

ARTICLE # ____
AMENDMENT # ____

Hampton Zoning Ordinance Amendment
Professional Office / Residential District Requirements

Article II – Districts, Section 2.7D Professional Office / Residential District
(Height, Setback and Area Regulations)

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

Highlighting = All Proposed Changes

Section 2.7 Professional Office / Residential District

D. Height, setback and area regulations. The height of the buildings or structures, the minimum dimensions of lots and yards and the minimum lot area per family permitted on any lot shall be as follows, provided that buildings erected exclusively for dwelling purposes shall comply with the front, side and rear setback requirements of the Town of Hampton Zoning Ordinance as it pertains to single family residences.

(1) Height. Buildings or structures shall not exceed two and one-half stories or 35 feet in height.

(2) Front setback.

a. Single-family residential dwelling structures shall comply with Article 4.5.1 for the RA Zone. ~~All other residential dwelling structures shall conform to the requirements of subsection 2.b below.~~

b. Nonresidential, two-family, multi-family, or mixed-use structures shall maintain a twenty-foot front setback. Mixed-use structures shall be defined as structures containing both residential and nonresidential uses.

(3) Side setbacks.

a. Single family residential dwelling structure shall comply with Article 4.5.2 for the RA Zone. ~~All other residential dwelling structures shall conform to the requirements of subsection 3.b below.~~

b. Nonresidential, two-family, multi-family, or mixed-use structures shall maintain a ten-foot side setback.

(4) Rear setbacks.

a. Single family residential dwelling structures shall comply with Article 4.5.3 for the RA Zone. ~~All other residential dwelling structures shall conform to the requirements of subsection 4.b below.~~

b. Nonresidential, two-family, multi-family, or mixed-use structures shall maintain a ten-foot rear setback.

(5) Lot area.

a. The minimum lot area in the district is 10,000 square feet.

b. The minimum lot area per dwelling unit in the district is 5,000 square feet.

c. The maximum number of dwelling units per structure is (8) eight.

(6) Frontage. Any new lots created after March 9, 2021 in this District shall have a minimum of 100 feet of frontage. All existing lots on record prior to March 9, 2021 shall be considered conforming.

(7) Impervious Coverage

a. The maximum percentage of impervious coverage per lot is 75%