

ZONING

250 Attachment 2

Borough of Northampton

Schedule I Schedule of the Controls

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
CO Conservancy	To delineate areas where substantial development of the land in the form of buildings or structures is prohibited due to special or unusual conditions of the topography and drainage, and the lack of proper facilities or improvements resulting in the land not being suitable of development at the present time. For the preservation of scenic and historic areas. For the preservation of groundwater sources.	<p>Recreation and Open Space Uses. Public parks and playgrounds, fishing and hunting.</p> <p>Soil and water conservation, floodplain and wildlife preserves.</p> <p>Water control facilities.</p> <p>Open space uses.</p> <p>Golf course.</p>	Customary accessory uses incidental to a permitted uses.	Resort facilities
R-1 Residential	To delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the Comprehensive Plan for the Borough of Northampton.	<p>Recreation and Open Space Uses. Any use permitted in CO District.</p> <p>Residential Uses. Single-family detached</p> <p>Places of Assembly. Public buildings or use.</p> <p>Other. Cemeteries</p>	Private garage. Other accessory uses customarily incidental to the principal use.	Private or parochial educational institution. Churches and similar places of worship. Public elementary and high schools. Clubhouse. Cemetery mausoleums. Satellite antennas. Large storage sheds (over 100 square feet).
R-2 Residential	To upgrade the character of all residential areas in the Borough by requiring standards for land use, lot, building bulk and size which more accurately reflect existing development. To protect the integrity of	<p>Recreation and Open Space Uses. Any use permitted in CO District.</p> <p>Residential Uses. Single-family detached/semidetached dwellings.</p> <p>Two-family dwellings.</p>	Private garage. Customary home occupations as part of § 250-18B. Other accessory uses customarily	Clubhouse. Conversions. Hospital or sanitarium. Private or parochial educational institution. Family care facilities (minimum spacing between one family care facility and another is 500 feet.

NORTHAMPTON CODE

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
	residential areas by prohibiting the intrusion of incompatible nonresidential uses.	<p>Garden apartments.</p> <p>Multifamily dwellings, townhouses.</p> <p>Places of Assembly. Churches and similar places of worship.</p> <p>Other. Public elementary and high schools.</p>	incidental to the principal use.	
R-3 Residential	To delineate those areas where predominantly residential development has occurred or will be likely to occur at medium densities in accordance with the Comprehensive Plan for the Borough of Northampton.	<p>Any use permitted in R-2 Residential District.</p> <p>Residential Uses. High-rise structures, mobile homes or individual lots. Hospitals.</p> <p>Nursing homes and group homes.</p>	Any accessory use permitted in the R-2 Residential District.	<p>Any special uses permitted in the R-2 Residential District.</p> <p>Mobile home park.</p>
R-4 Residential	To delineate those areas suitable for more affordable residential development including mobile home and mobile home parks.	Any use permitted in R-3 Residential District.	Any accessory use permitted in the R-3 Residential District.	<p>Any special uses permitted in the R-3 Residential District.</p> <p>Mobile home park.</p>
C-1 Commercial Transition	<p>To delineate areas which have increasing potential for commercial use but which still will remain as substantial residential areas.</p> <p>In these transition areas, office and limited commercial uses will be permitted if they can coexist in harmony with the residential living environment.</p>	<p>All new nonresidential uses shall provide screening along the property line which abuts a residential land use.</p> <p>Any use permitted in R-3 Residential District.</p> <p>Residential: Group Quarters. Rooming and boarding houses, housing for elderly, group homes.</p> <p>Transportation, Communication and Utilities. Transit bus shelters, off-street parking lots, public utilities.</p> <p>Commercial, Retail Trade. Hardware; mail order house; radios, TV and music supplies; antiques; books and stationery, fishing and</p>	Customary accessory uses incidental to a permitted use. Dormitories and/or religious quarters associated with a permitted or special use.	<p>Motor vehicle sales and service agencies. Conversions subject to § 250-16C.</p> <p>Lodging. Motels, hotels, inns, bed-and-breakfast establishments.</p>

ZONING

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
		<p>sporting goods; bicycle shops.</p> <p>Finance, Insurance and Real Estate Services. Credit services (other than banks); security and commodity brokers, dealers and services; insurance carriers, agents, brokers and services; real estate and related services; holding and investment services. Domiciliary care home, personal care home, beauty and barber services; funeral homes; apparel repair, alteration; shoe repair services.</p> <p>Business Services. Advertising services; consumer and mercantile credit reporting services; adjustment and collection services; copy, duplicating and stenographic services; dwelling and other building-related services.</p> <p>Professional Services. Medical and other health services; legal services; architectural services, planning services.</p> <p>Education Services, Nursery; Child Day Care. Adult Day Care; small scale (less than 20 students) dance, acting, art, craft and/or martial arts.</p> <p>Religious. Churches and similar places of worship.</p>		
<p>C-2 Commercial</p>	<p>To delineate a centralized area where shopping, recreation and cultural facilities are provided for the Borough as a whole.</p>	<p>Any uses permitted in the C-1 Commercial Transition District.</p> <p>Retail Trade, Building Related. Plumbing and heating equipment; paint, glass and wall paper; electrical supplies.</p> <p>Retail Trade, General Merchandise. Department store, limited variety</p>	<p>Off-street parking. Other accessory uses customarily incidental to the principal use.</p>	<p>Adult-oriented facilities.</p> <p>Automobile service stations.</p> <p>Multifamily dwellings.</p> <p>Group care residential.</p> <p>Tourist, rooming or boarding house.</p>

NORTHAMPTON CODE

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
		<p>convenience stores; merchandise vending machines.</p> <p>Retail Trade, Food. Grocery stores, meat and/or fish markets; bakeries; dairy product stores; stores selling fruit, vegetables, candy, nuts, confectionary and flowers.</p> <p>Retail Trade, Automotive. Tires, batteries and auto accessories; gasoline and/or service stations.</p> <p>Retail Trade, Apparel. Ready-to-wear clothing for men, women, children and infants; shoes; custom tailoring; furriers and fur apparel.</p> <p>Retail trade, Furniture and Home Furnishings. Furniture, home furnishing and equipment; household appliances.</p> <p>Retail Trade, Eating and Drinking. Restaurants, dining facilities; fast-food and other eating places; drinking places.</p> <p>Retail Trade, Not Elsewhere Classified. Drug stores; liquor stores; farm and garden supply; jewelry; fuel and ice.</p> <p>Finance. Banks and bank-related functions.</p> <p>Personal Services. Dry cleaning, laundering services, photographic services.</p> <p>Business Services. News; employment.</p> <p>Contract Construction. General contract construction.</p>		<p>The following limited light industrial uses when conducted within an enclosed building:</p> <p>Manufacturing of apparel, jewelry, toys and novelties, photo processing, printing and laboratories.</p>

ZONING

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
		<p>Government Services. Executive, legislative, judicial; protective; correctional institutions; postal.</p> <p>Education Services. University, college, junior college, professional school, trade school, art and/or craft school.</p> <p>Miscellaneous Services. Welfare and charitable.</p> <p>Public Assembly and Cultural. Cultural activities; entertainment assembly; sports assembly.</p>		
I-1 Industrial	To delineate those areas in the Borough which are suitable for light industrial and manufacturing uses.	Manufacture of jewelry, toys, novelties, apparel, photo processing and printing, dairy or ice cream manufacturing. Beverage bottling plants. Automotive service and repair. Warehouses.	Customary accessory uses incidental to a principle use.	
I-2 Industrial	<p>To delineate those areas best suited for industrial development because of location, topography existing facilities and relationship to other land uses.</p> <p>Uses incompatible with industry are not to be permitted.</p>	<p>Any manufacturing, assembly or other industrial or research operation meeting the requirements of the performance standards of this chapter.</p> <p>Farm, farm uses and customary farm occupations.</p> <p>Warehouses for enclosed storage of goods and materials, distribution plants, wholesale businesses.</p> <p>Automobile service and repair stations.</p> <p>Retail trade for building materials, hardware and farm equipment.</p> <p>Retail and wholesale motor vehicle trade.</p>	Customary accessory uses incidental to a permitted use.	<p>Extraction of stone, sand and gravel.</p> <p>Sanitary landfill.</p> <p>Storage of materials, goods and supplies outside of a building provided that no storage space shall be located within the front yard nor within the front yard nor within 50 feet of a side or rear yard line and further that no such outside storage shall be for the primary purpose of displaying for sale or advertising benefit, other than signs.</p> <p>Junkyards.</p> <p>Crematoriums.</p> <p>Paper recycling and all material reusing</p>

NORTHAMPTON CODE

Districts	Community Development Objectives	Permitted Principal	Uses Permitted Accessory	Special Uses*
				facilities; manufacturing of paper and pulp or paper products, lumber or wood products, chemicals (including storage and/or packaging), chemical-related products, plastic rubber, bituminous, stone, clay, glass, and concrete products and primary metals and any nuclear or magnetic processes, granaries and/or mills.

NOTE:

* See Article VI for supplementary special use regulations.