

ARTICLE # \_\_\_\_  
AMENDMENT # \_\_\_\_

**Hampton Zoning Ordinance Amendment**

**Article II – Districts. Section 2.7 – Professional Office / Residential District**

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

**Highlighting** = All Proposed Changes

**Section 2.7 Professional Office / Residential District**

**A. Purpose.** The Professional Office / Residential District (POR) is intended to permit development and continuance of small-scale service and office uses designed to serve residential neighborhoods and/or the Town of Hampton as a whole. Combined commercial-residential (mixed-use) structures are appropriate in this district. Parking requirements in this district recognize the pedestrian and transit orientation of customer trips, and the shared use of both on-street and off-street parking. The district is intended to promote the mixed growth of dwellings and employment opportunities that compliment and support the high quality of life found in Hampton.

**B.** The District Boundaries are as displayed on the Town of Hampton Zoning Map.

**C. Use regulations.** In the POR **District**, no building or land shall be used, and no building shall be erected, altered or enlarged, which is arranged, intended or designed for other than one or a combination of the following uses:

(1) Principal uses.

- a. Single family residential. (As defined under Article 3.1 of the **Zoning Ordinance**)
- b. ~~Professional uses allowed are the uses currently defined under Article 3.22 of the Zoning Ordinance only.~~ **Banks, offices and professional establishments, such as insurance agencies, real estate offices, attorney offices, medical professionals and/or other similar businesses, providing direct services to consumers.** (All **new** uses will require a use change and/or site plan review and approval by the Hampton Planning Board).
- e. ~~Other activities not included under Article 3.22 that are of a compatible nature with surrounding residential uses may be permitted with Planning Board review and approval. (Amended March 2010)~~
- c. **Two-family dwellings.**
- d. **Multi-family dwellings (in accordance with Article VIII).**
- e. **Churches, schools, libraries, and municipal uses.**
- f. **The Planning Board may approve other uses which are permitted in the RA and/or RB Zoning Districts (in accordance with Article III) if similarity with surrounding residential uses is demonstrated by the applicant. (All new uses will require a use change and/or site plan review and approval by the Hampton Planning Board).**

**D. Height, setback and area regulations.** ~~In the POR, the~~ height of the buildings or structures, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows, provided that buildings erected exclusively for dwelling purposes shall comply with the front, side and rear ~~yard setback~~ requirements ~~shall comply with of the Town of Hampton Zoning Ordinance as it pertains to for~~ single family residences.

(1) Height. Buildings or structures shall not exceed two and one-half stories or 35 feet in height.

(2) Front setback.

a. Single-family residential dwelling structures shall comply with ~~Article 4.5.1 for the RA Zone Town of Hampton zoning for single family structures.~~ All other residential dwelling structures shall conform to the requirements ~~of subsection 2.b below contained in subsection (H) Architectural standards.~~

b. Nonresidential or mixed-use structures shall maintain a twenty-foot front setback. Mixed-use structures shall be defined as a structures containing both residential and nonresidential uses.

(3) Side setbacks.

a. ~~Single family residential dwelling structures shall comply with Article 4.5.2 for the RA Zone existing zoning for such structures. All other residential dwelling structures shall conform to the requirements of subsection 3.b below.~~

b. Nonresidential or mixed-use structures shall maintain a ten-foot side setback.

(4) Rear setbacks.

a. ~~Residential dwelling structure. Single family residential dwelling structures shall comply with Article 4.5.3 for the RA Zone. All other residential dwelling structures shall conform to the requirements of subsection 4.b below.~~

b. Nonresidential or mixed-use structures shall maintain a ten-foot rear setback.

(5) Lot area.

The minimum lot area in the district is 10,000 square feet.

**E. Parking and loading regulations.** Loading regulations for all uses and parking for buildings erected exclusively for dwelling purposes shall be ~~as found in~~ accordance with the Town of Hampton Zoning Ordinance and the Town Code of Ordinances. There are no minimum non-residential parking requirements in this district. An individual non-residential use must provide parking deemed adequate during the site plan review process. Multiple tenants in a common structure, or structures sharing a common wall, shall be considered an individual use for purposes of this calculation. Provisions for off-street parking must be made and all parking areas must be screened as described in subsection (H) below.

**F. Signs.** Signs shall be governed by the provisions of Article V of the Town of Hampton Zoning Ordinance, except that permitted signs and size requirements shall be in accordance with Table 1 of this section. All signage locations must be approved during the individual site plan review process, if applicable. Signs must be in character with surrounding uses. Construction materials for signs shall mimic be similar to those used in the construction of the subject business buildings they serve. For purposes of this District, a licensed or unlicensed vehicle, boat or trailer displaying advertising copy is considered a sign and is prohibited. An operable vehicle used in the daily conduct of business is not subject to the requirements of this section. (Amended March 2015)

**Table 1**

(Adopted March 2015)

Sign Type	Permit Granting Authority Jurisdiction (see "Notes" below)	Maximum Size (see "Notes" below)
Banner	Approval Not Required	50 sf
Building Sign	Planning Board	50 sf
Canopy Sign	Planning Board	32 sf
Commercial Sign	Planning Board	32 sf
Directory Sign	Planning Board	32 sf
Flag	Approval Not Required	50 sf
Freestanding Sign	Planning Board	50 sf
Incidental Sign	Approval Not Required	4 sf
Marquee Sign	Planning Board	32 sf
Political Sign or Poster	Approval Not Required	25 sf
Projecting Sign	Planning Board	32 sf
Real Estate Sign	Approval Not Required	16 sf
Residential Sign	Planning Board	6 sf
Roof Sign	Planning Board	32 sf
Roof Sign, Integral	Planning Board	64 sf
Sandwich Board/Menu Sign	Planning Board	6 sf
Suspended Sign	Planning Board	32 sf
Temporary Sign	Building Department	4 sf
Wall Sign	Planning Board	50 sf
Window Sign	Building Department	50% of the window area

Notes:

1. Any sign type not specifically listed in Table 1 above is deemed to be prohibited in this District.
2. The Planning Board, by majority vote, may require sign(s) to be less than the maximum size identified in Table 1 above if it determines such a reduction would be necessary to maintain or enhance the character of the subject property and/or the surrounding uses in this District. This requirement only applies to sign types for which the Planning Board is the Permit Granting Authority has jurisdiction.
3. Signs listed in Table 1 as requiring approval from the Planning Board shall also require a Sign Permit from the Building Department.

**G. Maximum building size.** No building in this District shall exceed 7,000 square feet in area for any single floor. "Building" for this purpose is defined as a separate structure or a building or tenant space sharing a common wall through which no access is allowed.

#### **H. Architectural standards.**

(1) Screening. Parking for non-residential or mixed-use structures must be screened from residential abutters by a wall, fence, landscaping or berm between 18 inches and 42 inches in height.

Roof-mounted mechanical equipment must be screened from the view of the street and adjacent property.

Dumpsters and other waste receptacles must be enclosed by a solid wall or fence at least as high as the receptacles.

(2) Lighting, -floodlights, or lights which illuminate open areas in connection with any of the uses listed in this section, shall be so arranged as to reflect the light away from any adjoining residential property, and the intensity shall not exceed two lux measured at any property line. (Amended March 2007)

(3) All structures, other than single-family residential dwellings, shall be subject to the provisions of the Site Plan Review Regulations regarding Architectural Design.