

ADDENDUM TO THE ZONING PERMIT APPLICATION FOR TWO-FAMILY HOMES AND TWO SINGLE-FAMILY HOMES ON THE SAME LOT

The City of Northampton zoning ordinance allows for two-family homes and two single-family homes on the same lot by-right, requiring only building permits and not requiring additional Planning Board permits **IF** they comply with zoning ordinance 350-6.11, along with other requirements. The following form is to help applicants go through the 350-6.11 requirements (<https://ecode360.com/37390035>).

Basic Questions for All Zoning Districts

1. Please indicate what you are proposing to do. Please choose only one: _____

- A. Convert a single-family home into a two-family home without any exterior changes.
- B. Add a second detached single-family home on the same lot as an existing single-family home.
- C. Convert a single-family home into a two-family by adding a new attached housing
- D. Build a new two-family home on a vacant lot.
- E. Build two new single-family homes on a vacant lot.

2. Please attach sketches or plans showing the existing conditions and the proposed changes. Please include the frontage(s), dimensions, setbacks, and the distance between structures.

350-6.11 Questions for All Zoning Districts

Please put your responses in the underlined section after each question.
How much <u>new gross floor area</u> (GFA) are you adding? _____ SF
<u>What is your heating source, e.g. electricity, gas, oil, etc.?</u> Please contact the Building Department for details on the energy code. _____
<u>What is the length of the longest mass</u> of the dwelling you are proposing? _____ FT
If you plan to connect the masses (either to existing or amongst new ones), please indicate on your plan how you plan to connect them to distinguish each mass. It must have <u>at least one of the following</u> . Please choose all that apply: _____ [1] The roofs of adjacent masses run in different directions. [2] The roofs of adjacent masses that run in the same direction have at least a two-foot difference in height. [3] Adjacent masses are arranged to create an ell or T shaped building. The leg of the ell or the arms of the T must extend at least eight feet beyond an intersecting wall. [4] Where the walls of adjacent masses are in the same plane, the walls must be offset by at least four feet.

On your plan, please show [the covered front entry for your houses](#). URA, URB, and URC zoning districts have [more requirements](#).

On your plan, please show [how you are screening](#) mechanical structures and refuse containers.

On your plan, please include the [location and number of existing and proposed parking spaces](#). Also describe them here:

of existing parking spaces: _____

of proposed parking spaces: _____

On your plan, please mark all trees that [you will remove that are over five inches in caliper](#), measured a foot from the ground. How many such trees are you removing and what is total thickness removed?

of removed trees: _____; # of total caliper removed in inches: _____ IN

350-6.11 Questions Only for Urban Residential (URA/B/C) Districts

Please put your responses in the underlined section after each question.

What is the [front setback](#) of the housing you are proposing?

_____ FT

What is the [width of the part of the housing](#) that is facing the street?

_____ FT

On your plan, please describe the [covered front entry](#) for the proposed home. Please answer the following.

Front setback of the covered front entry: _____ FT

Contiguous floor area of the covered front entry: _____ FT by _____ FT

Roof coverage area of the covered front entry: _____ FT by _____ FT

Is at least one side of the covered entry open between three feet and seven feet above its floor surface? Please circle one: **Yes** **No**