

ZONING

350 Attachment 21

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

FARMS FOREST RIVERS (FFR)						
Uses Allowed: and their accessory uses (home office, tag sales, § 350-2.1, fences, § 350-6.8, horses and animals, § 350-5.3) unless otherwise specified	Site Plan Approval Required by Planning Board (if checked) See also § 350-11.1 for scale that triggers site plan	Use By Special Permit Approval Required by Designated Board (if checked)	Dimensions	Landscaping	Minimum Parking	Building Design
Open space residential development (See §§ 350-10.5 and 350-17.2) single-family, two-, three-, zero-lot, multifamily home, townhouse lots	√	√ Planning Board	Project lot: 4 acres minimum Project frontage: 175 feet Project depth: 200 feet Setbacks from project boundary: Front: 20 feet Side: 15 feet Rear: 20 feet Maximum height: 35 feet Project open space: 85%		2 per unit unless reduced by Planning Board	Planning Board to review layout to ensure project transitions between existing neighborhood along street and proposed project
Single-family dwellings, including attached accessory apartments meeting criteria in § 350-10.10			Lot size: Same as lot had in existence as of January 1, 2011 Frontage: 175 feet Depth: 200 feet Setbacks: Front: 20 feet Side: 15 feet Rear: 20 feet Maximum height: 35 feet Open space: 85%			
Municipal facility, noncommercial recreation and conservation facilities	Expansion/creation of parking areas of greater than 6 spaces triggers site plan		Open space: 85%		Based on square footage. See table.	
Agricultural uses						
Educational, religious use, day-care, school-aged child-care program (as permitted by state statute), family day-care. Facilities for essential services (dimensional standards do not apply)						

NORTHAMPTON CODE

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Agriculture, horticulture, floriculture, noncommercial forestry, the growing of all vegetables and a temporary (not to exceed erection or use for a period of four months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises						
Year-round greenhouse/stand for wholesale and retail sale of agricultural farm products raised on site	√					
Accessory structures: <ul style="list-style-type: none"> • Detached (but no larger than 1,000 square feet of lot coverage) See also § 350-6.7; • Attached (same setbacks as principal structure); or • Attached used for workshop, storage, garage, noncommercial purposes only 			Setbacks: Front detached: 20 feet Front attached: 40 feet Side: 4 feet Rear: 4 feet Maximum height: 20 feet			
Residential common driveways	√					
Telecommunication antennas which are located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)	√					
Detached accessory apartment		√ Zoning Board of Appeals	Same as single-family home (maximum height: 20 feet; 900-square-foot footprint)			
Home occupations. See § 350-10.12			Same as single-family home			
New telecommunications towers		√ Planning Board	All setbacks: 2 times the height of the tower			

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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			