

City of Northampton

MASSACHUSETTS

Two-Family By- Right
Ordinances 6 of 10

In the Year Two Thousand Twenty

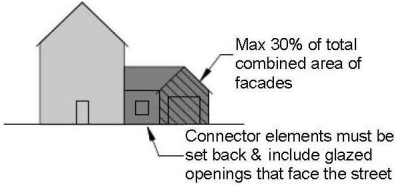
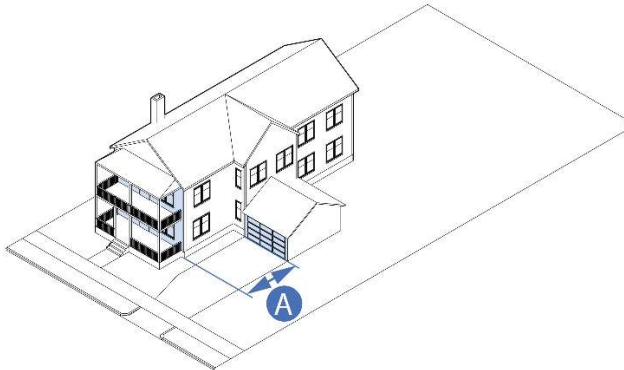
Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

20.168 An Ordinance Relative to Two-Family By Right - Amendment to SR-RR 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:

SR and RR Attachments 5 & 4 Be modified by adding and deleting text as Follows *with no other changes to Attachment 4 or 5:*

| SR & RR District | |
|--|---|
| Design Standards Illustrated Planning Board may waive, by site plan approval element 2, if it can be shown that a different design meets a pedestrian-scale design that encourages public/private transition and interface (e.g. similar elements facing internal courtyards or private streets) | |
| <p>1- 1. If aFor attached garages/ or other parking structures that face the street, is attached, it must be set</p> <p>a) -The front face of the garage must be stepped back 120' from the house façade; and</p> <p>b) Tthe 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).</p> <p>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 50' or more from the front lot line.</p> | <p>DELETE:</p> <ul style="list-style-type: none">Primary StructureGarage or Parking StructureArea  <p>ADD:</p>  |

See additional specific criteria for 2-family homes. If a garage or other parking structure is attached, it shall comprise no more than 30% of the front facade of the primary structure.

SR & RR USES ALLOWED

Uses Allowed By Right:

- Single Family residence
- ~~Two Family less than 3,400 sf~~ See also §350-6.11 NOTE: Make Hyperlink

Site Plan Approval required for the following:

- ~~Two-Family greater than 3,400 sf~~ and Two Single Family dwellings per lot . See also §350-6.11 Note: Make Hyperlink
- Any Construction (other than for a single family home) greater than 2,000 ft²

All references in Uses allowed by Right and site plan 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—Administrative Site Plan