

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 exempt wo-family homes from the 2,000 sf of construction site plan trigger.

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:

- 1) URB & URC Table of Use 350 Attachment 7 & 8

Site Plan Approval Required for the Following:

Any construction greater than 2,000 square feet. This requirement applies to all uses except for: single or two-family homes ~~and or~~ up to two-four half scale units(attached or detached).

- 2) URA, SR, RR, WSP Table of Use 350 Attachment 4, 5, 6, 24

Site Plan Approval Required for the Following:

Any new construction, other than for a single or two-family home(detached or attached), greater than 2,000 square feet

- 3) § 350-11.2 Projects requiring site plan approval as intermediate projects.

No building permit, zoning permit, or special permit shall be issued for the following intermediate projects prior to the review and approval of a site plan in accordance with this section:

A. Projects which involve new construction or additions of between 2,000 square feet and 5,000 square feet of gross floor area (excluding single or two-family dwellings, up to four half scale units in URB & C (detached or attached), expansions in the CB District that do not involve footprint expansions, and projects used exclusively for agriculture, horticulture or floriculture).

- 4) § 350-11.3 Projects requiring site plan approval as major projects.

No building permit, zoning permit, or special permit shall be issued for the following major projects prior to the review and approval of a site plan in accordance with this section:

A. Projects which involve new construction or additions of 5,000 square feet or more of gross floor area (excluding single or two-family or up to four half scale unit in URB-C only detached/attached units and expansions in the CB District that do not involve footprint expansions).