

# ZONING

## 250 Attachment 3

### Borough of Northampton

#### Schedule II

#### Bulk and Coverage Controls

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Map ID	District Name	Minimum Lot Area (square feet)	Minimum Lot Dimensions		Minimum Lot Depth (feet)	Minimum Yard Dimensions			Maximum Height of Building (feet/stories)	Maximum Lot Coverage
			Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)		Minimum Front Yard (feet)	Minimum Side Yard* (feet)	Minimum Rear Yard (total feet)		
CO	Conservancy	50,000	50,000	150	300	50	30/60	50	25/2	10%
R-1	Residential Single-Family	5,000	5,000	50	100	25	10/20	30	35/2.5	40%
R-2	Residential Single-Family	4,000	4,000	40	100	20	10/20	25	35/2.5	45%
	Two-Family	8,000	4,000	80	100	20	10/20	25	35/2.5	50%
	Multifamily	12,000	4,000	75	100	20	10/20	25	35/2.5	50%
	Townhouses (3-8 unit structures)	2,500	2,500	20	100	20	10/20	25	35/2.5	50%
R-3	Residential Single-Family	4,000	4,000	40	100	15	10/20	20	35/2.5	45%
	Two-Family	8,000	4,000	80	100	15	10/20	20	35/2.5	50%
	Multifamily (3-4 unit structures)	7,500	2,500	60	100	20	10/20	20	35/2.5	50%
	(5 to 8 units)	12,500	2,500	90	100	20	10/20	25	35/2.5	50%
	(9 or more units)	18,000	2,000	150	100	25	10/20	40	70/6	50%
R-4	Townhouses	2,000	2,000	20	100	25	10/20	25	35/2.5	50%
	Residential Single-Family	4,000	4,000	40	100	20	10/20	25	35/2.5	50%
	Two-Family	8,000	4,000	80	100	20	10/20	25	35/2.5	50%
	Townhouses	2,000	2,000	20	100	20	10/20	25	35/2.5	50%
C-1	Commercial	3,000	—	30	100	10	5.0**	25	35/2.5	50%
C-2	Commercial	3,000	—	30	100	10	5.0**	25	35/2.5	40%
I-1	Light Industrial	25,000	—	100	200	30	20/20	50	35/2.5	40%
I-2	Industrial	40,000	—	150	200	30	20/20	50	60/5	40%

**NOTES:**

\* Where buildings are semiattached, then there shall be required only one minimum side yard of at least 10 feet; however, for access to a garage where the garage is not a part of the principal building, then a minimum side yard shall be 12 feet.

\*\* Where buildings are attached, then the side yard shall be zero feet.

NORTHAMPTON CODE