

**ARTICLE #02  
AMENDMENT #1**

**Hampton Zoning Ordinance Amendment**

Article 3 – Zoning Districts, Section 3.2. Town Center District

3.2.7. Dimensional Standards - Amend Section 3.2.7.6., Delete Sections 3.2.7.9. - 3.2.7.11.,  
Modify Footnote #4 and Add New Footnote #5

**3.2. Town Center District**

**3.2.7. Dimensional Standards.** (Amended March 2015)

|                      | Type   | Town Center<br>Historic <sup>4</sup>             | Town Center<br>South                             | Town Center<br>North                             |
|----------------------|--|--|--|--|
| 3.2.7.1.             | Minimum lot area <sup>3</sup>  | 5,000 sf   | 7,500 sf   | 7,500 sf   |
| 3.2.7.2.             | Minimum frontage   | 50 ft  | 100 ft   | 100 ft   |
|                      | Minimum setbacks   |  |  |  |
| 3.2.7.3.             | Front  | 10 ft <sup>5</sup>                               | 10 ft  | 10 ft  |
| 3.2.7.4.             | Side <sup>1</sup>  | 5 ft   | 7 ft   | 7 ft   |
| 3.2.7.5.             | Rear <sup>1</sup>  | 5 ft   | 7 ft   | 7 ft   |
| 3.2.7.6.             | Maximum number of stories/feet <sup>2</sup>  | <del>3 stories 35 ft</del><br>4 stories or 50 ft | <del>3 stories 35 ft</del><br>4 stories or 50 ft | <del>3 stories 35 ft</del><br>4 stories or 50 ft |
| 3.2.7.7.             | Maximum amount of sealed surface per lot, including but not limited to driveways, parking lots, and roofs <sup>3</sup> | 75%  | 75%  | 75%  |
| 3.2.7.8.             | Maximum amount of sealed surface per lot in the Groundwater Protection District <sup>3</sup>                           | 40%  | 40%  | 40%  |
| <del>3.2.7.9.</del>  | <del>Minimum lot area per dwelling unit<sup>3</sup></del>  | <del>None</del>                                  | <del>5,000 sf</del>                              | <del>5,000 sf</del>                              |
| <del>3.2.7.10.</del> | <del>Minimum square footage per dwelling unit</del>  | <del>400 sf</del>                                | <del>400 sf</del>                                | <del>400 sf</del>                                |
| <del>3.2.7.11.</del> | <del>Maximum number of dwelling units per structure</del>  | <del>8</del>                                     | <del>8</del>                                     | <del>8</del>                                     |

**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 1., Section 1.5. of this Zoning Ordinance. Also see Section 2.2, Footnote 24.
3. Exceptions to the sealed surface percentage allowed in accordance with Section 2.2., Footnotes 26, 27, 31, and 32 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 In the Town Center-Historic District, with multiple buildings. Such proposals with multiple buildings on any lot greater than one acre in size 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.~~
5. ~~In the Town Center-Historic District, the 10-foot front setback may be reduced to zero provided that the proposed building does not exceed 25 feet in height for the first 20 feet back from the front lot line.~~