

ZONING

350 Attachment 9

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

CENTRAL BUSINESS DISTRICT (CB)						
Uses Allowed by Right-combinations are permitted, including accessory uses, structures and share driveways (unless otherwise noted)	If checked, site plan approval required by Planning Board See § 350-11.1 (new construction of 2,000+ triggers site plan)	If checked, special permit approval required by designated board	Dimensions (same for all uses)	Landscaping (same for all uses)	Minimum Parking (same for all uses)	Building Design (same for all uses)
All retail, retail marijuana, ¹ wholesale and business sales and supply of goods and services			Lot size = 0 Frontage/Width/Depth = 0 Setbacks: Front = Maximum 5 feet Side = 0 Rear = 0 Minimum height = 30 feet Maximum height = 70 feet The Planning Board may grant a special permit to allow a building to be set farther back or to a lower height if it finds that a greater setback or lower height is necessary to preserve historic buildings or character, allow for urban pedestrian malls that encourage street-level activity, or that proposed construction is a minor addition to an existing building. (See diagram.) Landscaping and pedestrian malls or plazas shall be constructed between the building and the front lot line, and no parking is permitted in this area. In the CBD, these mall and plaza areas qualify as open space. Open space: see landscape/screening	Site/Parking lot landscaping: See § 350-8.9 for additional landscaping A 30-foot-wide buffer strip shall be planted along the boundary with any residentially zoned lot. It shall contain a screen of plantings of vertical habit in the center of the strip not less than three 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 visually impervious screen (upon planting) year-round. At least 50% of the plantings shall be evenly spaced. The buffer may be reduced to a minimum 20-foot width if the Planning Board finds that a sight-impervious wall or fence will be erected of appropriate	0* See also §§ 350-8.2 through 350-8.11 for location, construction, layout, requirements for parking lots. *Note: No new parking required for any reuse or new construction, except in the case of new footprint/construction for theaters, churches, gyms, places of public assembly with seating, hotels/motels and/or nightclubs. See table in § 350-8.1C for requirements.	See Central Business Architecture review criteria, Chapter 156
Office (drive-through only allowed by special permit)						
Office with drive-through	√	√ Planning Board				
Restaurant (drive-through not allowed), bar, entertainment, community center						
Hotel/Motel						
Trades, artist's space						
Temporary event						
Health/Athletic club, indoor recreation, membership club operated for profit or nonprofit						
Any residential use above the first floor, any residential use located to the rear of otherwise permitted nonresidential uses that occupy a space at least 20 feet deep, and any residential use on a property which does not abut on a public way or public park (however, not classifying rail trails as public parks) maintained by the City. Home businesses are considered residential uses for these purposes.						
Commercial or public parking facility or the addition of 6 or more parking spaces	√					
Single or multimodal passenger terminal						
Facilities for essential services, municipal facility						
Education, religious use, day care, school-aged child-care program (MGL c. 28A, § 9), family day care (with registration with Building Commissioner); historical association, and nonprofit museum (residence of a caretaker must be above first floor only)						
Agricultural uses						
Telecommunication antennas on existing towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)	√					

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Veterinary hospital in which all animals are kept inside permanent buildings						
Private utility substation or similar facility or building	√					
Power plant and/or district utility	√	√ Planning Board				
New telecommunications structures/facilities (in accordance with §§ 350-2.1 and 350-10.9)	√	√ Planning Board				
Research and development facilities	√					
More than one curb cut (>1 existing may remain unless change of use triggers site plan)	√	√ Planning Board				
Access to parking over residential lot; see § 350-8.9	√	√ Planning Board				
			See above.	materials and sufficient height to screen abutting properties and will provide at least as much ground cover should be preserved in this strip, reducing the need to plant additional trees. Existing trees and trees may not be cut down in this strip without site plan approval. All landscaping shall be maintained in a healthy growing condition, neat and orderly in appearance, and free of refuse and debris. All plantings shall be arranged and maintained so as to not obscure the vision of traffic.	See above.	See above.
Rooftop solar hot water and photovoltaic			N/A	None	0	None. Installations must be maintained in good condition
Solar photovoltaic of any size, ground-mounted: 1. Over any legal parking lot or driveway; 2. At any landfill site not separated from the site-assigned property by any road; and 3. At an airport not separated from the runways by any road.	√		Same setbacks as setbacks for other accessory buildings in the district	Sufficient landscaping within the setbacks to provide effective visual separation		

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Accessory solar photovoltaic ground-mounted on a parcel with any building or use, provided that the PV is sized to generate no more than 200% of the annual projected electric use of the non-PV building or use	√		Setbacks: Front = 50 feet Side = 50 feet Rear = 50 feet And such open space as applies to the principal building	See above	0	with painting, structural repairs and security maintained and facilities no longer being used dismantled within 90 days.
Reuse of an historic educational or religious building for any residential use on the ground floor or any other commercial use not otherwise allowed in the district, provided that such use is within the footprint of the existing building. The existing building may be expanded to accommodate elevators and stairwells, provided that all historically contributing portions of the building are retained and covered 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). 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.	√					
Medical marijuana	√					
Any marijuana independent testing laboratory or other testing labs only when located below grade, above the first floor or behind a street-front unit reserved for an allowed commercial use, which is at least 30 feet deep, or in a building that does not abut on a public way maintained by the City.						

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Short-term rentals. Such rentals must be registered with the City and are only valid for the year in which registration is completed and expire December 31 each year.						

Notes:

- 1 No establishment shall be located within 200 feet of a preexisting public or private school providing education in kindergarten or any of grades 1 through 12. Building facades and property must be consistent with the character of the neighborhood, including such items as transparent storefront windows with a view into the interior of the building. Security measures must appear from the outside of the building to be consistent with the character of the neighborhood.