



COMMITTEE ON RULES, ORDINANCES, AND ORDERS

Councilor David A. Murphy, Chair

Councilor Jesse M. Adams

Councilor Maureen T. Carney

Minutes

Monday, August 12, 2013

6:00 pm – 8:00 pm

City Council chambers, Wallace J. Puchalski Municipal Building
212 Main Street, Northampton, MA

1. Members present/absent: Councilor Murphy, Councilor Adams. Councilor Carney was absent. Councilor Freeman-Daniels, Wayne Feiden, Carolyn Misch were also present.
2. Meeting Called to Order **Councilor Murphy called the meeting to order at 6:05 p.m.**
3. Announcement of Audio/Video Recording of Meeting **The meeting was audio-recorded. Ruth McGrath, North Street Association videotaped the meeting.**
4. Approval of Minutes of June 10, 2013 and July 8, 2013 **Councilor Carney moved approval; Councilor Adams seconded. The motion passed unanimously (3-0).**
5. Public Comment **None**

Councilor Murphy opened the public hearings:

6. PUBLIC HEARING:

- Ordinance: Amend §350a and 350b Table of Uses and Table of Dimensions for URA (*Referred by City Council July 11, 2013*)
- Ordinance: Amend §350a and 350b Table of Uses and Table of Dimensions for URB (*Referred by City Council July 11, 2013*)
- Ordinance: Amend §350a and 350b Table of Uses and Table of Dimensions for URC (*Referred by City Council July 11, 2013*)
- Ordinance: Amend §350 -6.8 Consistent with Sustainable Northampton, More Than One Structure be Allowed to be Built on One Parcel (*Referred by City Council July 11, 2013*)

Carolyn Misch submitted amended language for URB and URC. A key addition of design standards and simplification for parking are included. Councilor Murphy noted this public hearing was requested by City Council for further clarification.

Councilor Adams noted amendments were submitted to address concerns and add safeguards. Ms. Misch noted safeguards for 7 or more units, some constraints of dead-end streets, integration into neighborhoods, urban character and walkability were all considerations.

Jack Burokus questioned actions that Smith College may take; Ms. Misch noted that Smith has been consolidating campus excess property. Further proposed changes by Smith College would go through site plan review. Wayne Feiden noted that more density in projects such as the State Hospital have brought new units.

Mike Kirby noted ZRC (Zoning Revisions Committee) and Planning Board hearings indicated new zoning which would affect Henry Street and Ward 3 Meadows with 120' mostly wetland, two active farms; lots from Henry St. to the river are deep lots. Mr. Kirby stated the City should have the same zoning for agriculture or single family. Cityview Apartments have 2.2 cars per apartment, with impact on the neighborhoods. The ZRC is comprised of citizens.

Claudia Lefko questioned density in the downtown and infill in zones. Ms. Misch noted the proposed changes more closely match on the ground and would meet some demand for new units. Ms. Lefko noted that the City has not been required to take in the human aspect and struggle to exist in eclectic neighborhoods; more density will produce more cars.

Jim Nash was a ZRC member, supporting new standards and design standards, including how infill would happen. What is missing is that lots in Northampton are much deeper; ZRC came up with a way to fill the gap with a 3 year special infill permit to lock in how infill will look. Mr. Nash questioned how lots would be assessed. Ms. Misch noted design standards would allow incremental build.

Mac Everett suggested modest infill, not radical infill, and the proposed changes have significant increases.

Councilor Carney questioned the Route 5 at Cole's Meadow project; Ms. Misch noted this would be coming soon to City Council.

Councilor Freeman-Daniels noted that concerns were valid and amendments to the package would provide safeguards. Councilor Freeman-Daniels questioned last section language of "Planning Board finds different..." Ms. Misch noted that projects would be considered on case by case basis. Ms. Misch also noted Council concerns of how assessments would be done; lots would not be assessed on projected potential for units, assessors would take into consideration if building plans or subdivision plans are presented by owners.

Councilor Murphy noted that DOR could require assessment of undeveloped or secondary sites. More assessment will increase taxes, but also will increase value of lot and land.

7. PUBLIC HEARING:

- Ordinance: Amend §350c-Attachment Use and Dimensional Regulation Central Business District (Referred by City Council June 20, 2013 to Committee on Economic Development, Housing and Land Use, Planning Board, and Committee on Rules, Ordinances, and Orders) *Positive Recommendation by EDHLU July 2, 2013*
- Ordinance: Amend §350-350a et seq. Increase Height Limits in General Business District (Referred by City Council June 20, 2013 to Committee on Economic Development, Housing and Land Use, Planning Board, and Committee on Rules, Ordinances, and Orders) *Positive Recommendation by EDHLU July 2, 2013*

Ms. Misch presented the two Ordinances; Councilor Murphy questioned several specific locations.

Councilor Carney moved to close the Public Hearings for Items #6 and #7; Councilor Adams seconded. The motion passed unanimously (3-0).

Councilor Carney moved to send Ordinances for URA, URB, and URC, as amended by this Committee, to City Council without recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

Councilor Carney moved to send Ordinance: Amend §350 -6.8 to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

Councilor Carney moved to send Ordinance: Amend §350c Central Business District to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

Councilor Carney moved to send Ordinance: Amend §350-350a General Business District to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

Consensus was that Items #8, #9, #10 and #11 should be requested of City Council to table to December 5, 2013 for first reading. These proposed changes would not take effect until new City Council of 2014-2015 rules are approved in January 2014.

8. Order: Committee on Ordinance, Appointments, and Rules (*Continued from July 8, 2013*)

Councilor Adams moved to send to City Council with a positive recommendation, to be consolidated with Items #9 and #10, and requested to table to December 5, 2013; Councilor Carney seconded. The motion passed unanimously (3-0).

9. Order: Adopt Council Committees (*Continued from July 8, 2013*)

Councilor Carney moved to send to City Council with a positive recommendation, to be consolidated with Items #8 and #10, and to be requested to table to December 5, 2013; Councilor Adams seconded. The motion passed unanimously (3-0).

10. Order: Committee on Culture, Recreation, Veterans, and Social Services (*For sponsorship*)

Councilor Carney moved to send to City Council with a positive recommendation, to be consolidated with Items #8 and #9, and to be requested to table to December 5, 2013; Councilor Adams seconded. The motion passed unanimously (3-0).

11. Ordinance: Amend §22-2 through §22-8 Council Committees (*Continued from July 8, 2013*)

Councilor Carney moved to send to City Council with a positive recommendation, and to be requested to table to December 5, 2013; Councilor Adams seconded. The motion passed unanimously (3-0).

12. Ordinance: Amend §40-5 List of Enforcing Officers and Penalties for Noncriminal Disposition-Police (*For sponsorship*)

13. Ordinance: Amend §40-5 List of Enforcing Officers and Penalties for Noncriminal Disposition-City Engineer (*For sponsorship*)

14. Ordinance: Amend §285-4(c) Mobile Food Vehicles (*For sponsorship*)

Councilor Adams questioned where mobile food vehicles would be allowed. Councilor Murphy named specific streets to the General Business and Central Business Districts. Councilor Carney moved to send Items #12, #13, and #14 to City Council without a recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

15. Ordinance: §312-102 Schedule I: Parking Prohibited All Times – Bates Street (*For sponsorship*)

Councilor Freeman-Daniels noted that this item should be placed on the August 20, 2013 agenda of Transportation & Parking Commission for further discussion. Councilor Adams moved to continue Item #15 to September 9, 2013; Councilor Carney seconded. The motion passed unanimously (3-0).

16. Ordinance: Amend §312-102 Schedule I: Parking Prohibited All Times – Near 227 South Street (*For sponsorship*)

Councilor Freeman-Daniels explained that he has spoken with Ned Huntley; the situation may be corrected with scratch out of parking lines. Councilor Carney moved to continue Item #16 to September 9, 2013; Councilor Adams seconded. The motion passed unanimously (3-0).

17. Ordinance: Amend §312-104 Schedule III: Limited Time Parking, Bridge Street (*Recommended unanimously by Transportation & Parking Commission July 16, 2013*)

18. Ordinance: Amend §312-114 Schedule VIII: Bus Stops, Bridge Street (*Recommended unanimously by Transportation & Parking Commission July 16, 2013*)

19. Ordinance: Amend §312-114 Schedule VIII: Bus Stops, Main Street (*Recommended unanimously by Transportation & Parking Commission July 16, 2013*)

Councilor Carney moved to send Items #17, #18, and #19 to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

20. Ordinance: Amend §312-102 Amend Schedule I: Parking Prohibited All Times – Belmont Avenue (*Recommended unanimously by Transportation & Parking Commission July 16, 2013*)

Councilor Freeman-Daniels explained that this action would move a sign on Belmont Ave which presently is difficult to view near a residential driveway. Councilor Carney moved to send Item #20 to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

21. Ordinance Amend §312-18 Establishment of School Zones by Ordinance: Enumeration (*Recommended unanimously by Transportation & Parking Commission July 16, 2013*)

Councilor Freeman-Daniels noted the work of the Transportation & Parking Commission with residents to establish a School Zone at JFK Middle School. Councilor Adams moved to send Item #21 to City Council with a positive recommendation; Councilor Carney seconded. The motion passed unanimously (3-0).

22. Order under Ordinance §312-16: Temporary Order for Middle St Pavement Markings - Recommended by Transportation & Parking Commission July 16, 2013 Vote: 7 Yes (Councilor Freeman-Daniels, Councilor Tacy, James Lowenthal, Wayne Feiden, William Hargraves, David Pomerantz, Gary Hartwell), 2 No (Chief Sienkiewicz, Ned Huntley), 3 Absent (Debin Bruce, Richard Cooper, Leslie Stein)

Councilor Carney moved to send Item #22 to City Council with a positive recommendation; Councilor Adams seconded. The motion passed unanimously (3-0).

NEW BUSINESS –Reserved for topics that the Chair did not reasonably anticipate would be discussed. None

At 8:35 p.m., Councilor Carney moved to adjourn and was seconded by Councilor Adams. The motion passed unanimously (3-0).

*Respectfully submitted,
Mary L. Midura
Executive Secretary*



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Carolyn Misch, AICP, Senior Land Use Planner • cmisch@northamptonma.gov • 413-587-1287

Northampton Public Hearings Monday August 12, 2013

City Council Ordinance Committee

6:00 PM Proposed Zoning Ordinance Amendments to allow new housing based on historical neighborhood patterns in the following residentially zoned districts: URA including- combine use & dimension tables, changes to lot size, frontage, design/layout standards, open space, parking; URB and URC including- combine use & dimension tables, changes to lot size, frontage, setback, design/layout, open space, parking

Proposed Ordinance change to 6.8 to allow more than one principal structure on a lot, eliminate projections into setbacks.

Modify URC and URB list of uses to specify that special permit is required for any multifamily or townhouse project containing 7 or more units including specific special permit criteria for 10+ units shall meet more specific design criteria comparable to subdivision standards for construction of utilities and infrastructure.

6:30 PM

Proposed Zoning Change 350c Central Business residential uses expanded and 350b Increase Height limits from 50' to 60' in the General Business District

Publish July 29, Aug 5

Bill to: Office of Planning & Development
Account #: 71350





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Carolyn Misch, AICP, Senior Land Use Planner • cmisch@northamptonma.gov • 413-587-1287

TO: City Council
FROM: Carolyn Misch, AICP Senior Land Use Planner/Permits Manager
RE: Proposed Zoning Change:
350A and B Table of Uses and Dimensions URA
DATE: June 11, 2013

<u>Schedule</u>	<u>Date</u>	<u>Action</u>
Referred from City Council	4/3/13	Refer to Ordinance, Planning Bd, EDHLU
Legal notice and posting	4/29 and 5/6/13	
Ordinance/Planning Board Public Hearing	5/13/2013	
EDHLU Recommendation	5/7/2013	unanimously in favor
Planning Board recommendation	5/23/13	unanimously in favor, with amendments
Ordinance Committee recommendation	6/10/13	unanimously in favor with amendments
City Council	6/20 and 7/11	
DEADLINE FOR FINAL CITY COUNCIL ACTION		8/15/13

The proposed changes to URA will do the following:

1. Simplify the ordinance by merging dimensional and use tables into one.
2. Create a zone that reflects the way in which the neighborhoods were originally laid out and will eliminate nearly all non-conforming lot sizes for single family homes.
3. Create some opportunity for new housing consistent with neighborhood character.
4. Allow greater flexibility in modifying structures to accommodate changing needs of families and city's demographics
5. Create design criteria for the form of structures to encourage new units to fit into existing neighborhoods.

Modifications since introduction:

1. Text clarification to minimum lot dimensions and to attached garages.
2. Modify standard for review by site plan the creation of six or more parking spaces instead more than 6.



**City of Northampton
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In the Year Two Thousand Thirteen

UPON THE RECOMMENDATION OF THE Planning Board

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended consistent with Sustainable Northampton by revising section 350a and 350b of said code; providing that Column and sections URA be deleted and replaced with a separate table that will be combined uses and dimensional regulations for URA

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section 350a and b Table of Uses and Table of Dimensions of the Code of Ordinances of the City of Northampton, Massachusetts, be amended in order to:

Rationale:

Create zoning that reflects existing neighborhood character, bring up to 90% of lots into conformity with zoning, allow more flexibility for expansions and changes to family structure/needs. Encourage reinvestment and preservation of older homes.

So that such section shall:

Delete the Column for URA within 350a and replace it with a separate table as attached to be called Use and Dimensional Regulations URA.

Delete Entire section of URA within the Table of Dimensions 350b



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TO: City Council
 FROM: Carolyn Misch, AICP Senior Land Use Planner/Permits Manager
 RE: Proposed Zoning Change:
 350A and B Table of Uses and Dimensions URB
 DATE: June 11, 2013

<u>Schedule—</u>	<u>Date</u>	<u>Action</u>
Referred from City Council	4/3/13	Refer to Ordinance, Planning Bd, EDHLU
Legal notice and posting	4/29 and 5/6/13	
Ordinance/Planning Board Public Hearing	5/13/2013	
EDHLU Recommendation	5/7/2013	Unanimously in favor
Planning Board recommendation	5/23/13	unanimous in favor, with amendments
Ordinance Committee recommendation	6/10/13	unanimous in favor, with amendments
City Council	6/20 and 7/11	
DEADLINE FOR FINAL CITY COUNCIL ACTION		8/15/13

The proposed changes to URB will do the following:

1. Simplify the ordinance by merging dimensional and use tables into one.
2. Create a zone that reflects the way in which the neighborhoods were originally laid out and will eliminate nearly all non-conforming lot sizes for single family homes, dramatically increase conformity for two and three family homes.
3. Create some opportunity for new housing consistent with neighborhood character.
4. Allow greater flexibility in modifying structures to enable changing needs of families and city's demographics.
5. Establish a special permit for creation of 7 or more townhouse units
6. Create design criteria for the form of structures to encourage new units to fit into existing neighborhoods.

Amendments since introduction:

1. Add special permit threshold for creation of 7 or more units
2. Additional design criteria for units that are behind street fronts to increase side yard setbacks that effectively become back yards abutting existing parcels.
3. Add design criteria for driveways wider than 15' to ensure greater buffers between properties
4. Minor text clarifications and corrections to make zoning table clearer.
5. Add language to design standard #2 that mirrors URC and A that was previously and mistakenly left out.
6. Modify parking standards that create one threshold for site plan review for the creation of 6 or more parking spaces instead of more than 6 spaces.



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Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section 350a and b Table Of Uses & Table of Dimensions of the Code of Ordinances of the City of Northampton, Massachusetts, be amended in order to:

Rationale:

Create zoning that reflects existing neighborhood character, bring up to 90% of lots into conformity with zoning, allow more flexibility for expansions and changes to family structure/needs. Encourage reinvestment and preservation of older homes.

So that such section shall:

Delete the Column for URB in 350a and replace it with a separate table as attached to be called Use and Dimensional Regulations URB

Delete entire section of URB in the Table of Dimensions 350b



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TO: City Council
 FROM: Carolyn Misch, AICP Senior Land Use Planner/Permits Manager
 RE: Proposed Zoning Change:
 350A and B Table of Uses and Dimensions URC
 DATE: June 11, 2013

<u>Schedule—</u>	<u>Date</u>	<u>Action</u>
Referred from City Council	4/3/13	Refer to Ordinance, Planning Bd, EDHLU
Legal notice and posting	4/29 and 5/6/13	
Ordinance/Planning Board Public Hearing	5/13/2013	
EDHLU Recommendation	5/7/2013	3-1 in favor with amendment to create special permit criteria for 7 or more units
Planning Board recommendation	5/23/13	unanimous in favor, with amendments
Ordinance Committee recommendation	6/10/13	unanimous in favor with amendments
City Council	6/20 and 7/11	
DEADLINE FOR FINAL CITY COUNCIL ACTION		8/15/13

The proposed changes to URC will do the following:

1. Simplify the ordinance by merging dimensional and use tables into one.
2. Create a zone that reflects the way in which the neighborhoods were originally laid out and will eliminate nearly all non-conforming lot sizes for single family homes and many multifamily homes.
3. Create some opportunity for new housing consistent with neighborhood character.
4. Allow greater flexibility in modifying structures to enable some new units and allow for family and demographic shifts.
5. Institute a special permit for creation of 7 or more multifamily and townhouse units
6. Create design criteria for the form of structures to encourage new units to fit into existing neighborhoods.

Amendments since introduction:

1. Add special permit threshold for creation of 7 or more units
2. Additional design criteria for units that are behind street fronts to increase side yard setbacks that effectively become back yards abutting existing parcels.
3. Add design criteria for driveways wider than 15' to increase buffers between abutters.
4. Minor text clarifications and corrections.
5. Modify site plan threshold for number of new parking spaces created to be 6 or more instead of more than 6.



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UPON THE RECOMMENDATION OF THE Planning Board

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended consistent with Sustainable Northampton by revising section 350a and 350b Table of Uses and Dimensions of said code; providing that Column and sections in URC be deleted and replaced with a separate table that will be combined uses and dimensional regulations for URC

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section 350 Table of Uses and Table of Dimensions of the Code of Ordinances of the City of Northampton, Massachusetts, be amended in order to:

Rationale:

Create zoning that reflects existing neighborhood character, bring up to 90% of lots into conformity with zoning, allow more flexibility for expansions and changes to family structure/needs. Encourage reinvestment and preservation of older homes.

So that such section shall:

Delete the Column for URC 350a and replace it with a separate table as attached to be called Use and Dimensional regulations URC

Delete entire section for URC in the Table of Dimensions 350b



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TO: City Council
FROM: Carolyn Misch, AICP Senior Land Use Planner/Permits Manager
RE: Proposed Zoning Change:
350-6.8 to allow more than one principal structure on a lot
DATE: June 11, 2013

<u>Schedule</u>	<u>Date</u>	<u>Action</u>
Referred from City Council	4/3/13	Refer to Ordinance, Planning Bd, EDHLU
Legal notice and posting	4/29 and 5/6/13	
Ordinance/Planning Board Public Hearing	5/13/2013	
EDHLU Recommendation	5/7/2013	unanimous in favor
Planning Board recommendation	5/23/13	unanimous in favor,
Ordinance Committee recommendation	6/10/13	unanimous in favor
City Council	6/20 and 7/11	
Deadline for final City Council action	8/15/13	

The proposed changes to will allow more flexibility for locating new housing units on lots so they fit into a given neighborhood context.



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UPON THE RECOMMENDATION OF THE Planning Board

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by revising section §350-6.8A of said code; providing that *Consistent with Sustainable Northampton, more than one structure be allowed to be built on one parcel to*

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section §350-6.8A of the Code of Ordinances of the City of Northampton, Massachusetts, be amended

RATIONALE:

*allow greater flexibility to design new structures that are consistent with neighborhood character
Eliminate (and thereby simplify zoning) extraneous exceptions to dimensional requirements that would no longer be necessary when setbacks are adjusted.*

so that such section shall read as follows:

§ 350-6.8. Other general dimensional and density provisions.

In addition to the regulations in §350-6.1 through §350-6.7 above, the following regulations shall apply:

~~A. In the case of one-family, two-family, and three-family dwellings, no more than one principal building may be built on any single lot, except as allowed in § 350-10.5, Open space residential development (cluster). In all other cases, more than one principal structure may occupy the same lot, provided that if they aggregate they do not represent a more intensive use of land than would be allowed if all uses were contained within a single structure.~~

~~B.-A. Principal structures on the same lot shall be located at least 10 feet apart.~~

~~C. B. Projections into required yards or other required open spaces are permitted subject to the following:~~

- ~~(1) Balcony or bay window may project up to two feet into a required yard or other open space, provided that it is limited in total length to 1/2 the length of the building face.~~
- ~~(2) (1) Open terrace or steps or stoop, less than four feet in height, may project into a required yard or open space up to 1/2 the required setback.~~
- ~~(3) (2) Steps or stoop four feet and over in height, window sill, chimney, roof eave, fire escape, fire tower, awnings, storm enclosure, or similar architectural features may project not more than three feet into a required setback.~~
- ~~(4) Decks and porches, where the floor is less than four feet higher than the abutting sidewalk or street and where at least 60% of the facade facing a street is open to the air without heating, windows, or other barriers of any kind except~~

URB District

Description:

Example Structures

Primarily Residential with Single, Two, Three Family units allowed in different development patterns including townhouse units.

New homes should consist of units that maintain orientation, rhythm, setback pattern and street frontage green patterns of the surrounding block face



Lot Dimension Requirements

Layout Setbacks for all uses

Lot Size

2,500 ft² minimum (min) per unit

Frontage/Width = 50' Min.

Depth = 75' Min.

Setbacks

Front = 10' Min

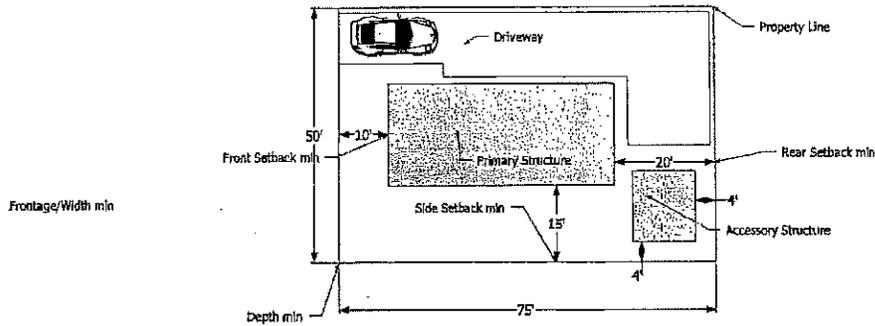
Side = 15' Min

Side = 0' on one side for zero lot line

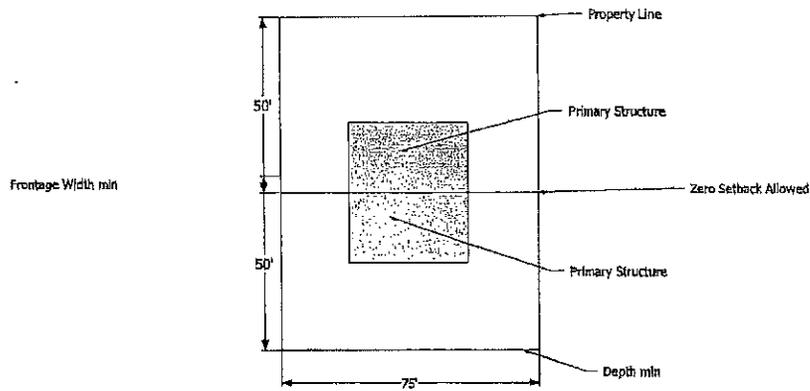
Rear = 20' Min

Max Height = 35'

Open Space = 40%



URB Detached House & Accessory Structure layout



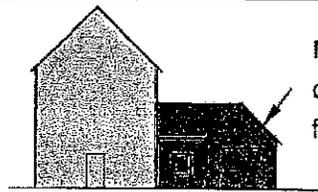
Zero Lot Line

Design Standards Illustrated

Planning Board may waive, by site plan approval elements 2, 3, 4 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)

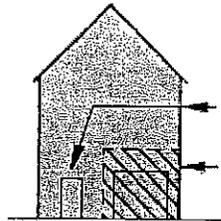
1. If a garage or other parking structure is attached, it must be set back 20' and the garage/structure shall comprise no more than 30% of the front facade of the primary structure. Side setback may be 10' for the garage only when not used as living area.

-  Primary Structure
-  Garage or Parking Structure
-  Area



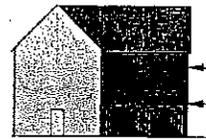
Max 30% of total combined area of facades

Connector elements must be set back & include glazed openings that face the street

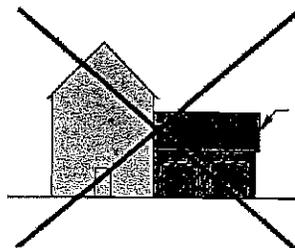


Living space above
Max 30% of total combined area of facades

DOESN'T FIT



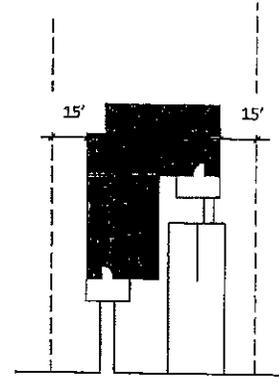
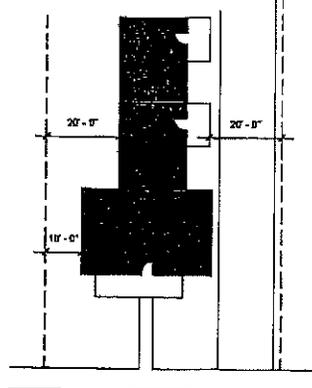
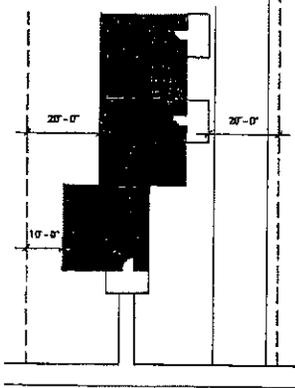
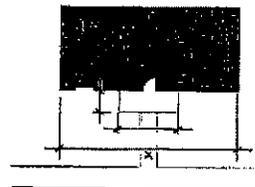
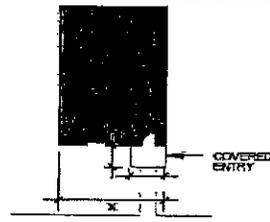
Living space above
Max 30% of total combined area of facades

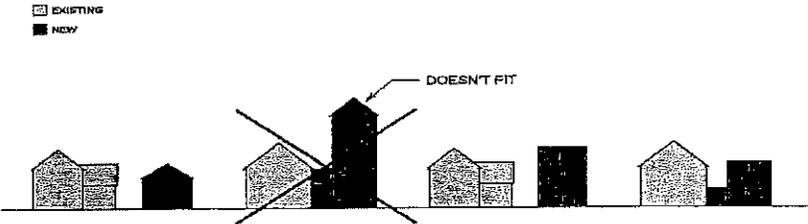
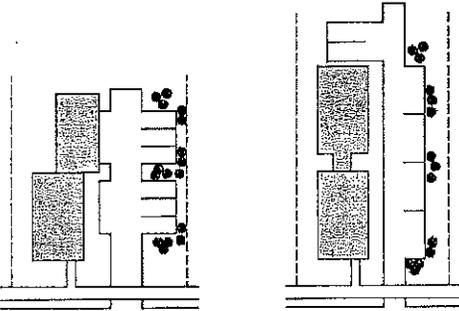


Exceeds 30% of total combined area of facades

2. Front doors must face the street. For units extending behind front units, where entries orient to the side lot, 20' side setback shall apply unless other means to create private outdoor space are approved by the Planning Board

Buildings must have a covered entry.



<p>3. For new buildings, setback, scale, massing should fit within the block face.</p>	
<p>4. Parking for more than 5 cars shall be distributed on the site to minimize impact to the neighborhood character: Accomplished by small groupings of spaces surrounded by landscaping or parallel parking along a narrow driveway to mimic an alley. Driveways wider than 15' shall be visually buffered from side lot lines through setbacks or screening.</p>	
<p>Minimum Parking for residential uses</p> <p>For other uses see table in 350-8.2</p>	<p>1 space per 1,000 ft² 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 two vehicles</p>

URB USES ALLOWED

Uses Allowed By Right:

- Single, Two, Three Family Dwellings
- Attached (to a single family) accessory dwelling unit not to exceed 900 F² Gross Living Area. See 350-10.10. Same setback as for principal structures.
- Home Business up to 25 visits per week as defined in sect.2.1
- Zero Lot Line Single Family see section 350-10.14
- Preexisting nonconforming uses (may trigger ZBA permit)
- Accessory uses to residential: Tag Sales -temporary sales of personal and household articles, Pets/animals section 5.3
- Accessory structures- detached (but no larger than 1,000 ft² of lot coverage or 3% of lot area whichever is greater unless it is used for agricultural purposes) See also § 350-6.7. Setbacks: 20'(front), 4' (side), 4' (rear)
- Family day care (registration w/Building Commissioner required)
- Cemetery
- Temporary event as defined in 350-2.1
- Municipal facility, Facilities for essential services
- 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 8 KW of the annual projected electric use of the non-PV building/use. Same setbacks as for detached accessory structures.
- Solar photovoltaic of any size, ground-mounted over any legal parking lot or driveway

Site Plan Approval required for the following:

- Any Construction (other than for a single family home) greater than 2,000 ft²
- Townhouses with six or fewer units
- Educational use: non-profit, dormitories, any religious use, day care, school-aged child-care program (MGL c. 28A, § 9) and Historical association or society and nonprofit museum (may include the residence of a caretaker)
- Reuse of Historic Educational or Religious Building for: Any residential use, live/work space, or office, provided however that no more than 20% of the floor space of the building shall be used for medical, banking or any offices where a primary function is to provide services to retail customers or individuals; and further provided that such use is within the footprint of 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 a 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.
- Cluster development. See below for lot layout standards and § 350-10.5 for other required criteria.
- Parking off site and combined parking. See § 350-8.5 and 350-8.7
- Creation or expansion of six or more parking spaces.
- Parking lot access for nonresidential uses across a residential lot. See § 350-8.9.
- Parking requirement reduction. See § 350-8.10F.
- Residential Shared driveways see § 350-8.8R
- Private Utility, substation or district utility, small scale hydro electric generation.
- Year-round greenhouse / stand for wholesale and retail sale of agricultural farm products raised on site
- 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)

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

- Detached Accessory Dwelling Unit see 10.10—*Zoning Board of Appeals Special Permit*
- Home Business for personal service business by appointment only or Home Business more than 25 visits etc. see 10.12 for other criteria—*Zoning Board of Appeals Special Permit*

- Any townhouse project creating 7 or more units. Further, for any such project that creates 10 or more units the
 - 1) design standards for the length of dead-end streets, protection of natural features, sidewalks, wheelchair ramps, landscaping, utilities and
 - 2) construction method and materials for water lines, sanitary sewers, storm sewers fire protection, sidewalks, private roads and other infrastructure

shall be those set forth in Chapter 290 Subdivision of Land even for private roadways and driveways that are not part of a subdivision, unless the planning Board finds that a different standards is more appropriate.

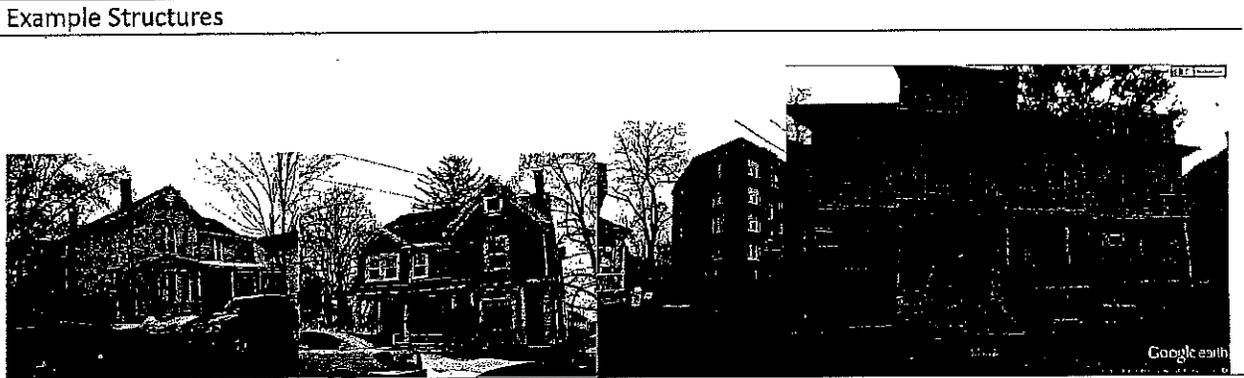
- Educational use -Private for-profit colleges, schools, etc
- Community Center,
- Lodging House, halfway house,
- Bed & Breakfast/ Tourist Home
- Nursing Homes, Assisted Living
- Membership club operated as a not-for-profit corporation, as defined by MGL c. 180, excluding any adult establishments which display live nudity
- Filling of any land. See § 350-10.4.
- Filling of water or wet area. See § 350-10.3.
- Funeral establishment
- Crematory
- 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
- Heavy public use. See § 350-10.7.—*City Council Special Permit*

- **Cluster development Layout Standards**

- a. Project Lot= 2 Acre Min
- b. Project Frontage=50'
- c. Project Depth= 100'
- d. Setbacks from Project Boundary: Front =10' Side= 15 Rear= 20'
- e. Individual lot frontage, setbacks, frontage = 0'
- f. Max Height = 40'
- g. Project Open Space = 50%
- 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 block face. 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.

URC District

Description:
 Primarily residential with
 a range of building and unit
 configurations allowed:
 single, multi-family,
 townhouse; home
 businesses allowed.
 Some mixed uses and
 institutional uses allowed
 see list.



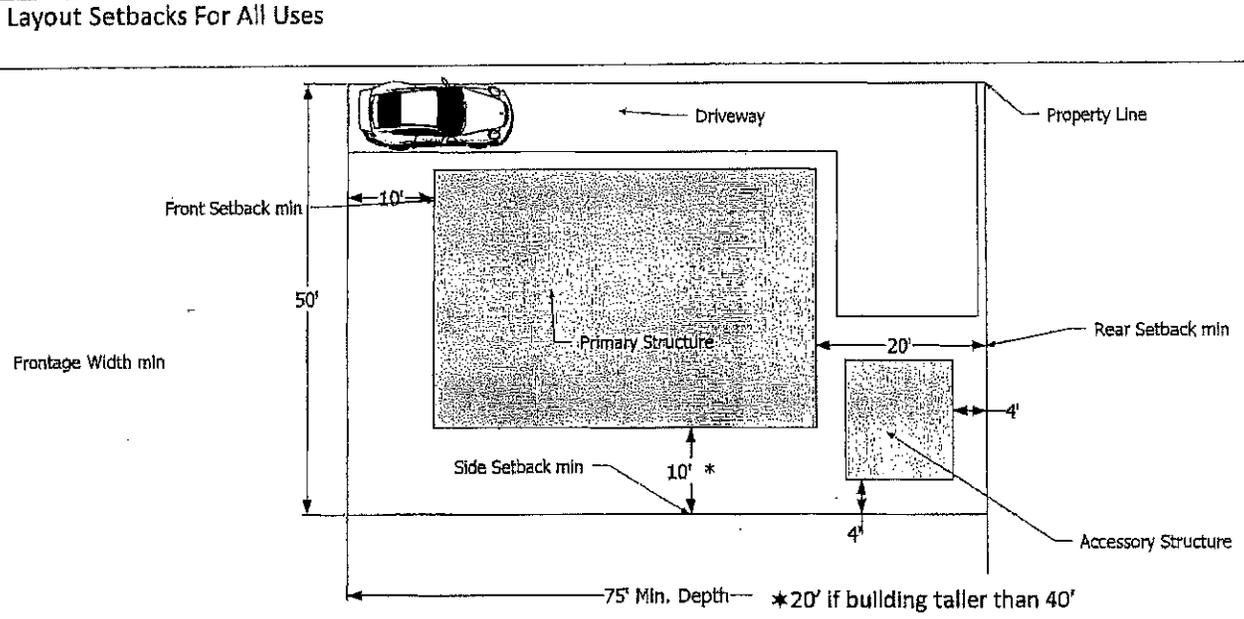
Plot Dimension Requirements

Plot Size
 500 ft² minimum (min)
 for unit
 Frontage/Width = 50' min
 Depth = 75' min.

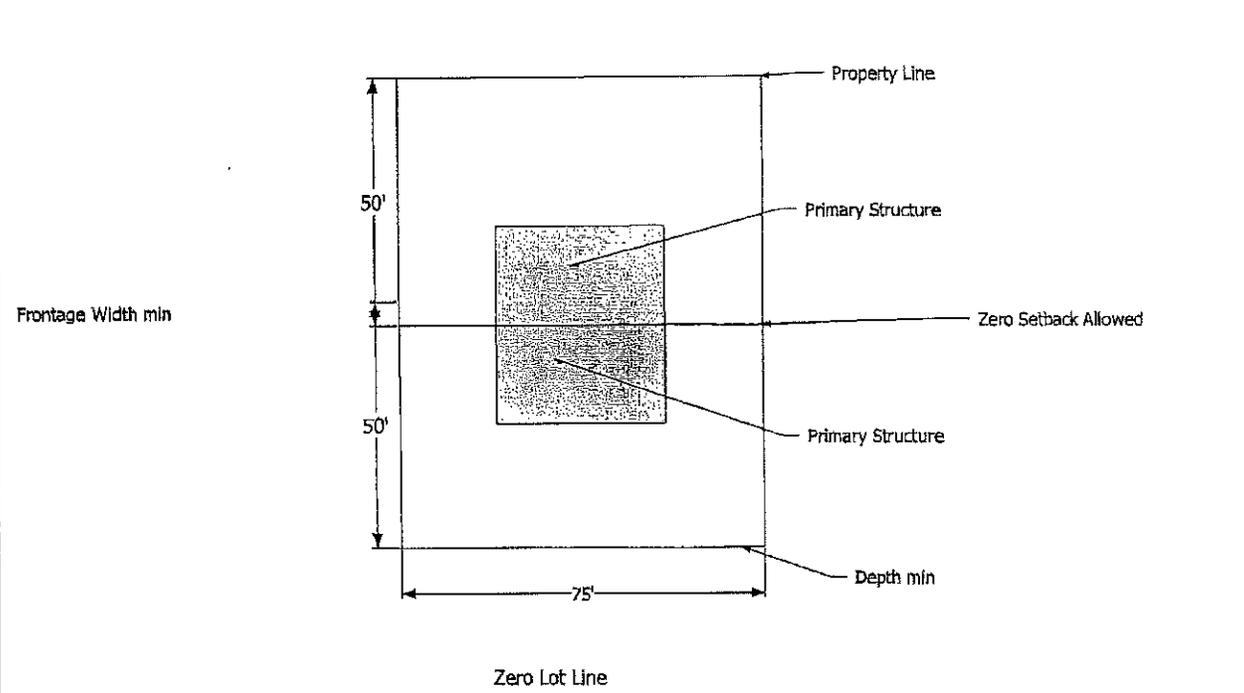
Setbacks
 Front = 10' Min.
 Side = 10' * Min.
 Rear = 20' min if building
 taller than 40'
 Side = 0' on one side for
 zero Lot Line
 Rear = 20' Min.

Max Height = 50'
 for Educational Use
 see overlay District for other
 height requirements within
 a overlay.

Open Space = 30% min



URC Detached House & Accessory Structure layout

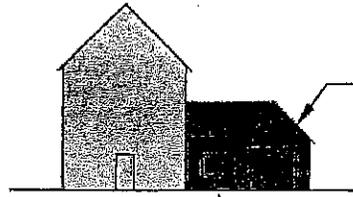


Design Standards Illustrated

Planning Board may waive, by site plan approval elements 2, 3, 4 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)

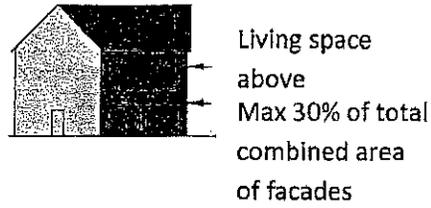
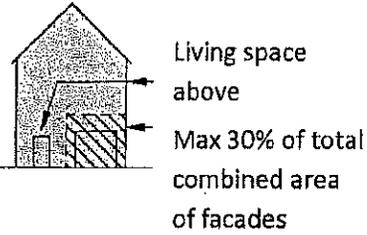
If a garage or other parking structure is attached, it must be set back 20' and the garage/structure shall comprise no more than 10% of the front facade of the primary structure.

-  Primary Structure
-  Garage or Parking Structure
-  Area

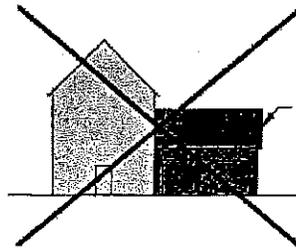


Max 30% of total combined area of facades

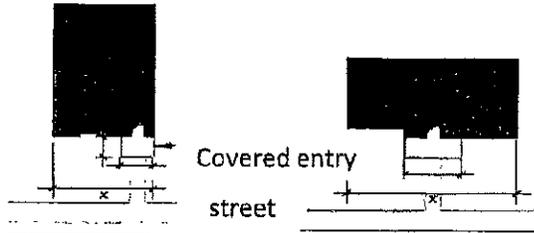
Connector elements must be set back & include glazed openings that face the street



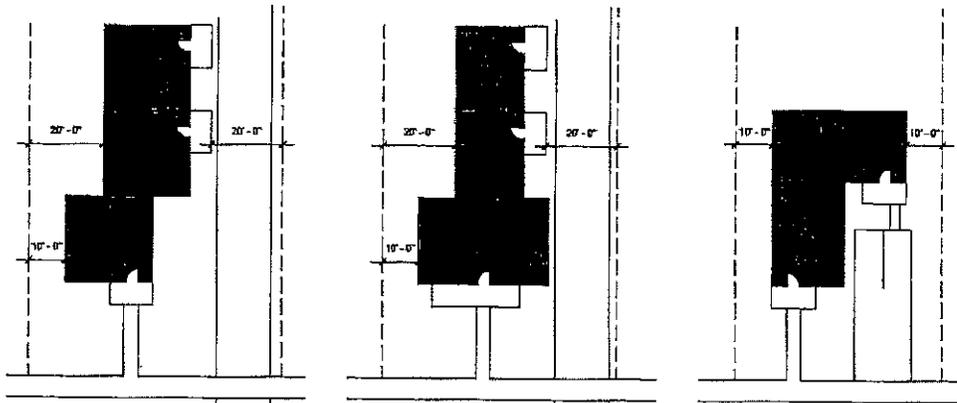
DOESN'T FIT



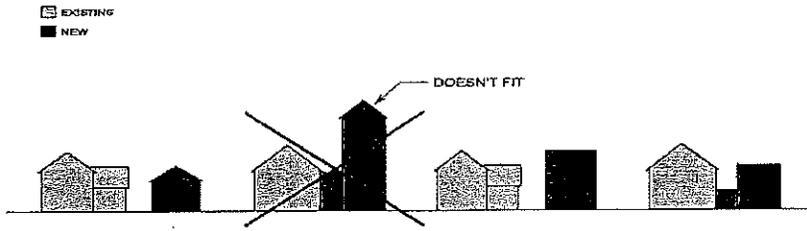
Front doors must face street. For units ending behind front lots, where entries orient to the side lot, 20' side back shall apply unless it means to create a buffer to adjoining property are approved by Planning Board



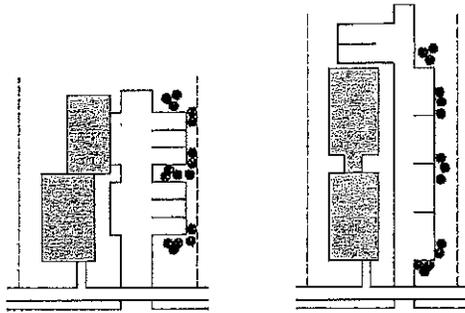
Buildings must have a covered entry.



For new buildings, setback, scale, massing could fit within the block context.



Parking for more than 5 units shall be distributed on the site to minimize impact on the neighborhood character: Accomplished by small groupings of spaces surrounded by landscaping or parallel parking along a narrow driveway to mimic an alley. Driveways wider than 15' shall be visually buffered from side lot lines through setbacks or screening.



Minimum Parking for residential uses

1 space per 1,000 ft² Gross Living Area (round up). No more than 2 spaces required per unit.

For other uses see applicable code in 350-8.2

URC USES ALLOWED

Uses Allowed By Right:

- Single, Two, Three Family, Multi-family, Townhouses with six or fewer units
- Attached (to a single family) accessory dwelling unit not to exceed 900 F² Gross Living Area. See 350-10.10. Same setback as for principal structures.
- Home Business up to 25 visits per week as defined in sect.2.1
- Zero Lot Line Single Family see section 350-10.14
- Accessory uses to residential: Tag Sales temporary sales of personal and household articles, Pets/animals section 5.3
- Accessory structures- detached (but no larger than 1,000 ft² of lot coverage or 3% of lot area whichever is greater unless it is used for agricultural purposes) See also § 350-6.7. Setbacks: 20'(front), 4' (side), 4' (rear)
- Family day care (registration w/Bullding Commissioner required)
- Preexisting nonconforming uses (may trigger ZBA permit)
- Cemetery
- 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 ground-mounted on a parcel with any building or use, provided that the PV is sized to generate no more than 100% or 8 KW of the annual projected electric use of the non-PV building or use. Same setbacks as for detached accessory structures.
- Solar photovoltaic of any size, ground-mounted over any legal parking lot or driveway
- Municipal facility, Facilities for essential services

Site Plan Approval required for the following:

- Any Construction (other than for a single family home) greater than 2,000 ft²
- Educational use -non-profit , dormitories, any religious use, Day care, school-aged child-care program (MGL c. 28A, § 9) and Historical association or society and nonprofit museum (may include the residence of a caretaker). See also Educational Use Overlay Standards.
- Parking off site and combined parking. See § 350-8.5 and 350-8.7;
- Creation or Expansion of ~~more than six or more~~ new spaces.
- Parking lot access for nonresidential uses across a residential lot. See § 350-8.9.
- Parking requirement reduction. See § 350-8.10F.
- Residential Shared driveways See § 350-8.8, Expansion of parking by more than 6 spaces
- Telecommunication antennas located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)
- Reuse of Historic Educational or Religious Building for: Any residential use, live/work space, or office, provided however that no more than 20% of the floor space of the building shall be used for medical, banking or any offices where a primary function is to provide services to retail customers or individuals; and further provided that such use is within the footprint of 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 a 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.

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

- Detached Accessory Dwelling Unit see 10.10—*Zoning Board of Appeals Special Permit*
- Home Business for personal service business by appointment only or Home Business more than 25 visits etc. see 10.12 for other criteria—*Zoning Board of Appeals Special Permit*
- Any multifamily or townhouse project creating 7 or more units Further, for any such project that creates 10 or more units the
 - o 1) design standards for the length of dead-end streets, protection of natural features, sidewalks, wheelchair ramps, landscaping, utilities and

o 2) construction method and materials for water lines, sanitary sewers, storm sewers fire protection, sidewalks, private roads and other infrastructure

shall be those set forth in Chapter 290 Subdivision of Land even for private roadways and driveways that are not part of a subdivision, unless the planning Board finds that a different standards is more appropriate.

-
- Educational use -private for-profit colleges, schools, etc
- Mixed use buildings /lots, Live/work(mixed residential/work- All uses may be on any floor; business uses are limited to miscellaneous professional and business offices and shall not include banking, real estate and insurance offices or retail, personal and consumer service establishments, medical doctors, dentists or chiropractors.
- Community Center
- Nursing Homes, Assisted Living
- Lodging House
- Bed & Breakfast/ Tourist Home
- Halfway house
- Membership club operated as a not-for-profit corporation, as defined by MGL c. 180, excluding any adult establishments which display live nudity
- Filling of any land. See § 350-10.4. Filling of water or wet area. See § 350-10.3.
- Funeral establishment
- Crematory meeting accessory structure setbacks
- Year-round greenhouse / stand for wholesale and retail sale of agricultural farm products raised on site
- New Telecommunications facilities (in accordance with §§ 350-2.1 and 350-10.9)
- 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 Same setbacks as for detached accessory structures.
- Private utility, substation or district utility
- Heavy public use- *City Council Special Permit*