

ARTICLE # _____

AMENDMENT # _____

Hampton Zoning Ordinance Amendment
Article IV – Dimensional Requirements. Section 4.7, New Section 4.7.1, and
New Footnote 34
Article VIII – Multi-Family Dwellings. New Section 8.4
Article II – Districts. Section 2.7 D

Strikethrough = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

ARTICLE IV – DIMENSIONAL REQUIREMENTS

BS

BS1

4.7	Maximum number of dwelling units per structure	<u>See Footnote 34</u>	<u>See Footnote 34</u>
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		RAA	RA	RB	RCS	B	BS	BS1	POR	TC	G	I	MHP P	MHP O
<u>4.7.1</u>	<u>Maximum number of dwelling units per lot where a group of residential buildings are allowed on one lot (also see 4.1.1)</u>	<u>N/A</u>	<u>N/A</u>	<u>12</u>	<u>N/A</u>	<u>12</u>	<u>See Footnote 34</u>	<u>See Footnote 34</u>	<u>--</u>	<u>--</u>	<u>12</u>	<u>N/A</u>	<u>--</u>	<u>--</u>

(34) In addition to the requirements of Section 4.1.1 and Site Plan Review under Article III Section 3.8, in the BS and BS1 Zoning Districts, any building containing 12 or more dwelling units or a group of buildings on one lot containing a total of 18 or more dwelling units shall require Conditional Use Permit approval from the Planning Board in accordance with Article VIII, Section 8.4.

ARTICLE VIII - MULTI-FAMILY DWELLINGS

Section 8.1

Multi-family dwellings are subject to the approval of a site plan by the Planning Board and must be in conformity with the following standards in all zones.

- 8.1.1** Deleted (March 2001).
- 8.1.2** Multi-family dwellings are subject to being serviced by public water and sewer.
- 8.1.3** Basement apartments, including any apartments with any portion of the living space below grade level, are prohibited.

Section 8.2

Multi-family dwellings must be in conformity with the following standards in all zones, except that these standards, with the exception of 8.2.5, shall not apply to development within either the Business-Seasonal Zoning District or the Business-Seasonal 1 Zoning District (BS1). (Amended 1985, Amended March 2014)

- 8.2.1** Multi-family dwellings shall provide a minimum of 400 square feet of recreation area per dwelling unit. (Amended 2007, March 2014)
- 8.2.2** A minimum of 100 feet frontage shall be required on any multi-family use.
- 8.2.3** No multi-family dwelling shall be closer than forty (40) feet to any part of any other building or to any lot line.
- 8.2.4** Driveways and parking lots shall be located at least twenty-five (25) feet from the front of any building and at least ten (10) feet away from the side or rear of any building. Distance requirements shall not apply to those driveways providing access to structures with enclosed garages or car ports.
- 8.2.5** All driveways and parking areas shall conform to construction specifications for new town subdivision streets. Night lighting shall be designed so as not to cast a glare on neighborhood property.
- 8.2.6** An open space buffer of at least twenty (20) feet shall be preserved along all boundaries of the site. Retained natural woodland shall be the preferred landscaping where approved by the Planning Board. Grass and mounds shall be approved buffer material provided suitable indigenous shrubs and other plant material are used for screening. All buildings shall be located at least twenty (20) feet from the interior edge of the buffer zone. Buffers adjacent to roads may be reduced when the surrounding area has been previously developed provided the existing character of the neighborhood is maintained. This may be permitted only upon written recommendation of the Planning Board.

Section 8.3 (Deleted 1986)

Section 8.4

In addition to the requirements of Section 4.1.1 and Site Plan Review under Article III Section 3.8, in the BS and BS1 Zoning Districts, any building containing 12 or more dwelling units or a group of buildings on one lot containing a total of 18 or more dwelling units shall require Conditional Use Permit approval from the Planning Board in accordance with Article VIII, Section 8.4.

8.4.1 The Planning Board may grant a Conditional Use Permit only after written findings of fact are made that all of the following are true:

- a. The site is appropriate for a multi-unit development of this intensity.
- b. The proposed development will not materially endanger the public health, safety, or welfare.
- c. The anticipated impacts of the proposed development on traffic volumes, vehicle/pedestrian safety, environmental resources, stormwater runoff, or market values will not be detrimental to the surrounding area or the Town of Hampton as a whole.
- d. Based on consultation with local emergency services personnel, the proposed development will not impede access by emergency vehicles or result in related life safety issues.
- e. The proposed development incorporates techniques provided in the Town of Hampton Architectural and Site Design Guidelines.
- f. The proposed development will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

ARTICLE II – DISTRICTS

Section 2.7 Professional Office / Residential District

D. Height, setback and area regulations. 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 setback requirements of the Town of Hampton Zoning Ordinance as it pertains to single family residences.

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

(2) Front setback. (Amended 2018)

a. Single-family residential dwelling structures shall comply with Article 4.5.1 for the RA Zone. All other residential dwelling structures shall conform to the requirements of subsection 2.b below.

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

(3) Side setbacks. (Amended 2018)

a. Single family residential dwelling structure shall comply with Article 4.5.2 for the RA Zone. 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. (Amended 2018)

a. 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.

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

b. The minimum lot area per dwelling unit in the district is 10,000 square feet.