

ZONING

350 Attachment 19

City of Northampton
Table of Use, Dimensional and Density Regulations

PLANNED VILLAGE DISTRICT (PV)						
Uses Allowed by Right (by right unless otherwise noted): any mix or their accessory uses/structures, including common drives	See § 350-11.1 (new construction of 2,000+ square feet triggers site plan)	Use By Special Permit Approval Required by Designated Board (if checked)	Dimensions	Landscaping	Minimum Parking	Building Design
Reuse of contributing structures in the National Register of Historic Places for any residential use or community facility listed in this table, tradesman, business offices and services, miscellaneous professional offices, research and development facilities, and manufacturing. Also for retail uses or restaurants, when the gross floor area in these uses does not exceed 10% of the gross floor area of the building or complex of historical buildings being redeveloped under this section. For all uses under this table entry, the Planning Board must find that the rehabilitation and reuse, and all future alterations, will be done in accordance with U.S. Department of Interior Standards for Rehabilitating Historic Buildings, and in particular that, to the extent practicable, historically significant exterior facades are preserved or restored and original rooflines are preserved.	√		Lot size = 0 Frontage/Width/Depth/Setbacks = 0 Maximum height = 40 feet (may be increased to 60 feet, provided buildings are articulated such that any portion of a building over 40 feet is set back at least 20 feet from all property boundaries) Open space = 0		0	
Master planned mixed-use villages, overall project requires a minimum of 15 acres and Planning Board special permit for mix and layout of project in accordance with § 350-10.15.	√	√ Planning Board	Project lot = 15-acre minimum Project frontage = 75 feet Project depth = 200 feet Setbacks from project boundary: Front = 20 feet Side = 15 feet Rear = 20 feet Maximum height = 40 feet (may be increased to 60 feet, provided buildings are articulated such that any portion of a building over 40 feet is set back at least 20 feet from all property boundaries) Project open space = 40%	Must be proposed by applicant and approved by Planning Board	As necessary; project-dependent	Must be proposed by applicant and approved by Planning Board

NORTHAMPTON CODE

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Any residential structure or mix thereof as part of the overall master planned project and not exceeding 85% of gross floor area of commercial uses in the village (This cap shall no longer apply when the project reaches 400,000 square feet of commercial uses in the PV Zoning District.): single-family dwelling, two-family, three-family multifamily or townhouse development. Any accessory buildings. Any bed-and-breakfast. Any short-term rental. Short-term rentals must be registered with the City, are only valid for the year in which registration is completed and expire December 31 each year.			Lot size = 0 Frontage/Width/Depth/Setbacks = 0 (layout must allow for pedestrian and vehicular gridded village network to allow circulation consistent with requirements in § 350-10.15 and as approved in the special permit for the master plan)	Per approved master plan special permit	No more than 2 per unit	Per approved master plan special permit
Any shared driveway serving residential lots as part of an approved master plan. Driveways may be designed consistent with village center developments that do not meet the standards in § 350-2.1, Definitions, for shared driveways when in the view of the Fire Chief there is adequate emergency access.						
Rooftop solar hot water and photovoltaic			N/A	None	0	None. Installations must be maintained in good condition with painting, structural repairs and security maintained and facilities no longer being used dismantled within 90 days.
Solar photovoltaic of any size, ground-mounted: 1. Over any legal parking lot or driveway; 2. At any landfill site not separate from the site-assigned property by any road; and 3. At an airport not separated from the runways by any road.	√		Same setbacks as setbacks for other accessory buildings in the district	Sufficient landscaping within the setbacks to provide effective visual separation		
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	√	√ Planning Board	Setbacks: Front = 50 feet Side = 50 feet Rear = 50 feet And such open space as applies to the principal building			

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Any marijuana manufacturing, cultivation or testing. All manufacturing/cultivation 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.						
Municipal and essential facilities						