

In the Year Two Thousand Twenty One

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

21.189 AN ORDINANCE TO CREATE INCENTIVE FOR SMALLER HOUSES BY ALLOWING TWO HALF-SCALE UNITS TO COUNT AS A SINGLE-FAMILY FOR DENSITY PURPOSES

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to create an incentive for smaller residential units to be built in the URB and URC districts by allowing Half-Scale units to count as half a single regular sized unit for density purposes. Further, whereas electricity from an electric grid (which must meet state renewable energy portfolio standards and is more easily converted to renewable energy) will facilitate the City's effort to attain carbon neutrality by 2050, new projects created within this proposed zoning shall be built so all on-site systems are fossil fuel-free for thermal and electric loads.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Add a new definition in 350 2.1 as follows:

DWELLING, Half-Scale

A unit that is no larger than 800 square feet of gross living area. Within the table of uses where allowed and for the purposes of calculating total allowable density, two half-scale units shall be treated as one dwelling unit.

Amend Attachment 7(URB) & 8(URC) as follows:

Lot Dimensional Requirements

Lot Size

Single, Two family or Two Half-Scale units: 3,750 ft²

3+ units: 2,500 ft² minimum (min) per unit or per two Half-Scale units

Uses Allowed By Right:

- Single-, two-, three-family, multifamily, townhouses with six or fewer units, or 12 or fewer Half-Scale units. Half-Scale units shall not have any on-site use of fossil fuels (natural gas, propane, oil) for any thermal (heating, cooling, water heating) or electric loads. Electricity from an electric grid and fossil fuel use limited to emergency generators, outdoor grilling, or mobile uses (cars, lawnmowers, snow blowers) are permitted.

Site Plan Approval Required for the Following:

- Any Construction ~~(other than for a single family home or two-family less than 3,400 sf)~~ greater than 2,000 ft² . This requirement applies to all uses except for: single family homes and up to 2 Half-Scale units. Half-Scale units shall not have any on-site use of fossil fuels (natural gas, propane, oil) for any thermal (heating, cooling, water heating) or electric loads. Electricity from an electric grid and fossil fuel use limited to emergency generators, outdoor grilling, or mobile uses (cars, lawnmowers, snow blowers) are permitted.

Special Permit Approval Required for the Following Uses by Planning Board

- Any multifamily or townhouse project creating seven or more units or 14 or more Half-Scale units. Half-Scale units shall not have any on-site use of fossil fuels (natural gas, propane, oil) for any thermal (heating, cooling, water heating) or electric loads. Electricity from an electric grid and fossil fuel use limited to emergency generators, outdoor grilling, or mobile uses (cars, lawnmowers, snow blowers) are permitted.