

City of Northampton

MASSACHUSETTS

Eight

In the Year Two Thousand and

UPON THE RECOMMENDATION OF **Planning Board**

ORDINANCE

§350-10.14

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by revising section....., of said Code; providing that.....
Simplify Zero Lot Line Developments

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

Section 1. That section..... of the Code of Ordinances of the City of Northampton, Massachusetts, be amended so that such section shall read as follows:

“Section

§ 350-10.14. 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 if the following standards are met:

- A. If a garage or other parking structure is built, it must be setback 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. No windows or doors facing the zero lot line may be placed within 10 feet of the zero lot line, except windows that are at least eight feet above grade; and
- C. A minimum of a six-foot high sight impervious fence must be built and maintained along the zero lot line and attached to any buildings on the zero lot line. (The Planning Board may waive this requirement if the applicant demonstrates that a fence is not required to provide adequate private space.); and
- D. Parking is not permitted in the front yard setback; and
- E. The side yard setback (but excluding terraces) for the non-zero lot line side yard shall be twice the usual setback; and
- F. The zero lot line side of a house must:
 - 1. ~~abut~~ abut permanently protected open space; or
 - 2. ~~Abut the lot line of another zero lot line of a lot which are~~ is under the control of the same developer property owner at the time the zero lot line development is proposed; ~~and or~~
 - 1-3. Abut the property of an owner who agrees on design covenants that control the design of both sides of the property. Such covenants will be recorded at the register of deeds and all mortgages must be subordinated to such covenants.
- G. A five-foot maintenance easement must be granted to the owner of a house on a zero lot line by the abutting property 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 the easement area. In addition, private covenants may be required to insure proper maintenance of the house abutting the zero lot line; and
- H. There shall be a minimum of four shade trees of not less than 2.5 inches caliper planted or maintained on each lot, including two along the street frontage. (See also § 350-6.5D.)