

ARTICLE #07
AMENDMENT #6

Hampton Zoning Ordinance Amendment

Article VI – Parking, New Section 6.5 – Accessible Parking Spaces for the Disabled

Highlighting = All Proposed Changes

ARTICLE VI - PARKING

(Amended 1982, 1998, 2006, 2017, 2019)

Section 6.1

No building shall be erected or altered, or use change allowed, unless off-street parking facilities are provided in accordance with the minimum requirements set forth. No building permit will be issued until an off-street parking plan is approved by the appropriate authority. Certificates of Occupancy are prohibited until required parking facilities are completed. No off-street parking lots shall be allowed without Planning Board approval. Approval shall be recorded with the Rockingham County Registry of Deeds. The Applicant shall submit a written application and fees as determined by the Planning Board. (Amended March, 1998)

6.1.1 No off-street parking shall be required for any commercial building in the Business-Seasonal District south of 1st Street not providing sleeping quarters. For the Business-Seasonal District north of 19th Street, off-street parking shall be required for all buildings. (Amended 1991)

Section 6.2

Any construction, alteration or change of use which results in additional dwelling or rental units or intensification of use of a piece of property must provide off-street parking for all units and uses, including both existing and additional ones. In the case of mixed uses, the parking requirements shall be the sum of the individual uses, so that the parking for one use shall not be considered as providing the parking for any other use.

Section 6.3 Parking Requirements

6.3.1 Dwelling units (single, double, multi-family): Two spaces per dwelling unit and per each accessory dwelling unit plus one guest space per eight units.* (Amended March 2017)

*Dwelling units with an area of 330 square feet to 400 square feet will require 1 ½ spaces per unit, plus one guest space per eight units.

6.3.2 Hotels/Motels shall provide one parking space for the first 330 square feet of sleeping room space. One additional space shall be provided for hotel sleeping rooms greater than 330 square feet. One

additional parking space must be provided by hotels/motels for each sixteen (16) units as guest parking. Sleeping rooms in rooming houses: One space per sleeping room plus one guest space per sixteen units. (Amended 2007)

6.3.3 Professional, general office or service use: At least one space per 200 square feet. At site plan review or Use Change request, Planning Board may require more spaces, up to one per 50 square feet. (Amended 1987)

6.3.4 Retail business: One space per 300 square feet.

6.3.5 Clubs, restaurants, churches, or places of assembly: One space per three person capacity. For take-out restaurants with no seating for customers: three spaces plus one space per 200 square feet of building area. (Amended 1983; 1989)

6.3.6 Industrial uses: One space per third employee per shift.

6.3.7 (Deleted 1983)

6.3.8 Where a use is not specifically included in the above schedule, it is intended that the regulation for the most nearly comparable specified use shall apply, to the end that adequate space shall be provided to accommodate the vehicles of all persons likely to be gathered at the premises at any one time.

6.3.9 All parking must be on site, except as provided in Section 2.8H.2 for the Town Center District. (Amended 1983, Amended 2007, Amended March 2015)

6.3.10 Condominium Conversions of Pre-existing Non-conforming Uses: At least one (1) assigned 9' x 18' parking space per unit must be provided on-site. (Amended 2006, 2019)

6.3.11 On any lot containing one or more residential dwelling units, stacked parking shall constitute one parking space regardless of the number of parking spaces in the stack. (Adopted March 2019)

Section 6.4 Parking Lots

(Amended 1997 & March 2017)

6.4.1 Parking Lots shall conform to all Zoning Regulations.

6.4.2 Parking Lots shall have a minimum 9' x 18' space for each vehicle permitted plus approved ingress and egress.

6.4.3 ~~If applicable e~~Each Parking Lot shall comply with the Americans with Disabilities Act (ADA).

6.4.4 At the entrance, each Parking Lot shall post a laminated copy of approval, arrangement and capacity for public inspection.

6.4.5 Any Parking Lot plan, with a capacity of 25 (twenty-five) or more parking spaces, shall be presented to the Planning Board with a certified plan.

6.4.6 Any Parking Lots established prior to April 8, 1997 shall not be required to come into the Planning Board for use approval.

6.4.7 Penalty Any Parking Lot in violation of the number of approved vehicles or the arrangement is subject to a penalty.

6.4.7.a Any Parking Lot in violation of Article 6.4.2, 6.4.4 and 6.4.6 shall be penalized \$25.00 per day per violation.

6.4.7.b Any Parking Lot having more than two (2) violations in any 6 month period (of 6.4.2, 6.4.4 and 6.4.6) shall be issued a Cease and Desist Order.

Section 6.5 Accessible Parking Spaces for the Disabled

6.5.1 Adequate parking spaces for disabled persons shall be provided as required under the Americans with Disabilities Act (ADA) and the New Hampshire State Building Code. Each accessible parking space for disabled persons shall be a minimum of 9' x 18' space in size and shall have an adjacent access aisle which is a minimum of 5' wide. Access aisles are to be kept clear of obstructions at all times. Each accessible parking space for disabled persons must be designated by a sign per NH RSA 265:73-a.

6.5.2 Accessible parking spaces for disabled persons shall be provided for non-residential and multi-family developments, based on the following table:

| Total Number of Parking Spaces Provided Per Lot | Total Minimum Number of Accessible Parking Spaces Required |
|---|--|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1000 | 2% of total parking provided in each lot |

6.5.3 If a site is required to have only one accessible space for disabled persons, that space must be van accessible. After the first van accessible space, one out of every six accessible parking spaces for disabled persons, or fraction thereof, must be van accessible. These parking spaces are the same as accessible parking spaces for cars except for the following three features needed for vans:

6.5.3.a An eight (8) foot wide access aisle to accommodate a wheelchair lift;

6.5.3.b Vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space; and

6.5.3.c A sign that identifies the parking spaces as "van accessible."