

City of Northampton

MASSACHUSETTS

In the Year Two Thousand Twenty One

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

21.218 AN ORDINANCE TO AMEND ZERO LOT LINE SECTION OF CODE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to alter the requirements of Zero Lot Line projects in order to maintain more consistent setbacks within neighborhoods.

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

Move subsection 10.14 to a new Subsection in Chapter 350-6 and amend as shown

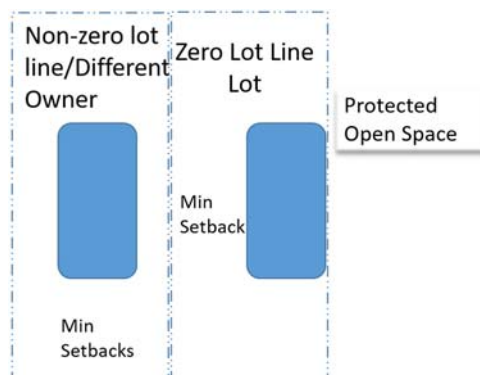
§ 350-~~10.146.13~~**Zero lot line (ZLL) developments.**

Zero lot line (ZLL) developments are developments, or portions of developments, where house lots have a ~~minimum~~ side yard setback of zero feet on one side (the "zero lot line"), while the opposite side meets the standard side yard setback of the district (the "standard setback"), if the following standards are met:

~~A. If a garage or other parking structure is built, it must be set back at least twice the normal front yard setback, or the garage/structure must cover no more than 25% of the front facade of the principal structure; and~~

~~B.A.~~ The zero lot line side of a house lot must:

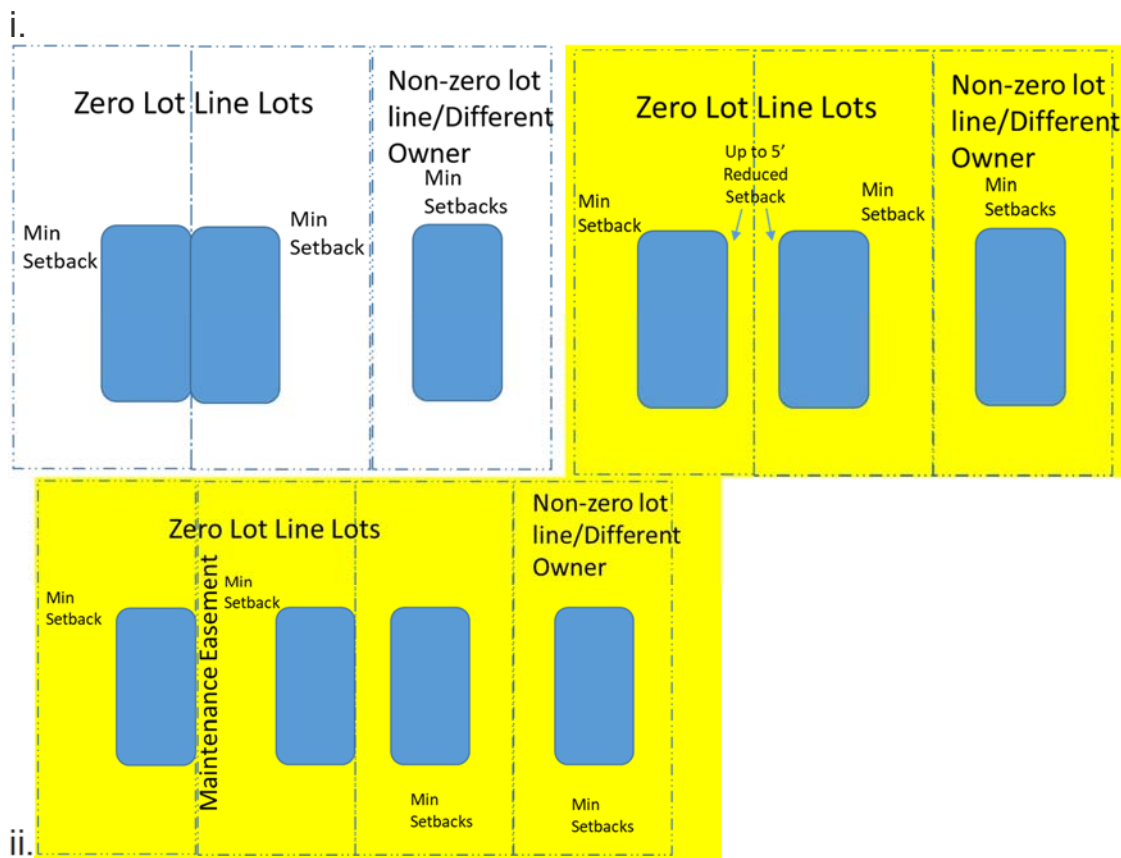
- 1) Abut permanently protected open space where the owner can show a maintenance easement, as defined below, will be granted; or



2) Abut the lot line of a lot which is under ~~the control of the same property owner~~ common ownership at the time the zero lot line development is proposed and

i. ~~shares a party wall with the abutting structure on the separate parcel~~ commonly-owned lot OR has a reduced side setback of up to 5' from the standard setback.

i.ii. ~~Abuts the typical standard setback area of an adjoining zero lot line lot under the same common ownership. However the last such lot in a series as described under the same ownership shall have 2x the typical standard setback for both side lots~~ the standard.



C-B. _____ A five-foot maintenance easement must be ~~granted to~~ obtained by the owner of a house on a zero lot line ~~by from~~ the abutting property owner abutting the zero lot line in any development pursuant to -in-A(1) or A(2)(ii) above to allow normal maintenance. Said easement may allow a roof overhang of up to two feet and may allow roof drainage ~~to sheet flow into~~ onto the easement area ~~and sheet flow across the abutting property.~~ in.

addition, private covenants may be required to insure proper maintenance of the house abutting the zero lot line; and

C. There shall be a minimum of four shade trees of not less than 2.51.5 inches' caliper planted or maintained on each lot in accordance with the City's Tree List & Planting Guidelines, including two along the street frontage. (See also § 350-6.5D.)

D. Only one principal structure per lot is allowed in a zero lot line development.

E. Any detached accessory structure on the lot must meet the minimum standard setbacks for such structures.