

ARTICLE #07
AMENDMENT #6

Hampton Zoning Ordinance Amendment

Article 4 – Overlay Districts, Section 4.4 Liberty Lane Overlay District

Article 6 – Specific Use Regulations, Section 6.6 Parking

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

4.4. Liberty Lane Overlay District

4.4.6. Parking

1. All uses in this overlay district shall comply with the parking standards provided in Section 6.8. of the Zoning Ordinance, including provisions for a minimum of ~~one~~ **two** 9' x 18' parking spaces per residential dwelling unit ~~plus one guest space per eight units~~

6.6. Parking (Amended 1982, 1998, 2006, 2017, 2019, 2023, 2024)

6.6.1. 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)

6.6.1.1. 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)

6.6.2. 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.

6.6.3. Parking Requirements

6.6.3.1. 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, March 2025) One parking space per dwelling unit.

~~*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.~~

6.6.3.1.1. Short-Term Rentals. See Article 6., Section 6.2.6. (Adopted March 2023)

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

~~**6.6.3.1.3. Multi-Family Developments with 10 Units or More.** 1 ½ residential parking spaces per unit, plus one guest space per eight units. (Adopted March 2025)~~

6.6.3.2. Short-Term Rentals. Two parking spaces per short-term rental unit, except as provided in Section 6.2.6.

6.6.3.2.3. 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)

6.6.3.3.4. 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)

6.6.3.4.5. Retail Business. One space per 300 square feet.

6.6.3.5.6. 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)

6.6.3.6.7. Industrial Uses. One space per third employee per shift.

6.6.3.8. 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.

6.6.3.9. All Parking Must Be on Site, except as provided in Section 3.2.8.(2) for the Town Center District. (Amended 1983, Amended 2007, Amended March 2015)

6.6.3.10. 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)

6.6.3.11. 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)