

City of Northampton

MASSACHUSETTS

In the Year Two Thousand Twenty One

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

21.318 An Ordinance to Amend §350-17 FFR District and §350 3-4 Zoning Map to Include Recreation Land

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by changing Section 350-17 & 350 3-4 Zoning Map in order to accurately reflect the status of lands in Northampton permanently protected from development.

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

Amend as shown

§ 350-17 **Farms, Forests and Recreation District (FFR)**

§ 350-17.1 **Purpose.**

The purpose of this article is to protect sensitive open space and ecologically important features, to preserve the farms, forests, river corridors, ecological habitat, and recreational lands of Northampton, and to allow landowners the ability to develop their property in a manner that is sensitive to these unique resources.

FFR is comprised of three different types of protected open space.

- 1) Rural publicly owned open space and greenways.
- 2) Lands permanently protected with conservation or agricultural restrictions
- 3) Urban Parks including those for organized recreational uses.

§ 350-17.2 **Uses.**

Uses in the FFR are limited to any of the following so long as

1. No more than 25% of a parcel may be developed as , roads, sewage disposal or drainage facilities, or other development and, where possible, all improvements shall be spatially concentrated to preserve the protected resource. The Planning Board, through Site Plan Review may approve more than 25% developed areas only when created to enhance or expand the function urban parks or recreational facilities.

2. All site improvements shall be laid out and constructed to minimize environmental and other impacts on protected resources.
 3. Open space shall be laid out to maintain views of agricultural lands and open space, and to maintain distant vistas across open space from both on and off the site.
 4. Development shall be integrated into the existing landscape through the use of building placement, landform treatment, and visually compatible existing or new screening. When possible, development should be placed within existing woodlands and not in open fields, to preserve views and minimize visual impact.
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- A. Passive recreation, including site improvements to allow for such use that could include trail building, stream crossing components, wildlife viewing stations and the like. Supporting structures including temporary or permanent buildings.
 - B. Active recreation, including temporary or permanent buildings and structures necessary to support such uses. These may include but are not limited to permanent or temporary bathrooms, storage buildings, water fountains, snack bars, safety netting, seating, play or exercise structures and foundations, and parking areas. Site improvements to support such activities including trail building, stream crossings.
 - C. Agriculture and accessory structures, farm stands etc.
 - D. Land Conservation and restoration.
 - E. Events and/or other operations that support underlying agricultural uses. Such uses shall be accessory and in accord with requirements herein.
 - F. Social functions, such as special events, concerts, weddings, with service of food and beverage to support the primary function of protecting open space/resource area.
 - G. With Site Plan Approval by the Planning Board the construction or use of a building as a caretaker's residence.

Chapter 350-3.4 Amend by including the parcels show in the attached map into the FFR layer.