

ZONING

350 Attachment 3

**City of Northampton
Table of Dimensional and Density Regulations: GB, NB, M and EU-O Districts**

Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
GB General Business Zoning District								
Any use	None	None	None	0	0 ¹	6	60	5%
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 as setbacks for other accessory buildings in the district				
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				50	50	50		Same as for principal building
In the General Business District, landscaping and pedestrian malls or plazas shall be constructed between the building and the front lot line, and no parking is permitted in this area. In the GB, these mall and plaza areas qualify as open space.								

NOTES:

¹ See also § 350-6.5 (screening and buffers).

² For retail uses above 10,000 square feet, the maximum setback is 55 feet within which no more than one row of parking is allowed. The Planning Board may issue a special permit to allow existing buildings with 75 feet or greater setback to maintain a maximum setback of 75 feet within which no more than one row of parking and no more than 42 feet of asphalt may be created if the Board determines that exceptional circumstances exist.

2(1) Minimum side and rear yard setbacks increase 10 feet for each story over three stories. (2) The setback from a private access road shall be measured from the outer edge of the pavement of said road. (3) The Planning Board may reduce the minimum front yard setback requirement for townhouses to 10 feet to create a particular character in a development.

³ May be decreased with a special permit issued under §§ 350-15.7 and 350-15.9.

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	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
NB Neighborhood Business Zoning District								
Municipal facilities	None	None	None	10	6	6	25	20%
Mixed residential/retail/service and commercial	10,000 + 1,000 per unit	80	100	10	6	6	35	20%
Tourist home/bed-and-breakfast and lodging house	10,000 + 1,000 per unit	80	100	10	6	6	25	20%
Townhouse development	20,000 + 4,500 per unit	100	100	20 ²	15 ²	20 ²	40	40%
Townhouses in the development	2,000	20	60	20 ²	15 ²	20 ²	40	N/A
Any use in a Water Supply Protection Overlay District (WSP-O). See also § 350-15.	40,000	80	100	10	6	6	35	85% ³
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 as setbacks for other accessory buildings in the district				
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				50	50	50		Same as for principal building
Any other use	10,000	80	100	10	6	6	25	20%
In the NB, the maximum gross floor area for any single business establishment is 10,000 square feet.								

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Principal Use	Minimum Required Lot			Minimum Setback (feet)			Maximum Building Height (feet)	Minimum Open Space
	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
M Medical District – Hospital								
Municipal facilities	None	None	None	10	6	6	25	20%
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 as setbacks for other accessory buildings in the district				
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				50	50	50		Same as for principal building
Any use	200,000	300	140	15 ¹	20	100	55 ¹	30% ¹

NOTES:

¹ In the Medical District, the following additional dimensional regulations apply: No parking is permitted in the minimum front yard setback. Building height may be increased by one foot for each additional three feet of building setback over the minimum front yard setback, up to a maximum of 90 feet. Minimum landscaped area is 30%.

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	Area (sq. ft.)	Frontage (feet)	Depth (feet)	Front	Side	Rear		
EU Educational Use Overlay Zoning District								
Education use which is religious, sectarian, denominational or public or other religious use	None ²	None ²	None ²	None ²	None ²	None ²	85 ³	None ²
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 as setbacks for other accessory buildings in the district				
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				50	50	50		Same as for principal building

NOTES:

² These standards apply for projects or portions thereof that are at least 30 feet from the edge the EU overlay boundary and the edge of any street containing that boundary. In the area between that thirty-foot line and the edge of the EU overlay, the dimensional requirements of the underlying district shall apply.

³ In the EU northwesterly of Paradise Road, generally the area between Paradise Road and Kensington Avenue, the maximum building height is 45 feet. Elsewhere in the EU, at the thirty-foot line, the maximum building is 55 feet. Maximum building height shall increase from the thirty-foot line on a one-to-one slope for each foot in back of the line to a maximum of 85 feet.