

MODIFIED VERSION FOR JANUARY 19, 2022 PUBLIC HEARING

Proposed Amendment to the Town of Hampton Zoning Ordinance:

- A. Amend the Town of Hampton Zoning Ordinance to adopt Article XIX-A, the “Interstate Corridor Overlay District” as follows:

ARTICLE XIX-A - INTERSTATE CORRIDOR OVERLAY DISTRICT

Section 19-A.1 Purposes

This overlay district is created for the purposes of facilitating development of real property exclusively accessed from Interstate 95.

Section 19-A.2 Boundary

This overlay district shall consist of any and all real property: (a) having frontage upon Interstate 95 south of its intersection with Towle Farm Road, (b) lying within 1,000 feet of the centerline of said portion of Interstate 95, and (c) having State of New Hampshire-owned and exclusive points of entrance and egress (notwithstanding secondary emergency access) to and from Interstate 95.

Section 19-A.3 Dimensional Requirements

The dimensional requirements for the Interstate Corridor Overlay District shall be the same as those provided for the underlying General (G) Zoning District (see Article IV).

Section 19-A.4 Permitted Uses and Facilities

1. Retail sales, including, without limitation, State of NH Liquor and Wine Outlet, convenience stores, and produce and seafood markets.
2. Restaurants, including, without limitation, full table service, fast food, food courts, and drive-thru service windows.
3. Emergency response roadside vehicle repair.
4. Passenger vehicle filling stations.
5. Electric vehicle charging stations.
6. Visitor/Welcome Centers with restroom facilities.
7. Outdoor recreation areas for picnicking and pet exercise.
8. Higher education information kiosks.

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Section 19-A.5 Site Plan Review Required

Any proposed development activity within the Interstate Corridor Overlay District shall require Site Plan Review and approval by the Planning Board in accordance with the Town of Hampton Site Plan Review Regulations and other applicable State and local requirements.

Section 19-A.6 Buffering from Residential Uses

A fifty foot (50') wide vegetative buffer and/or sound mitigating buffer shall be maintained on site between any building or improvement within the Interstate Corridor Overlay District and the property line of any abutting residentially-improved lot. The type of buffer, including the design of a buffer vegetation plan and/or structural specifications, shall be reviewed and approved by the Planning Board during site plan review.

Section 19-A.7 Overnight Parking and Idling Prohibited

The overnight parking and/or idling of large commercial vehicles, which includes box trucks, passenger buses, trash and recycling trucks, cement mixers, and similar transport and construction vehicles is prohibited.

- B. Amend Article III Use Regulations of the Hampton Zoning Ordinance to add the following Note (8) in the introductory paragraph:

(8) See Article XIX-A, Section 19-A.4 for the Permitted Uses and Facilities in the Interstate Corridor Overlay District.