, school-aged child-care program (MGL c. 28A, § 9) and historical association or society and nonprofit museum (may include the residence of a caretaker)
- Reuse of historic educational or religious building(s) for any residential use, live/work space, or office; provided, however, that no more than 20% of the floor space of the building(s) shall be used for medical, banking or any offices where a primary function is to provide services to retail customers or individuals. All such uses approved under this provision shall be within the footprint of existing building(s) and may only be approved contingent upon protection of all historically contributing portions of the building with an historic preservation restriction granted to the City of Northampton in a form acceptable to the Planning Board, with input from the Historical Commission, as preserving the key character-defining features visible from the road (and not necessarily meeting federal or state preservation standards for the entire building). The existing building may be expanded to accommodate elevators and stairwells. Portions of the building that are not part of the original architecture of the building and which do not contribute to the historical or

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architectural significance of the building as determined by the Planning Board, with input from the Historical Commission, may be demolished.

- Cluster development. See below for lot layout standards and § 350-10.5 for other required criteria.
- Parking off-site and combined parking. See §§ 350-8.5 and 350-8.7.
- Creation or expansion of six or more parking spaces
- Parking lot access for nonresidential uses across a residential lot. See § 350-8.9.
- Parking requirement reduction. See § 350-8.10F.
- Residential shared driveways. See § 350-8.8R.
- Private utility, substation or district utility, small-scale hydroelectric generation
- Year-round greenhouse/stand for wholesale and retail sale of agricultural farm products raised on site
- Telecommunications antennas (cellular phone) located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)
- Any other solar photovoltaic (PV), large-scale ground-mounted not listed above, where less than two acres of tree removal is planned. The removal of significant trees on the subject parcel(s) must be replaced in accordance with § 350-12.3 and includes tree removal that occurs within 12 months immediately prior to an application for installation of such a system.

Setbacks:

Front = 50 feet

Side = 50 feet

Rear = 50 feet

Maximum height = 30 feet

Open space = 20%

1. A planted buffer to abutting residential property shall be at least 15 feet in width along the property boundary. It shall contain a screen of plantings in the center of the strip not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs shall be planted not more than five feet on center, and individual trees thereafter shall be maintained by the owner or occupants so as to maintain a dense screen year-round. At least 50% of the plantings shall be evenly spaced. Whenever possible, existing trees and ground cover should be preserved in this strip, reducing the need to plant additional trees. Trees may not be cut down in this strip without site plan approval.
2. The owner or operator shall remove the installation no more than 150 days after the date of discontinued operations. Removal shall consist of:
 - a. Removal of all structures, equipment, security barriers, transmission lines, conduits, poles.
 - b. Disposal of all waste in accordance with local, state, and federal waste disposal regulations.
 - c. Stabilization or revegetation of the site as necessary to minimize erosion.If the owner/operator fails to remove the installation in accordance with the requirements of this section, the City shall have the right to exercise or call the bond/performance guarantee in order to cover the cost of removal.
3. Performance guarantee: Applicants shall submit an itemized cost estimate for complete decommissioning of the array as specified above. Prior to beginning construction, the applicant shall post a performance guarantee in the form of a bond or escrow or other guarantee approved by the Planning Board for the amount to cover decommissioning, including a twenty-percent contingency and calculated with twenty-year inflation factor.

Special Permit Approval Required for the Following Uses by Planning Board Unless Otherwise Noted:

- Detached accessory dwelling unit (see § 350-10.10—Zoning Board of Appeals special permit)

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- Home business for personal service business by appointment only or home business more than 25 visits, etc. (see § 350-10.12 for other criteria—Zoning Board of Appeals special permit)
- Any townhouse project creating seven or more units in one or more phases within a five-year period. Any such project shall comply with the following:
 - A. Buildings and parking.
 - 1) The first row of buildings along a street shall face the street and add to the streetscape. There shall not be any parking, except incidental to a driveway or roadway, between the first row of buildings and the street. Parking shall be located behind buildings or designed otherwise to minimize view from the public street.
 - 2) The area between the property and the road pavement shall be made to be pedestrian friendly, with sidewalks, street furniture, trees and other vegetation, all of which shall be in conformance with City standards. All landscaping incorporated as part of the applicant's design between the street and the building(s) shall facilitate and enhance the pedestrian use of sidewalks and other areas adjacent to the building. Such streetscape may include rebuilding by the applicant, as necessary, of granite curbs, ADA-compliant concrete sidewalks, tree belts, and drainage improvements incorporating low-impact development standards for any necessary drainage improvements triggered by these changes.
 - 3) Buildings that abut existing residential properties shall incorporate building articulation alongside facades. Building projections shall be incorporated for any side façade that is longer than 30 feet.
 - 4) Front facades shall have setbacks consistent with other buildings within the block or provide a different setback that is necessary to address any natural resources constraints.
 - B. Streets and roadways.
 - 1) Projects shall connect to all surrounding neighborhoods with bicycle and pedestrian access to the extent possible.
 - a) For projects that have more than one vehicular access, driveways and roadways shall internally and externally connect to each other and dead-end streets shall be avoided whenever possible. Dead-end roadways and driveways shall never exceed 500 feet and, to the extent possible, must include a bicycle and pedestrian connection from the dead-end street to a street, common area, park or civic space.
 - b) For projects that have a single vehicular access, such access shall not exceed 500 feet and pedestrian access shall also be provided directly from any street to residential units.
 - 2) The design standards for the length of dead-end streets, protection of natural features, sidewalks, wheelchair ramps, landscaping, utilities, and the construction method and materials for water lines, sanitary sewers, storm sewers, fire protection, sidewalks, private roads and other infrastructure shall be those set forth in Chapter 290, Subdivision of Land. These standards shall apply even for private roadways and driveways that are not part of a subdivision, unless waived by the Planning Board.
 - 3) Driveways and private roadways shall be designed to function as private alleys, or shared streets with pedestrians and cyclists, and engineered to keep speeds below 15 miles per hour, or yield streets with separate sidewalks as shown in the subdivision regulations. Such sidewalks shall connect to sidewalks along adjacent streets.
 - 4) Vehicular access shall connect to surrounding streets as appropriate to ensure safe and efficient flow of traffic within the surrounding neighborhood and to mitigate increases in traffic on nearby streets.
 - 5) Preexisting paths historically used as bicycle and pedestrian trails shall be preserved to the extent possible and marked with appropriate signage.
 - C. Park space.
 - 1) All projects shall include a park/common area fully designed and constructed to be integrated into the project, which area shall be easily accessible and available for

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residents of the project. At a minimum, this space shall be 300 square feet or 30 square feet per dwelling unit of buildable land area, whichever is greater.

- 2) All such space shall be contiguous unless waived by the Planning Board upon finding that it is in the public interest and consistent with the intent and purpose of this section.

D. Environment and energy. Buildings shall meet one of the following environmental standards:

- 1) Home Energy Rating System (HERS) rating for the building envelope at least 25% lower than the current municipal standard at the time the special permit is requested, but in no event shall the HERS rating be greater than 47 for units of 1,200 square feet or less, and no greater than 41 for units larger than 1,200 square feet. Alternatively, for units of 1,200 square feet or less, the Planning Board may consider a comparable energy standard to the HERS rating of 47 after consultation with the Building Commissioner.
- 2) U.S. Green Building Council LEED New Construction Gold or Neighborhood Development Gold Certified.

E. Size, access and affordability.

- 1) Buildings shall meet one of the following standards:
 - a) 11% of the units shall be “affordable units” as that term is defined in § 350-2.1 of the Code of the City of Northampton; or
 - b) Contain 25% or more of the units no larger than 1,200 square feet gross floor area.
- 2) Equal access. All projects shall provide equal access to all building amenities, park and civic space and public entrances to buildings to residents of both affordable and non-affordable units.

F. Internet connectivity. All projects that include infrastructure making internet connectivity available shall do so without differences in quality, capacity or speed to residents of both affordable and non-affordable units.

- Educational use: private for-profit colleges, schools, etc.
- Community Center
- Lodging house, halfway house
- Bed-and-breakfast
- Nursing homes, assisted living
- Membership club operated as a not-for-profit corporation, as defined by MGL c. 180, excluding any adult establishments which display live nudity
- Filling of any land. See § 350-10.4.
- Filling of water or wet area. See § 350-10.3.
- Funeral establishment
- Crematory
- Accessory solar photovoltaic ground-mounted on a parcel with any building or use, between 8 KW or over 100% but no more than 200% of the annual projected electric use of the non-PV building or use
- Heavy public use. See § 350-10.7—City Council special permit

Projects resulting in more than two acres of canopy removal shall submit the following additional information to that which is required by site plan for large-scale ground-mounted solar above with their application. The Board must find that the removal of trees will not negatively impact the health safety and welfare of the residents of Northampton by maintaining a robust and diverse ecosystem for the residents while also creating renewable energy systems. In order for the Board to make such finding, the applicant shall submit an analysis of the proposed project’s impact relative to the benefit of the solar installation as follows:

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1. Analysis showing that tree removal which occurs on more than one acre of slopes greater than 20% will not cause erosion of top soil and will not increase siltation of any streams present on the site or within 200 feet of the property boundary.
2. Analysis of the forest type and relevant habitat that will be lost. This analysis must include the structure and diversity of the canopy, midstory and understory of the forested area to be cleared. Analysis must be performed by an individual with a master's degree in wildlife biology or ecological science from an accredited college/university or other competent professional with at least two years of experience in wildlife habitat evaluation.
 - a. Any forested area within which certifiable vernal pools are found, must be identified and a permit from the Conservation Commission must be granted prior to review by the Planning Board.
 - b. Any forested area containing clusters of five or more healthy trees of 20 inches diameter breast height or greater that are not in decline shall be preserved in order to continue to provide high value ecological benefit to the community. Connection of these larger trees to surrounding stands of trees shall be maintained.
 - c. As part of the forest type analysis, the report shall contain information regarding the abundance and distribution of habitats within the region and of the specific site and any historical information on the extent and quality of these habitats and impact of clearing on these habitats. The applicant must show through analysis that habitat is not fragmented and that connectivity remains in the proposed conditions.
3. Analysis by a qualified third party showing that the project will be carbon-neutral over the first 10 years of operation. The applicant shall provide the following calculations:
 - a. The total volume of trees to be removed (provided by an independent certified forester) and the projected volume of trees over a ten-year period of additional growth.
 - b. Subtracting the estimated live-wood in replacement trees provided under the significant tree section of this zoning ordinance 10 years after planting.
 - c. Conversion of the net live-wood to be removed to short tons of carbon (using research from the Northern Institute of Applied Climate Science or other methodology after approval by the permit granting authority).
 - d. Subtraction of the carbon offsets (short tons of carbon) provided by the solar photovoltaic project over 10 years of operation, including the calculation of potential carbon stored had the trees continued to thrive in that same ten-year window.
 - e. If there is any net release of carbon with the above calculations, the applicant shall assign Renewable Energy Credits (REC) to the City to match or exceed said release of carbon. However, RECs may not be used to fund biomass projects.
4. At least 50% of the property shall be protected from tree clearing and future development for the duration of the operation of the solar array installation and until such time as the system is decommissioned and removed.
5. Within the area beyond the first two acres of canopy removed, stumps for removed trees must remain in place and no excavation/soil disturbance is allowed other than what would be required to bore support posts for the PV panels.
6. Electrical transformers for utility interconnections may be aboveground only if required by the utility provider. Power and telecommunications poles and equipment shall not be visible from the public way.

Cluster Development Layout Standards

- a. Project lot = 2-acre minimum
- b. Project frontage = 50 feet
- c. Project depth = 100 feet
- d. Setbacks from project boundary:
 - Front = 10 feet
 - Side = 15 feet
 - Rear = 20 feet

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- e. Individual lot frontage, setbacks, frontage = 0 feet
 - f. Maximum height = 40 feet
 - g. Project open space = 50%
 - h. Design: Planning Board to review layout to ensure project transitions between existing neighborhood along street and proposed project. For new buildings, setback, scale, massing should fit within the block face. Mature specimen trees shall be preserved unless shown to be infeasible. No minimum setbacks, lot size, frontage, or open space for internal lots. More than one structure may be located on a single lot.
- * No minimum lot size, depth, or frontage required for essential services or municipal facilities as defined in § 350-2.1. Minimum setbacks for principal buildings as part of municipal facilities are the same as other principal uses in table above and are the only dimensional lot requirements necessary to be met.