

DRAFT

**Business-Seasonal Sub-district – Height
December 18, 2013 Planning Board Public Hearing**

Amend the following sections of the Hampton Zoning Ordinance – New text shown in underline

Article II Section 2.1 Zoning Map

The Town of Hampton is hereby divided into districts as shown on the Zoning Map adopted September 1, 1972, as revised and filed with the Town Clerk. The following districts and map symbols are established.

District	Map Symbol
Adult Entertainment	AE
Residence AA	RAA
Residence A	RA
Residence B	RB
Residence C- Seasonal	RCS
Business	B
Professional Office/Residential	POR
Business-Seasonal	BS
<u>Business-Seasonal Sub-district</u>	<u>BSS</u>
Industrial	I
General	G

NOTE: The Zoning Map was changed by amending a portion of the BS zoning district to BSS for the properties which are bounded by the following description: Beginning at the southeasterly corner of Ashworth Avenue and Ocean Boulevard proceed south along the property lines on the westerly side of Ocean Boulevard to the southeasterly corner of Map 287, Lot 33. Proceed west along the southerly boundary of Map 287, Lot 33 to the west side of Ashworth Avenue then north to Brown Avenue Extension then west along the street crossing to the rear boundary of Map 287, Lot 32 and running north along the rear boundaries of Map 287, Lots 29, 26, 18, 4, and Map 282, Lots 204, 183 to the southeasterly corner of Map 282, Lot 165 then north to the boundary of Map 282, Lot 166 then west to the southwest corner of Map 282, Lot 166 then north along the rear boundaries of Map 282, Lots 166, 121, & 122. Proceed east along the boundary of Map 282, Lot 122 to the southwest corner of Map 282, Lot 104 then north along the rear boundaries of Map 282, Lots 104 & 82 to Island Path. Proceed east along the southerly side of Island Path crossing over Ashworth Avenue to the northwest corner of Map 282, Lot 83 then following the southerly side of Ashworth Avenue to the point of beginning.

Article III Use Regulations

3.44.1 Within the BS Sub-district, the first twenty-five (25) feet of depth measured from the front of the structure of the ground floor of any building, excluding driveways and parking areas, shall consist entirely of the following uses:

- a. Nonresidential principal uses permitted in the BS District.

Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding twenty percent (20%) of the ground floor area shall also be permitted.

ARTICLE IV - DIMENSIONAL REQUIREMENTS

Table II (1,2,9)

The dimensional requirements listed govern the size and placement of buildings and other structures as indicated (--indicates no present requirement)

		RAA(3)	RA	RB	RCS	B	BS	<u>BS</u> Sub district	
4.1	Minimum lot area (sq. ft.) (20)	43,560	15,000(6)	10,000(7)^	6,000(8)	10,000++	5,000(23)&&	<u>5,000(23)</u>	1
4.1.1	Min. lot area per dwelling unit (sq. feet)	43,560	15,000 (6)~	5,000¢(7)~	3,000=(8)~	10,000	2,500^ (23)~	<u>2,500 (23)</u>	1
4.1.2	Deleted 1990								
4.2	Minimum frontage (ft.) (22)&	200	125 (6)	75 (7)++	60 (8)	100++	20	<u>20</u>	
4.3	Minimum lot width (ft.)	200	125 (6)	75 (7)	60 (8)	100++	--	==	
4.4	Maximum # stories/ft. (27)	3/35&&	3/35&&	3/35&&	3/35&&	/50&&	/50&&	<u>70 (27A)</u> <u>(30)</u>	3/3
4.5	Minimum setbacks (12, 13, 25, 29^^)								
4.5.1	Front (ft.)	20 (15)	20^	20^	10	10++	4**(17)	<u>4(17)</u>	
4.5.2	Side (ft.) (28)	20 (15)	15 (26)◇	10 (26)◇	7/12 (16)◇	7++	4	<u>4</u>	
4.5.3	Rear (ft.) (28)	20 (15)	10^	10^	7	7++	4	<u>4</u>	
4.6	Minimum square footage* per dwelling unit	900	900	500	500	400	330&	<u>330</u>	
4.7	Maximum number of dwelling units per structure	1	1	8*	2	8*	--	==	
4.8	Maximum amount of sealed surface per lot, including but not limited to driveways, parking lots, and roofs	60%	60%	60%	60%	75%	75%	<u>75%</u>	
4.8a⊗	Maximum amount of sealed surface allowed per residential lot in the Aquifer Protection Zone	25%	25%	25%	25%	25%	25%	==	
4.8b⊗	Maximum amount of sealed surface allowed per non-residential lot in the Aquifer Protection Zone	60%	60%	60%	60%	60%	60%	==	

(See "Footnotes") * Amended 1976 ** Amended 1981 # Amended 1982 ##Amended 1983 &
 Amended 1985 (&&) Amended 1986
 (@) Amended 1987 (+)Amended 1989 (++) Amended 1990 (=)Amended 1992 ^ Amended
 1994 ⊗Adopted 1997 ◇Amended 1998
 ¢ Amended 2007 ^^ Adopted 2011 ~ Amended 2012

SPECIAL NOTE: For footnotes where an effective date pertaining to a minimum dimensional requirement is listed (e.g., 3, 6, 7, 8, 23), a lot on record or approved prior to that date must conform to the particular footnoted requirement in force on the date of record or approval in order to be a buildable lot. (Adopted 1991)

FOOTNOTES:

(27) Building Height shall be measured in accordance with Article I, Section 1.6. (Adopted March, 2001)

(A) With the exception that unoccupied architectural appurtenances to which there is no permanent access (cupolas, spires, chimneys, flagpoles, elevator overrides, air conditioning units, etc.) and comprising not more than 25% of the structures of the structure's footprint in plan view shall be excluded. In no instance shall any appurtenance extend to a point greater than 80 feet in height measured vertically from the established average grade plane.

(30) Structures are prohibited from casting shadows on the sand on the easterly side of Ocean Boulevard prior to 6 pm from May 15th through September 1st. Unoccupied architectural appurtenances (i.e. turrets, cupolas, bell towers, etc.) and structural screening (i.e. facades, parapets, low wall extensions and railings used to screen mechanical equipment, roof top units, elevator over rides, exhaust hoods, etc.) shall be included in the calculation, when determining the shadow effect of the structure.