

CITY OF NORTHAMPTON

MASSACHUSETTS

In the Year Two Thousand and Eighteen

Upon the Recommendation of the Mayor and Office of Planning and Sustainability

18.037 Ordinance to Reformat GI Table with Other Minor Changes


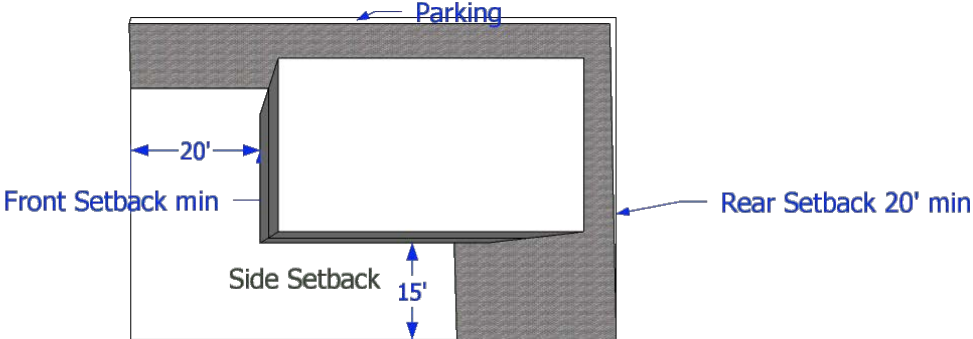
An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by modifying 350 Attachment 15 of said code; to change to new format and simplifying installation of PV systems.

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts. Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Delete Attachments 15 and replace with the following new Attachment 15:

GI- Industrial District

<p>Description:</p>	<p>Example Structures</p>
<p>Primarily manufacturing, back office, research and development, non-retail oriented business. Warehousing</p>	
<p>Lot Dimension Requirements</p>	<p>Layout Setbacks for all uses</p>
<p>Lot Size: 0' Frontage/width/depth: 0'</p> <p>Setbacks Front =20' Min Side= 15' Min Rear= 20' Min</p> <p>Max Height = 45' Open Space = 20%</p>	
<p>Site/parking lot landscaping:</p>	<p>See § 350-6.5 & 8.9 for additional landscaping, parking lot buffers to residential</p>
<p>Minimum Parking</p>	<p>See also §§ 350-8.2 through 350- 8.11 for location, construction, and layout, requirements for parking lots and bicycle storage.</p>

GI- 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
- Industrial warehousing not associated with or accessory to another use up to maximum 25,000 sf.(no retail storage allowed)
- Non-medical office/ corporate back office , not including banks & law offices, or real estate offices
- Motor freight terminal/warehousing associated with adjacent commercial/industrial uses
- Artist's space (nonresident).
- Single or multimodal passenger terminal, yards and rail freight service
- Temporary event
- Facilities for essential services, municipal facility
- Educational, religious use, day-care, school-aged child-care program (MGL c. 28A, § 9), family daycare (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
 - Lot size: 40,000 square feet
 - Frontage/width: 120 feet
 - Depth: 140 feet
 - Setbacks: Front: 20 feet Side: 15 feet Rear: 20 feet
 - Maximum height: 45 feet
 - Open space: 85%
- Private bridge, tunnel
- Rooftop solar hot water and photovoltaic
- Solar photovoltaic of any size, ground-mounted over any legal parking lot or driveway;
- Marijuana growing facility (no sales)production

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 creation or 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)
- 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%
- ~~Solar photovoltaic of any size, ground-mounted:~~
 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~~

- ~~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.~~
- Parking requirement reduction. See § 350-8.10F.
- Private Utility, substation or district utility, small scale hydro electric generation or ground mounted PV array of any size, including accessory PV (buffers to residential districts abutting site shall be incorporated). PV Installations must be maintained in good condition with painting, structural repairs and security maintained and facilities no longer being used dismantled within 90 days.
- 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)
- Commercial motor vehicle maintenance, garaging and parking facilities (Outside parking shall be screened from public view.)
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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)/ health athletic club indoor recreation, community center
- Heavy public use. See § 350-10.7.—*City Council Special Permit*
- 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
- 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, heliport
- ~~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~~
- Processing and treating of raw materials, including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations Removal of sand, gravel, quarry, or other raw material. See § 350-10.3.
- Storage of a fluid other than water (as principal use)