

ARTICLE # ____
AMENDMENT # ____

Hampton Zoning Ordinance Amendment
Residential Dwellings in the Town Center-Historic District

Article II – Districts. Section 2.8 Town Center District, Subsection C - Permitted Uses in Town Center-Historic District and Subsection D - Conditional Uses in the Town Center-Historic District (add Note #5)

Underline = Proposed Addition

Highlighting = All Proposed Changes

C. Permitted Uses in Town Center-Historic District

(Amended 2015, 2018, 2021, 2022, 2024)

The following uses are permitted in the Town Center-Historic District.

1. Apartments up to two units per building above non-residential use (see **Note 5**);
2. Convenience stores;
3. Pharmacies;
4. Cafés (including cyber-cafés);
5. Art galleries;
6. Grocery or neighborhood convenience stores, excluding the sale of motor vehicle fuels;
7. Business and professional offices;
8. Retail sales and services (see Note 4);
9. Banks;
10. Personal services establishments (as defined in Section 1.6);
11. Restaurants, except the use of drive-up windows;
12. Bed & Breakfasts establishments;
13. Hotels;
14. Outdoor seating associated with restaurants or cafés subject to applicable licensing/ permitting requirements;
15. Artist's residential and/or work space establishment;
16. Mobile Food Service Vendors on Private Property (in accordance with Section 3.49);
17. Day care establishments for no more than three children; and
18. Conditional uses as set forth below.

Notes:

1. Any use not specifically enumerated above is deemed to be prohibited in this District.
2. Permitted uses may require Site Plan and/or Subdivision approval by the Hampton Planning Board in accordance with Section 1.5 of the Zoning Ordinance.
3. Any use change which, in the opinion of the Building Inspector or the Town Planner, requires Planning Board approval in order to safeguard the health, welfare, convenience and safety of Hampton's citizens and recreational guests shall require Use Change Approval.
4. The following retail uses are prohibited in this District:

- a. Martial Arts Weapons, as defined in Section 3.46
 - b. Firearms and ammunition sales
 - c. A business selling accessories intended for tobacco use, where more than 15% of the total display, shelf, rack, table, stand, or floor area is devoted to such accessories.
5. On lots with multiple buildings, any building(s), or portion thereof, located to the rear of another roadway facing mixed-use building(s) which provides dwelling units above non-residential uses, may consist entirely of residential dwelling units.

D. Conditional Uses in the Town Center-Historic District

The following uses are classified as conditional uses and shall adhere to the dimensional and design standards of this Section. These uses may be permitted by the Planning Board if they comply with the Conditional Use Standards of Subsection E.

1. Multi-family dwellings above non-residential use (see Note 5) (also see Article VIII);
2. Family day care; and
3. Group day care.