

**ARTICLE # \_\_\_\_**  
**AMENDMENT # \_\_\_\_**

**Hampton Zoning Ordinance Amendment**  
**Accessory Buildings**

Article I – General, Section 1.6 Definitions

Article III – Use Regulations, Section 3.1 and New Section 3.1.1

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

**Highlighting** = All Proposed Changes

**Article I – General**

**1.6 Definitions**

Accessory Building: A non-habitable **detached** structure **with a permanent roof** used in a manner as defined under Accessory Use. **An accessory building shall not be connected to the Town of Hampton sewer system or to a private system, unless otherwise legally converted into an Accessory Dwelling Unit.**

Accessory Use: A use which is customary, incidental and subordinate to the permitted use of the property. An accessory use must be minor in relation to the permitted use and bear a reasonable relationship to the primary use. Examples of traditional accessory uses **and structures** include garages, tool sheds, recreational facilities and outdoor pools. **An accessory use with a permanent roof shall also be classified as an accessory building, which is further defined in this Section.**

**Article III – Use Regulations**

3.1 One single-family dwelling with private garage having only one accessory building **(as defined in Section 1.6)** and one accessory dwelling unit. (See Articles III-A, VI, VII, XI and XII)\*

RAA	RA	RB	RCS	B	BS	I	G
P	P	P	P	X	P	X	P

**3.1.1 A second accessory building on a single-family lot, if used for recreational or entertainment purposes (examples include a gazebo, pool house, personal workshop, or game room). No more than one detached structure per lot may be used primarily for storage purposes.**

<b>RAA</b>	<b>RA</b>	<b>RB</b>	<b>RCS</b>	<b>B</b>	<b>BS</b>	<b>I</b>	<b>G</b>
<b>P</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>P</b>