

ARTICLE #4
AMENDMENT #3

Hampton Zoning Ordinance Amendment
Article II – Districts, Section 2.3.7C and 2.3.7C-a

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

C. Land in the Wetlands Conservation District, excluding bodies of water, may be used to satisfy minimum lot area and minimum lot area per dwelling unit, and set-back requirements for newly created lots, **existing lots of record, and lots increasing the number of dwelling structures** provided that the following criteria are met: (Amended March 2012)

1. A minimum of 75% of the minimum lot area required in the underlying zoning district or 30,000 square feet (whichever is less) shall be **contiguous and** outside of the Wetlands Conservation District;

2. For lots that will contain more than one dwelling unit, a minimum of 75% of the minimum lot area per dwelling unit required in the underlying zoning district or 30,000 square feet per dwelling unit (whichever is less) shall be **contiguous and** outside of the Wetlands Conservation District;

3. ~~The remaining lot area contains at least 5,000 contiguous square feet of buildable land outside of the Wetlands Conservation District for a municipally sewerred lot and 30,000 contiguous square feet of buildable land outside of the Wetlands Conservation District~~ **Where on-site sewage disposal is required the 30,000 contiguous square feet minimum lot area outside of the Wetland Conservation District shall apply**, provided that the septic system location and design are approved by the NH Department of Environmental Services, Water Supply and Pollution Control Division or successor State agency. (Amended 1998, 2003, March 2012)

4. In zones RAA, RA, RB, RCS, G, and I, a 12 ft. setback shall separate the dwelling structure(s) including attached garages from the Wetlands Conservation District.

~~C.a. Wetlands and areas of very poorly drained soils and poorly drained soils, excluding bodies of water, may be used to satisfy minimum lot area, and minimum lot area per dwelling unit, and set-back requirements for existing lots of record provided that:~~

~~1. A minimum of 75% of the minimum lot area required in the underlying zoning district or 30,000 square feet (whichever is less) shall be outside of the wetlands and areas of very poorly drained soils and poorly drained soils;~~

~~2. For lots that will contain more than one dwelling unit, a minimum of 75% of the minimum lot area per dwelling unit required in the underlying zoning district or 30,000 square feet per dwelling unit (whichever is less) shall be outside of the wetlands and areas of very poorly drained soils and poorly drained soils;~~

~~3. The remaining lot area contains at least 5,000 contiguous square feet of buildable land outside of the Wetlands Conservation District for a municipally sewerred lot and 30,000 contiguous square feet of buildable land outside of the Wetlands Conservation District where on-site sewage disposal is required, provided that the septic system location and design are approved by the NH Department of Environmental Services, Water Supply and Pollution Control Division or successor State agency. (Amended 2005)~~