

# City of Northampton

## MASSACHUSETTS

### In the Year Two Thousand Twenty Six

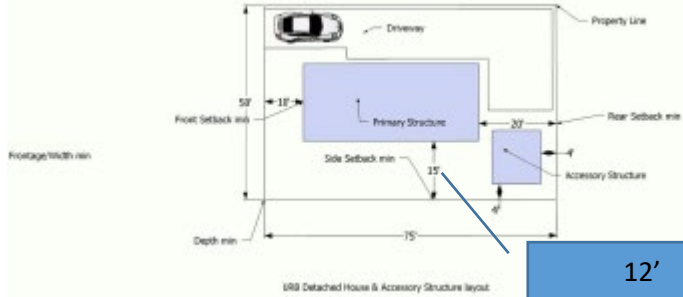
Upon the Recommendation of the Planning Board &

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to reduce the side yard setbacks in URB to facilitate more efficient, cost effective and compatibly designed homes within the district.

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

Modify the following sections of the ordinance as follows:

URB Table of Use Attachment 7

Lot Dimension Requirements	Layout/Setbacks. See additional form/layout requirements for two-family below in "Uses Allowed By Right."
<p>Lot Size Single, two-family or two half-scale units: 3,750 ft<sup>2</sup> 3+ units: 2,500 ft<sup>2</sup> minimum (min.) per unit or per two halfscale units                      Frontage/Width = 50 feet min.                      Depth = 75 feet min.                      Setbacks Front =10 feet min.                      Side = 12 feet min.                      Side = 0 feet on one side for reduced lot line</p>	 <p>The diagram illustrates the layout of a detached house and an accessory structure on a lot. Key features include:                     <ul style="list-style-type: none"> <li><b>Primary Structure:</b> A larger blue rectangle with setbacks of 10' front, 12' side, and 20' rear.</li> <li><b>Accessory Structure:</b> A smaller blue rectangle with setbacks of 4' front, 12' side, and 4' rear.</li> <li><b>Property Line:</b> Indicated by a dashed line.</li> <li><b>Driveway:</b> Shown at the top left.</li> <li><b>Dimensions:</b> Frontage/Width is 50' and Depth is 75'.</li> <li><b>Setbacks:</b> Front setbacks are 10' for the primary structure and 4' for the accessory structure. Side setbacks are 12' for both. Rear setbacks are 20' for the primary structure and 4' for the accessory structure.</li> </ul>                     A blue callout box with the text "12'" points to the side setback dimension for the primary structure.                 </p>

X Percentage of open space contiguous

10' side setback for A, B, C,