

Multi-Family Ordinance Modifications for the Town Center District

Amend Article VIII – Multi-Family Dwellings. Add new Subsection 8.1.5 to require a safe and suitable area for outdoor grilling, which is located outside of the required dimensional setbacks for the zoning district and at least ten (10) feet away from buildings. Amend Section 8.2 to incorporate minor language adjustments for clarity and to note that, in the Town Center District (Historic, South, and North), only Subsections 8.2.5 and 8.2.6 shall apply. Also amend Article II – Districts, Section 2.8 Town Center District (Subsections D & F) to cross-reference Article VIII.

Purpose: To modify the multi-family ordinance to require an outdoor grilling area and to provide attainable standards for the Town Center.

- Section 8.1.5 is inserted to require a safe and suitable area for outdoor grilling, which is located outside of the required dimensional setbacks for the zoning district and at least 10 feet away from buildings.
- Section 8.1.5 will have some flexibility in that the requirement would not apply if the Planning Board determines that the characteristics of the lot do not support the provision.
- Section 8.2 is amended to specify that, in the Town Center-Historic (TC-H), Town Center-South (TC-S), and the Town Center-North (TC-N) Districts, only 8.2.5 (re: driveway/parking area construction specs and night lighting) and 8.2.6 (natural buffers) shall apply. This exempts the other four subsections that, in many cases, cannot be reasonably met in/near Hampton's downtown area.
- Cross-references are provided in the Town Center District Ordinance.