

ZONING

350 Attachment 12

**City of Northampton
Table of Use, Dimensional and Density Regulations**

HIGHWAY BUSINESS DISTRICT (HB)						
Allowed Uses (by right unless otherwise noted) - any mix or their accessory uses/structures, including common drives	If checked, site plan approval required by Planning Board See § 350-11.1 (new construction of 2,000+ triggers site plan)	If checked, special permit approval required by designated board	Dimensions (same for all uses)	Landscaping (same for all uses)	Minimum Parking (same for all uses)	Building Design (same for all uses)
All retail, retail marijuana, ¹ wholesale and business sales and supply of goods and services, except for automotive sales (retail above 90,000 square feet not allowed)			Lot size = 0 Frontage = 0 Setbacks: Front = 0; measured from beyond a required 10-foot tree belt, 6-foot sidewalk Side = 0 Rear = 0 Minimum height = 20 feet Maximum height = 65 feet Open space: see landscape/ screening requirements Width/Depth = 0	See Design Standards below for required treatment for curb to developed area	0 As part of site plan, applicant must show plan for parking 1 bike rack per 10 parking spaces up to 15 required (indoor or outdoor). Storage must allow locking of bicycles to racks or inside storage containers. See also §§ 350-8.2 through 350-8.11 for location, construction, lay-out, requirements for lots. If off-street loading is necessary, it must be shown on any site plan submission that might otherwise be required. (See above.)	See standards below. Applicable for all projects that trigger site plan review. The Planning Board may waive any or all for intermediate site plan projects.
Automotive sales						
Office						
Restaurant, bar, entertainment						
Drive-through establishments, including restaurants with drive-through windows and other uses with a drive-through function	√					
Temporary event						
Artist space, trades						
Research and development facilities						
Hotel/Motel						
Health/Athletic club, indoor recreation, membership club operated for profit or nonprofit						
Adult establishments which display live or private booth nudity and adult establishments with adult material. See § 350-10.13. No portion of such use shall be less than 500 feet from any church/house of worship, day-care center, park, playground, school, residence or other adult establishment.	√	√ Planning Board				
Outdoor commercial recreation use	√					
Residential use above the first floor, home office/occupation						
Commercial or public parking facility or the addition of 6 or more parking spaces	√					
Single or multimodal passenger terminal						
Municipal facility						
Manufacturing, motor freight terminal and warehousing associated with adjacent commercial and industrial uses	√					
Facilities for essential services						

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Veterinary hospital in which all animals are kept inside permanent buildings						
Automotive repair (not junkyard) or service (including car wash) with or without convenience commercial	√					
Telecommunication antennas on existing towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)	√					
New telecommunications structures/facilities (in accordance with §§ 350-2.1 and 350-10.9)	√	√ Planning Board				
New commercial structures or substantial improvements in FP, meeting all requirements under the State Building Code, Wetlands Protection Act, and City ordinances	√					
Educational, religious use, day-care, school-aged child-care program (as permitted by state statute), family day care (with registration with Building Commissioner); historical association and nonprofit museum (residence of a caretaker must be above first floor)						
Agricultural uses						
Indoor junk cars, motor vehicle accessories, scrap metal. See § 350-8.8L.	√					
Private utility, substation, or similar facility or building	√					
Storage of a fluid other than water (as principal use)	√					
More than one curb cut (>1 existing may remain unless change of use triggers site plan)	√	√ Planning Board				
Access to parking over residential lot; see § 350-8.9	√	√ Planning Board				

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Reuse of an historic educational or religious building for any residential use on the ground floor or any other commercial use not otherwise allowed in the district, provided that such use is within the footprint of the existing building. The existing building may be expanded to accommodate elevators and stairwells, provided that all historically contributing portions of the building are retained and covered with an historic preservation restriction granted to the City of Northampton in a form acceptable to the Planning Board, with input from the Historical Commission, as preserving the key character-defining features visible from the road (and not necessarily meeting federal or state preservation standards for the entire building). Portions of the building that are not part of the original architecture of the building and which do not contribute to the historical or architectural significance of the building as determined by the Planning Board, with input from the Historical Commission, may be demolished.	√					
Medical marijuana	√					
Any marijuana independent testing laboratory or other testing labs only when located below grade, above the first floor or behind a street-front unit reserved for an allowed commercial use, which is at least 30 feet deep, or in a building that does not abut on a public way maintained by the City.						
Short-term rentals. Such rentals must be registered with the City and are only valid for the year in which registration is completed and expire December 31 each year.						

Notes:

- 1 No establishment shall be located within 200 feet of a preexisting public or private school providing education in kindergarten or any of grades 1 through 12. Building facades and property must be consistent with the character of the neighborhood, including such items as transparent storefront windows with a view into the interior of the building. Security measures must appear from the outside of the building to be consistent with the character of the neighborhood.

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