

ZONING

350 Attachment 10

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

ENTRANCEWAY BUSINESS DISTRICT (EB)						
Allowed Uses (by right unless otherwise noted) - any mix or their accessory uses/structures, including common drives	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/ Site Design (applies to all façade and roof changes)
All retail, retail marijuana, ¹ wholesale and business sales and supply of goods and services. Establishments with drive-through component are not allowed.			Minimum lot size = 0 Frontage/Width/Depth = 0	<p>Along street: When building abuts sidewalk, no landscaping between building and sidewalk; otherwise, minimum 8-foot buffer as stated below (w/o trees) or plaza are required between sidewalk and building AND A 10-foot-deep planted buffer between sidewalk and parking lot shall include 1 shade tree per 25 feet of lot frontage in addition to mix of shrubs, grasses, perennials, seating, etc. Turf grasses only allowed by Planning Board site plan approval. Sustainable, no-mow grasses are strongly encouraged. Screening shall be at least 3 feet high upon planting to screen car grills. See City list for shade trees. http://www.northampton.ma.gov/planbd/ Parking lots shall be designed to prevent bumpers from overhanging 10-foot buffer. Additionally, to accommodate increased pedestrian traffic when site plan is triggered, a 10-foot cement concrete sidewalk shall be constructed along the length of the property in the right-of-way unless otherwise waived by the Planning Board for</p>	<ul style="list-style-type: none"> • Based on footprint/GFA in accord with table § 350-8.1 • One bike rack per 10 parking spaces up to 15 required (indoor or outdoor). Storage must allow locking of bicycles to racks or inside storage containers. • See remaining portion of § 350-8 for other provisions to share or reduce parking. • No additional off-street parking is required for: <ul style="list-style-type: none"> (1) Continued use or reuse of existing buildings, as long as that use or reuse does not increase the total floor area within the building nor include outside storage of cars for sale or rent. (2) The replacement of existing finished floor space and 	<p>Any proposed landscaping and pedestrian malls or plazas shall be constructed between the building and the front lot line, but may wrap around the side of the building.</p> <p>All facades visible from a public way shall comply with the following:</p> <ul style="list-style-type: none"> • Street façade shall include a door facing the street or on the corner of the building. Windows and doors shall comprise at least 30% of each floor's front wall unless other projections or elements are used to enhance the pedestrian experience. • Facades facing residential districts shall
Office with drive-through component	√	√ Planning Board	Setbacks: Front = 0* Side = 0 Rear = 0			
Office (no drive-through)			Minimum height = 20 feet Maximum height = 65 feet			
Restaurant (drive-through not allowed), bar, entertainment, community center			Open space = N/A (see landscape/screening)			
Hotel/Motel						
Health/Athletic club, indoor recreation, membership club operated for profit or nonprofit						
Any residential use above the first floor, home office/occupation						
Commercial or public parking lot or structure, passenger terminal/stand	√					
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 above first floor only)						
Agricultural uses; horses and animals as accessory uses in accordance with § 350-5.3						
Tradesman, artist's space						
Temporary event						
Funeral establishment						
Veterinary hospital in which all animals are kept inside permanent buildings						
Access to parking over residential lot; see § 350-8.9	√	√ Planning Board				
Addition of 6 or more parking spaces	√					
Automotive repair (not junkyard) without gasoline sales	√					

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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)	√			intermediate site plan projects.	unfinished basements on the same parcel with site plan approval (but no increase in net floor space).	be designed to minimize impacts and noise, including special care to enclose HVAC or other accessory equipment.	
More than one curb cut (more than one existing may remain unless change of use triggers site plan)	√	√ Planning Board		Site/Parking Lot Landscaping: See also § 350-8.9 for additional required items in parking lots. Landscaped islands constructed to meet the requirements of § 350-8.9 shall include the following as part of meeting the 1 share tree per 15 parking spaces tree planting: 1) One shade tree per 15 parking spaces; 2.5-inch caliper at planting. 2) Shrubs, ground cover, grasses, flowers ranging up to 3 feet in height. Islands shall primarily contain vegetation and/or sidewalk. Mulch, stone, etc. only used as secondary material. Engineered rain gardens or other green infrastructure elements are strongly encouraged for these islands.	(3) Municipal facilities or projects.	• For buildings less than 30 feet high, roof lines should have a minimum pitch of 5:12 unless approved otherwise by the Planning Board.	
Automotive service station (not junkyard) with or without convenience commercial, selling leasing renting automobiles and/or used automobiles and trucks, new automobile tires and other accessories, boats, motorcycles and household and camping trailers	√	√ Planning Board				Parking shall not be located within 10 feet of front lot line.	
Private utility, substation or similar facility or building	√						
Power plant or district utility	√	√ Planning Board					
New telecommunications structures/facilities (in accordance with §§ 350-2.1 and 350-10.9)	√	√ Planning Board					
				Buffer to Residential Districts: 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 3 feet in width and 6 feet in height at the time of occupancy of such lot.			

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				<p>Individual shrubs shall be planted not more than 5 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.</p> <p>The buffer may be reduced to a minimum 20-foot width if the Planning Board finds that a site-impervious wall or fence will be erected of appropriate materials and sufficient height to screen abutting properties and will provide at least as much mitigation as the vegetated barrier described above.</p> <p>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.</p> <p>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.</p>		

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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.						
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:

- 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.