
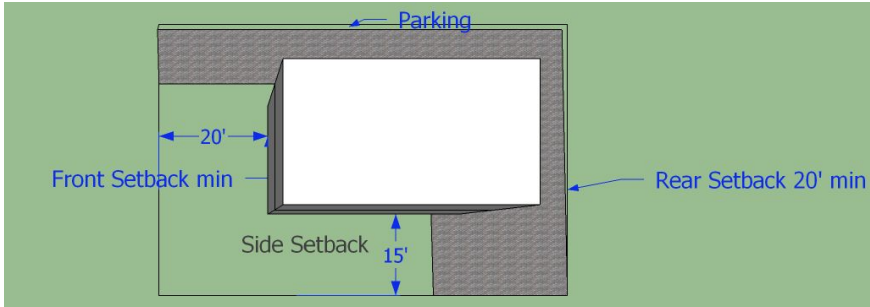


ZONING

350 Attachment 15

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

<b>GI Industrial District</b>	
<b>Description:</b>	<b>Example Structures</b>
<p>Primarily manufacturing, back office, research and development, non-retail-oriented business; warehousing</p>	
<b>Lot Dimension Requirements</b>	<b>Layout/Setbacks for All Uses</b>
<p><b>Lot Size:</b> 0 feet</p> <p><b>Frontage/Width/Depth:</b> 0 feet</p> <p><b>Setbacks</b>                      Front = 20 feet min.                      Side = 15 feet min.                      Rear = 20 feet min.</p> <p><b>Max. Height</b> = 45 feet</p> <p><b>Open Space</b> = 20%</p>	
<b>Site/Parking Lot Landscaping</b>	<p>See § 350-6.5 and § 350-8.9 for additional landscaping, parking lot buffers to residential.</p>
<b>Minimum parking</b>	<p>See also §§ 350-8.2 through 350-8.11 for location, construction, and layout requirements for parking lots and bicycle storage.</p>

## NORTHAMPTON CODE

### GI USES ALLOWED

#### Uses Allowed By Right:

- All manufacturing
- Wholesale trade and distribution
- Non-retail sales and supply of goods/services
- Accessory uses to allowed uses: eating facilities, and retail sales, when not more than 10% of the gross floor area is devoted to sales and sales are limited to goods produced or distributed by the principal use
- Research and development
- Trades
- Industrial warehousing not associated with or accessory to another use up to a maximum of 25,000 square feet (no retail storage allowed)
- Non-medical office/corporate back office, not including banks and law offices, or real estate offices
- Motor freight terminal/warehousing associated with adjacent commercial/industrial uses
- Artist's space (nonresidential)
- Single or multimodal passenger terminal, yards and rail freight service
- Temporary event
- Facilities for essential services, municipal facility
- 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 above first floor only), agricultural uses
- Land and/or work within WSP-O:
  1. Lot size: 40,000 square feet
  2. Frontage/Width: 120 feet
  3. Depth: 140 feet
  4. Setbacks:
    - Front: 20 feet
    - Side: 15 feet
    - Rear: 20 feet
  5. Maximum height: 45 feet
  6. Open space: 85%
- Private bridge, tunnel
- Rooftop solar hot water and photovoltaic
- Solar photovoltaic of any size, ground-mounted over any legal parking lot or driveway
- Accessory solar photovoltaic ground-mounted on a parcel with any building or use, provided that the PV is sized to generate no more than 200% of the annual projected electric use of the non-PV building or use.
- Marijuana manufacturing. All facilities must incorporate both high-efficiency particulate air handlers with activated carbon filters and exhaust systems designed with vents that force the air at least 10 feet above the roofline of the building. Alternatively, other technology may be used upon finding by the Planning Board through site plan approval process that such other technology will, to the extent practicable, limit odors from marijuana in any place where the public or clients are present.

#### Site Plan Approval required for the following:

- Contractor's yard, open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided that outside storage areas shall be screened from outside view
- Commercial or public parking lot or structure
- Parking lot creation or expansion of more than 6 spaces, passenger terminal
- Telecommunication antennas on existing towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)

## ZONING

- New commercial structures or substantial improvements in FP, meeting all requirements under the State Building Code, Wetlands Protection Act, and City ordinances
  1. Lot size: 40,000 square feet
  2. Frontage/Width: 120 feet
  3. Depth: 140 feet
  4. Setbacks:
    - Front: 20 feet
    - Side: 15 feet
    - Rear: 20 feet
  5. Maximum height: 45 feet
  6. Open space: 85%
- Parking requirement reduction. See § 350-8.10F.
- Private utility, substation or district utility, small-scale hydroelectric generation or ground-mounted PV array of any size, including accessory PV (buffers to residential districts abutting site shall be incorporated). PV installations must be maintained in good condition with painting, structural repairs and security maintained and facilities no longer being used dismantled within 90 days.
- Telecommunication antennas (cellular phone) located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)
- Commercial motor vehicle maintenance, garaging and parking facilities (Outside parking shall be screened from public view.)

**Special Permit Approval required for the following uses by Planning Board unless otherwise noted:**

- New telecommunications structures/facilities (in accordance with §§ 350-2.1 and 350-10.9)
- Membership club (for-profit or nonprofit)/ health athletic club, indoor recreation, community center
- Heavy public use. See § 350-10.7. *City Council Special Permit*
- Auto repair (no gas sales), junk cars, motor vehicle accessories, scrap metal, liquid storage (other than water)
- Access to parking over residential lot; see § 350-8
- Bus passenger terminal and taxi facilities, heliport
- Processing and treating of raw materials, including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations
- Removal of sand, gravel, quarry, or other raw material. See § 350-10.3.
- Storage of a fluid other than water (as principal use)