

ARTICLE # ____

AMENDMENT # ____

Hampton Zoning Ordinance Amendment
Parking Requirements / Alternative Parking Solution

Article I – General. Section 1.6 Definitions. Add New Definition of Alternative Parking Solution.

Article VI – Parking. Amend Section 6.3 - Parking Requirements and
Add New Section 6.6 - Alternative Parking Solution for Proposed Residential Uses.

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

ARTICLE I - GENERAL

Section 1.6 Definitions

Alternative Parking Solution: A proposal by an applicant to the Planning Board to meet the parking demand created by a proposed residential use, which is a substitute for meeting the on-site parking requirements prescribed by a zoning ordinance, site plan review regulation, subdivision regulation, or innovative land use control, consistent with the requirements of NH RSA 674:16-a regarding on-site parking.

ARTICLE VI - PARKING

Section 6.3 Parking Requirements

6.3.1 Dwelling units (single, double, multi-family **developments with less than 10 units**): Two spaces per dwelling unit plus one guest space per eight units.* (Amended March 2017, March 2024)

~~*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.~~

~~*The requirement shall be 1 ½ residential parking spaces per unit, plus one guest parking space per eight units, if either of the following apply:~~

~~The dwelling unit has an area of 330 square feet to 400 square feet, or~~

~~The dwelling unit is a studio or one-bedroom unit under 1,000 square feet which meets the requirements for workforce housing under NH RSA 674:58 IV.~~

6.3.1a Short-Term Rentals: See Article XXI, Section 21.5. (Adopted March 2023)

6.3.1b Accessory Dwelling Unit: At least one unobstructed 9' x 18' parking space must be provided on-site. (Amended March 2024)

6.3.1c Multi-Family Developments with 10 Units or More: 1 ½ residential parking spaces per unit, plus one guest space per eight units.

Section 6.6 Alternative Parking Solution for Proposed Residential Uses

6.6.1 An applicant to the Planning Board may propose an Alternative Parking Solution for proposed residential uses, as defined in NH RSA 674:16-a and Section 1.6 of this Zoning Ordinance. Alternative Parking Solutions shall include, but not be limited to:

6.6.1a An agreement submitted for the provision of off-site parking spaces with another owner of real property during hours which the off-site parking spaces are not in use within a quarter of a mile of the proposed residential use;

6.6.1b An agreement with a rideshare company is submitted to provide transportation to the occupants of the proposed residential use;

6.6.1c The availability of public transportation including fixed-route bus service within a quarter of a mile of the proposed residential use is confirmed; or

6.6.1d A proposed location in the Town Center District (North, South, or Historic), the Business Seasonal or Business Seasonal-1 District, or the Business District, in which there is adequate walkability infrastructure (defined by statute as sidewalks, density of development, bus stops, bike lanes, mixed use neighborhoods, and other infrastructure that supports walkability).

6.6.2 The Planning Board, or its designee, may request any additional information which it determines to be necessary to properly consider the proposal.

6.6.3 The Planning Board, during site plan review, subdivision review, or its review of any other land use application involving proposed residential uses, shall be required to consider a proposed Alternative Parking Solution that is consistent with Section 6.6.1.

6.6.4 If the applicant can demonstrate that the Alternative Parking Solution will meet the parking demand created by the proposed residential use, the Planning Board shall approve the Alternative Parking Solution proposed by the applicant as a substitute for the proposed residential use meeting the on-site parking requirements.

6.6.4a If the Planning Board, during site plan review, subdivision review, or its review of any other land use application involving a proposed residential use, does not agree with the applicant's determination that the Alternative Parking Solution will meet the parking demand created by the proposed residential use, the Planning Board may request a third-party review under RSA 676:4-b, I. The Planning Board shall not be required to approve the Alternative Parking Solution if the results of the third-party review conclude that the proposal will not meet the parking demand created by the proposed residential use.

6.6.5 Section 6.6 does not apply to residential uses that existed prior to July 1, 2024, nor does it apply to residential uses that were established on or after July 1, 2024 if an Alternative Parking Solution was not previously proposed.