

City of Northampton
MASSACHUSETTS

~~Two-Family By-Right
Ordinances 2 of 10~~

In the Year Two Thousand Twenty

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

20.164 An Ordinance Relative to Two-Family By Right - Amendment to URA Table of Use

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to allow two-family homes/lots by-right in most of the residential districts within the City.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

URA Attachment 6 Be modified by adding and deleting text as Follows *with no other changes to Attachment 6*:

~~1. If a garage or other attached garages/ parking structure is that face the street-attached~~

~~a., it must be set-stepped back 20'-10' from the house façade;~~

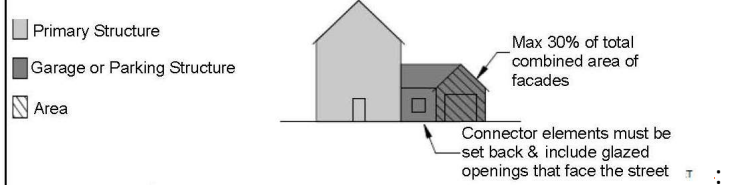
~~b. and the garage/structure shall comprise no more than 30% of the front facade of the primary structure unless the garage is stepped back from the façade by 20(A);~~

~~The criteria above does not apply to residential structures that are either behind another principal structure which is along the street front or if the structure is setback 40' or more from the front lot line.~~

~~C. The side setback may be 10' for the garage only when not used as a living area.~~

~~See additional specific criteria for 2-family homes~~

DELETE:



-Add:



~~Uses Allowed by Right:~~

• ~~Single family home~~

- ~~Two family less than 3,400 sf total of new construction. See additional criteria in 350-6.11 NOTE-
Make HYPERLINK~~

Uses Allowed by Site Plan

- ~~Two single-family dwellings per lot See additional criteria in 350-6.11 NOTE- Make HYPERLINK~~
- ~~Two-family, greater than 3,400 sf total of new construction See additional criteria in 350-6.11 NOTE-
Make HYPERLINK~~

All references in Uses allowed by Right and Special Permit for Accessory Dwelling units of 900 Sf or less to be deleted:
Attached (to a single-family) accessory dwelling unit not to exceed 900 ft.2 gross living area. See § 350-10.10. Same setback as for principal structures;
Detached accessory dwelling unit for single-family home meeting same setback requirements as a single-family home. See § 350-10.10