

TOWN OF HAMPTON, NEW HAMPSHIRE

2007 PROPOSED ZONING ORDINANCE AMENDMENTS SUMMARY & PURPOSE SHEET

Amendments:

1. Amend Article I General, Sect 1.6 Definitions to add further language to the definition of Hotel; Amend Article VI Parking, Section 6.3.2 to change the requirement for hotel;

PURPOSE: To provide a more explicit and precise definition of a “hotel” so that hotel units (intended for transient use) may be better distinguished from dwelling units (intended for permanent residence). The distinction is necessary because of several impacts on the Town and Town services. An individual cannot register a vehicle or register to vote using a temporary (transient) residence. School Impact Fees also apply to new dwelling units constructed but do not apply to new hotel units constructed. A clear distinction is needed to be able to determine what is and is not a permanent residence for these purposes. The proposed definition also describes the various types of hotel ownership, so that form of ownership is distinguished from type of use. The parking requirements will also be revised to add a new requirement for hotels which will be based upon room size.

2. Amend Article II Districts, Section 2.1 Zoning Map to change the Business Seasonal (BS) Zoning District to three (3) new districts: Beach Resort (BR), Beach Commercial (BC) & Beach Residence – C (BR-C). The Beach Resort Zoning District would be created as Section 2.6 as a separate district with distinct zoning requirements. The remaining portions of the Business-Seasonal Zoning District would be re-designated as either Beach Commercial or Beach Residence C; re-designate portions of the Residence B (RB) Zoning District in the main beach area to Beach Residence – A (BR-A) & Beach Residence – B (BR-B) (note: the current underlying zoning requirements will remain the same); re-designate portions of the General (G) Zoning District at the south end of the main beach area to a designation of State (S); Amend Article III Use Regulation to replace the BS designation with BR, BC & BR-C; Amend Article IV Dimensional Requirements, Table II to replace the BS designation with BR, BC & BR-C and add standards for the proposed Beach Resort Zoning District, and Amend Article V – Table 1 – Permitted Signs Per Zone to replace the BS designation with BR, BC & BR-C;

PURPOSE: The “Business Seasonal” designation currently in use has become obsolete as more properties at the beach are becoming year-round structures and as the Town moves toward its goal of making the beach a year-round destination. The vision of Hampton Beach in the Hampton Beach Area Master Plan states: *The developed land within Hampton Beach should be composed of a series of distinct sub-areas, each with its own identity and mix of uses.* Breaking the

current Business Seasonal zone into three districts is a first step in achieving that vision. Also, the State Park is currently designated as the General zone. This is an inappropriate designation, since the land is not within the Town's purview with respect to the control of uses.

PURPOSE: "Beach Resort" is the only proposed re-designation where dimensional requirements would change. Articles II & IV are expanded to include these new requirements.

3. Amend Article II Districts, Section 2.1 Zoning Map to change portions of Residence A (RA) Zoning District to a new designation of Professional/Office Residential (POR) Zoning District in the area between Winnacunnet Road and High Street (between Lafayette Road and Mill Road). New zoning requirements for the Professional/Office Residential Zoning District would be added as Section 2.7;

PURPOSE: To encourage development and continuance of small-scale service and office uses, designed to serve residential neighborhoods and the Town as a whole and to minimize the need for variances from the Zoning Ordinance. A recommendation in the Hampton Master Plan is the creation of a professional business office zone to act as a buffer between residential and commercial uses. The area involved in this change is an appropriate and convenient location for commercial-residential (mixed use) structures. It is currently a mix of public facilities, professional offices, banks, churches and residences. Because of the current Residence A designation, it is necessary to petition for a variance from the Zoning Board of Adjustment to establish a professional office in this area. This change will eliminate the need to do this.

4. Amend Article III Use Regulation, Sections 3.5, 3.6, 3.14, 3.22, 3.23, 3.24, 3.25a, 3.28 & 3.43 to provide revised descriptions for certain use categories;

PURPOSE: This is a housekeeping change to better define the uses itemized.

5. Amend Article IV Dimensional Requirements to revise the duplex provision in the Residence B Zoning District;

PURPOSE: Article IV currently contains a conflict between Sections 4.1 and 4.2. This change would eliminate that conflict.

6. Amend Article VI Parking, Section 6.3.9 to delete the language "or be assured perpetual existence by easement". Amend Article VI Parking, Section 6.3.10 to add further language for Condominium Conversions relative to stacked parking. Amend Article I General, Section 1.6 Definitions, Parking Space to add a definition for Stacked Parking;

PURPOSE: To further specify that parking must be on-site and "stacked" parking does not meet requirements for providing parking spaces.

7. Amend Article VIII Multi-Family Dwellings, Section 8.2.1 to delete the requirement of providing 400 square feet of recreational area per dwelling unit for developments within the Hampton Beach Village District;

PURPOSE: The current recreational space requirement is not appropriate for the Hampton Beach Village District, since the beach itself constitutes nearby recreational space. This change is to eliminate the requirement for the beach area.

8. Amend Article XI Construction Provisions, Section 11.4 Sprinkler Systems to revise the wording for sprinkler systems and the fire alarm system;

PURPOSE: This is a housekeeping change to update the requirements to current standards.