

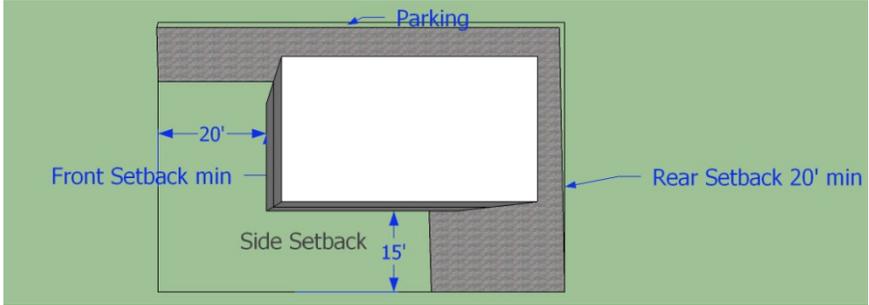
ZONING

350 Attachment 16

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

OI Office Industrial District	
Description:	Example Structures
<p>Primarily back office, manufacturing, research and development, non-retail-oriented business. Flexible reuse of historic mill buildings.</p>	  

NORTHAMPTON CODE

Lot Dimension Requirements	Layout/Setbacks for All Uses
<p>Lot Size: 0 feet</p> <p>Frontage/Width/Depth: 0 feet</p> <p>Setbacks Front = 20 feet min. Side = 15 feet min. Rear = 20 feet min.</p> <p>Max. Height = 45 feet</p> <p>Open Space = 20%</p>	 <p>The diagram illustrates a building footprint (white rectangle) within a lot (green background). A grey-shaded area represents the parking lot, located primarily behind and to the sides of the building. Blue arrows and text indicate the following setbacks: a 20-foot front setback, a 15-foot side setback, and a 20-foot rear setback. The parking area is labeled 'Parking' with an arrow pointing to the grey-shaded region.</p>
<p>Site/Parking Lot Landscaping</p>	<p>See § 350-6.5 and § 350-8.9 for additional landscaping, parking lot buffers to residential.</p>
<p>Minimum parking</p>	<p>For buildings built prior to 1939, no additional parking required for the reuse of buildings.</p> <p>Parking calculated only for expansion of footprint. Other buildings, in accordance with the Table in § 350-8.2, based on use. See also §§ 350-8.2 through 350- 8.11 for location, construction, and layout, requirements for parking lots and bicycle storage.</p> <p>1 space per 1,000 square feet gross living area (round up). No more than 2 spaces required per unit.</p>

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OI USES ALLOWED

Uses Allowed By Right:

- All manufacturing
- Wholesale trade and distribution
- Non-retail sales and supply of goods/services
- Accessory uses to allowed uses: eating facilities, and retail sales, when not more than 10% of the gross floor area is devoted to sales and sales are limited to goods produced or distributed by the principal use
- Research and development
- Trades
- Any residential use - only above the first floor
- Within buildings built prior to 1939: restaurants, entertainment, commercial recreation, health/athletic club, retail, banking, repair services, community center
- Medical office allowed only in:
 1. Buildings with medical use in existence as of January 1, 2010; or
 2. Up to 50% of any building built prior to 1939
- Any other office, except banks
- Artist's space
- Mixed residential/work space, with all residential use above the first floor
- Single or multimodal passenger terminal, yards and rail freight service
- Marijuana manufacturing. All facilities must incorporate both high-efficiency particulate air handlers with activated carbon filters and exhaust systems designed with vents that force the air at least 10 feet above the roofline of the building. Alternatively, other technology may be used upon finding by the Planning Board through site plan approval process that such other technology will, to the extent practicable, limit odors from marijuana in any place where the public or clients are present.
- Temporary event
- Facilities for essential services, municipal facility
- Educational, 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
- Land and/or work within WSP-O:
 1. Lot size: 40,000 square feet
 2. Frontage/Width: 120 feet
 3. Depth: 140 feet
 4. Setbacks:
 - Front: 20 feet
 - Side: 15 feet
 - Rear: 20 feet
 5. Maximum height: 45 feet
 6. Open space: 85%
- Rooftop solar hot water and photovoltaic
- Solar photovoltaic of any size, ground-mounted, over any legal parking lot or driveway
- 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.

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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.

Site Plan Approval required for the following:

- Contractor's yard, open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided that outside storage areas shall be screened from outside view
- Commercial or public parking lot or structure
- Parking lot expansion of more than 6 spaces, passenger terminal
- Telecommunication antennas on existing towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)
- Private bridge, tunnel
- New commercial structures or substantial improvements in FP, meeting all requirements under the State Building Code, Wetlands Protection Act, and City ordinances
 1. Lot size: 40,000 square feet
 2. Frontage/Width: 120 feet
 3. Depth: 140 feet
 4. Setbacks:
 - Front: 20 feet
 - Side: 15 feet
 - Rear: 20 feet
 5. Maximum height: 45 feet
 6. Open space: 85%
- 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.
- Creation or expansion of 6 or more parking spaces
- Parking requirement reduction. See § 350-8.10F.
- Private utility, substation or district utility, small-scale hydroelectric generation or ground-mounted PV array of any size, including accessory PV (buffers to residential districts abutting site shall be incorporated)
- Telecommunication 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)
- Warehousing/Commercial storage as a principal use. New buildings must be thickly screened from the road with vegetation.

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Special Permit Approval required for the following uses by Planning Board unless otherwise noted:

- New telecommunications structures/facilities (in accordance with §§ 350-2.1 and 350-10.9)
- Membership club (for-profit or nonprofit)
- Heavy public use. See § 350-10.7. *City Council Special Permit*
- Auto repair (no gas sales), junk cars, motor vehicle accessories, scrap metal, liquid storage (other than water)
- Access to parking over residential lot; see § 350-8
- Bus passenger terminal and taxi facilities
- Motor freight terminal/warehousing associated with adjacent commercial/industrial uses
- Commercial motor vehicle maintenance, garaging and parking facilities (Outside parking shall be screened from public view.)