
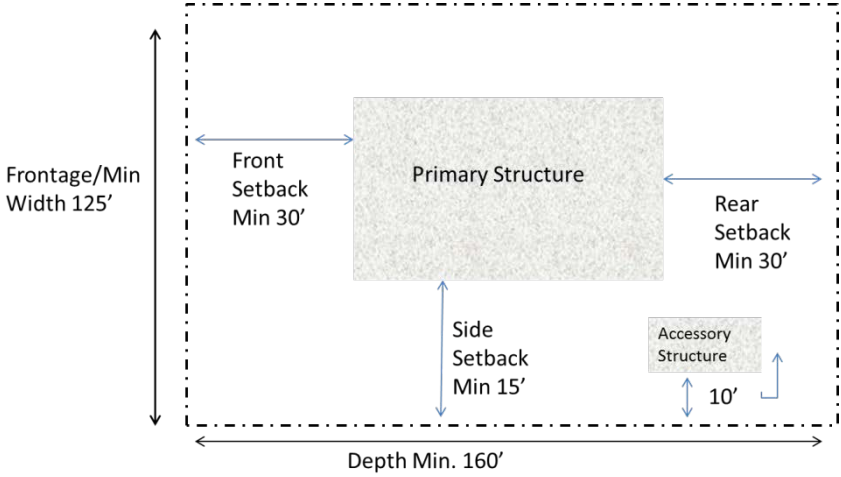


ZONING

350 Attachment 5

**City of Northampton  
Table of Use and Dimensional Regulations**

<b>SR District</b>	
<b>Description:</b>	<b>Example Uses/Structures</b>
<p>Lower density residential and agricultural land. Conservation cluster design is encouraged. Areas are typically not within walking distance of goods/services; some private and water services required. Within transect-based zoning, SR is a T3 Sub-Urban zone.</p>	
<b>Lot Dimension Requirements</b>	<b>Layout/Setbacks</b>
<p><b>Lot Size - Standard</b> 30,000 ft.<sup>2</sup> minimum (80,000 ft.<sup>2</sup> if both private water and private sewer) Frontage/Width = 125 feet min. Depth = 160 feet min.</p> <p><b>Setbacks [principal and detached accessory structures (det. acc.)]</b> Front = 30 feet min. Side = 15 feet min. (10 feet det. acc. structure) Rear = 30 feet min. (10 feet det. acc. structure)</p> <p><b>Max. Height</b> 35 feet (20 feet det. acc. structure)</p> <p><b>Open Space = 70%</b></p>	

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<p><b>Flag Lot Size</b> 60,000 ft.<sup>2</sup> min. (80,000 ft.<sup>2</sup> if private water and sewer) Frontage/Width = 50 feet min. Depth = 160 feet min.</p> <p><b>Setbacks</b> Front = 60 feet min. Side = 30 feet min. (10 feet det. acc. structure) Rear = 60 feet min. (10 feet det. acc. structure)</p> <p><b>Max. Height</b> = 35 feet</p> <p><b>Open Space</b> = 85%</p>	<p style="text-align: center;"><b>FLAG LOT LAYOUT</b></p> <p>The diagram illustrates a flag lot layout. A circular structure is shown with a diameter of 187.5 feet, labeled as '187.5' Diameter to fit inside flag'. The structure is positioned within a lot that has a frontage of 50 feet minimum and a depth of 125 feet minimum. The structure is set back 30 feet from the side boundaries and 60 feet from the rear boundary. A flag pole, with a maximum length of 300 feet, extends from the frontage of the lot to the structure.</p>
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**Design Standards Illustrated**  
Planning Board may waive, by site plan approval, element 2, 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)

<p>1. If a garage or other parking structure is attached, it shall comprise no more than 30% of the front facade of the primary structure.</p>	<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 20px;"> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Primary Structure</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> Garage or Parking Structure</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-style: dashed; margin-right: 5px;"></span> Area</li> </ul> </div> <div> <p>Max 30% of total combined area of facades</p> <p>Connector elements must be set back &amp; include glazed openings that face the street</p> <p>Living space above</p> <p>Max. 30% of total combined area of facades</p> <p>Living space above</p> <p>Max. 30% of total combined area of facades</p> <p>DOESN'T FIT</p> <p>Exceeds 30% of total combined area of facades</p> </div> </div>
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<p><b>Minimum parking for residential uses</b></p> <p>For other uses see table in § 350-8.2</p>	<p>1 space per 1,000 ft.<sup>2</sup> 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 2 vehicles.</p>
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## ZONING

### SR USES ALLOWED

#### Uses Allowed By Right:

- Single-family residence
- Attached (to a single-family) accessory dwelling unit not to exceed 900 ft.<sup>2</sup> 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.
- Preexisting nonconforming uses (may trigger ZBA permit)
- Accessory uses to residential:
  - Tag sales - temporary sales of personal and household articles
  - Pets/Animals. See § 350-5.3.
- Accessory structures, detached (but no larger than 1,000 ft.<sup>2</sup> of lot coverage or 3% of lot area, whichever is greater, unless it is used for agricultural purposes). See also § 350-6.7.
- Family day care (registration w/Building Commissioner required)
- Cemetery, including any crematory therein
- Temporary event as defined in § 350-2.1
- 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 100% or 12 KW of the annual projected electric use of the non-PV building/use. Same setbacks as for detached accessory structures.
- Essential facilities
- Municipal facility

#### Site Plan Approval Required for the Following:

- Any construction (other than for a single-family home) greater than 2,000 ft.<sup>2</sup>
- Detached accessory dwelling unit for single-family home meeting same setback requirements as a single-family home. See § 350-10.10—*Administrative Site Plan*
- Educational use: nonprofit, any religious use, day care, school-aged child-care program (MGL c. 28A, § 9)
- 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 architectural significance of the building as determined by the Planning Board, with input from the Historical Commission, may be demolished.
- Solar photovoltaic of any size, ground-mounted—*Administrative Site Plan*:
  1. Over any legal parking lot or driveway;
  2. At any landfill site not separate from the site-assigned property by any road; and
  3. At an airport not separated from the runways by any road
- Parking off site and combined parking. See §§ 350-8.5 and 350-8.7.

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- Creation or expansion of six or more parking spaces
- Parking requirement reduction. See § 350-8.10F.
- Residential shared driveways. See § 350-8.8R.
- Year-round greenhouse/stand for wholesale and retail sale of agricultural farm products raised on site
- Telecommunications antennas which are located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)
- Open/Outdoor marijuana cultivation.
  1. All security fencing that includes razor wire or other physical security measures that are not typically residential in character must be screened with vegetation so that it is not visible from public ways nor from other principal residential structures within 300 feet.
  2. If a fence or other security structure is planned within a FEMA-mapped floodplain, it must be shown to be engineered to withstand expected floodwaters or it must be engineered to include a breakaway that opens during flood conditions.

### **Special Permit Approval Required for the Following Uses by Planning Board unless Otherwise Noted:**

- 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
- Flag lots. See § 350-6.13.
- Tourist home/bed-and-breakfast
- Community center
- Commercial stable or kennel in which all animals, fowl, or other forms of life are completely enclosed in pens or other structures. See § 350-10.8 and exemptions MGL c. 40A.
- Outdoor commercial recreational use, miniature golf, temporary carnival
- Any other private school, college or university
- Historical association or society and nonprofit museum (may include the residence of a caretaker)
- 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.
- Private utility or substation, small-scale hydroelectric generation.
- New telecommunications facility in accordance with §§ 350-2.1 and 350-10.9.
- Parking lot access for nonresidential uses across a residential lot. See § 350-8.9.
- Processing and treating of raw materials, including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations. See § 350-10.3.
- Removal of sand, gravel, quarry, or other raw material. See § 350-10.3.
- Filling of any land see § 350-10.4. Filling of water or any wet area. See § 350-10.3.
- Private bridge, tunnel
- Railroad passenger terminal
- Municipal facility
- Heavy public use. See § 350-10.7—City Council Special Permit
- Membership club operated as a not-for-profit corporation, as defined by MGL c. 180, excluding any adult establishments which display live nudity—City Council Special Permit
- Cluster residential development. See § 350-10.5.

### **Cluster Development Layout Standards**

- a. Project lot = 4-acre minimum
- b. Project frontage = 125 feet
- c. Project depth = 160 feet

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- d. Setbacks from project boundary:
    - Front = 30 feet
    - Side = 15 feet
    - Rear = 30 feet
  - e. Individual lot frontage, setbacks, frontage = 0 feet
  - f. Maximum height = 35 feet
  - g. Project open space = 75%
  - 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 area. 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.
- Solar photovoltaic (PV), large-scale ground-mounted not requiring the removal of more than 25,000 board feet of timber.
    - Setbacks:
      - Front = 50 feet
      - Side = 50 feet
      - Rear = 50 feet
    - Maximum height = 30 feet
    - Open space = 20%

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 of vertical habit 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.