

ARTICLE #5

AMENDMENT #4

Hampton Zoning Ordinance Amendment
Article II – Districts, Section 2.8G, Table 1

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

G. Dimensional Standards

Table 1

	Type	Town Center Historic ³⁴	Town Center South	Town Center North
G.1.1	Minimum lot size <u>area</u>	5,000 sf	7,500 sf	7,500 sf
G.1.2	Minimum frontage	50 <u>ft</u>	100 <u>ft</u>	100 <u>ft</u>
	Minimum setbacks			
G.1.3	Front	10 <u>ft</u>	10 <u>ft</u>	10 <u>ft</u>
G.1.4	Side ¹	5 <u>ft</u>	7 <u>ft</u>	7 <u>ft</u>
G.1.5	Rear ¹	5 <u>ft</u>	7 <u>ft</u>	7 <u>ft</u>
G.1.6	Maximum number of S stories/ F feet ²	3 stories - 35 ft	3 stories - 35 ft	3 stories - 35 ft
G.1.7	Maximum amount of sealed surface per lot, including but not limited to driveways, parking lots, and roofs ²³	75%	75%	75%
G.1.7a	Maximum amount of sealed surface per lot in the Aquifer Protection Zone ³	<u>N/A</u>	<u>N/A</u>	<u>60%</u>
G.1.8	Minimum lot area per dwelling unit	<u>None</u>	<u>5,000 sf</u>	<u>5,000 sf</u>
G.1.9	Minimum square footage per dwelling unit	<u>400 sf</u>	<u>400 sf</u>	<u>400 sf</u>
G.1.10	Maximum number of dwelling units per structure	<u>8</u>	<u>8</u>	<u>8</u>

Notes:

1. When lot abuts a Residential Zone, Side and Rear Setbacks shall be 25 feet.
2. Building Height shall be measured in accordance with Article I, Section 1.6 of this Zoning Ordinance. Also see Article IV, Footnote 27.

3. Exceptions to the sealed surface percentage allowed in accordance with Article IV, Footnotes 30 and 31 of this Zoning Ordinance.
4. The Planning Board may issue a Conditional Use Permit for any applicant proposing a development or redevelopment on any lot greater than one acre in the Town Center-Historic District with multiple buildings. Such proposal must meet all of the following requirements:
 - a. the building footprint of any one building does not exceed 7,500 sf;
 - b. there is adequate space to meet parking and landscape requirements and all other dimensional requirements in Table 1 are satisfied;
 - c. there is adequate space for a private access road; and
 - d. all other applicable building design standards and site plan review standards are met.

Furthermore, any applicant proposing a development involving multiple buildings shall first present to the Planning Board a Conceptual Site Plan in sufficient detail to allow the Board to make a preliminary judgment as to the plan's compatibility with the Town's land use regulations.