



AGENDA
TOWN OF NORTH HAMPTON
Planning Board Work Session
Tuesday, November 18, 2014 at 6:30pm
TOWN HALL, 231 ATLANTIC AVENUE

The Planning Board will hold a Public Hearing on November 18, 2014 at the North Hampton Town Hall, 231 Atlantic Avenue, North Hampton, to consider the approval of the proposed amendments to the following Zoning Ordinances for placement on the March 2015 Town Warrant:

1. The First Public Hearing on proposed amendments to Article V, Section 506.4.J – Political Signs. The intent of the proposed amendment is to clarify that Political Signs are regulated by State and Federal laws and not regulated by local laws.
2. The First Public Hearing on proposed amendments to Article IV, Section 406.4.1 Duplex. The intent of the proposed amendment is to add the required frontage of 175-feet in the R-1 Zone and 250-feet in the I-B/R zone for a duplex and to clarify that the number of bedrooms allowed is 3 bedrooms per unit.
3. The First Public Hearing on proposed amendment to Article IV, Section 405 – Permitted uses Table under the R-2 Medium Density District, number 7, Duplexes. The intent of the proposed amendment is to remove Duplexes from the Permitted Uses in the R-2 Medium Density District. Currently Duplexes circumvent the two acre requirement for single family dwellings by allowing duplexes (two single family dwelling(s) on 2 ¼ acres instead of the required 4 acres in the R-2 District.

The regularly scheduled Planning Board Work Session will immediately follow the Public Hearing.

Respectfully submitted,

Shep Kroner
Chair

Posted: November 4, 2014 Hampton Union Town Office Town Clerk's Office Library www.northhampton-nh.gov

406.4.1 Duplex Requirements: The minimum lot size for a duplex shall be 100,000 square feet and the lot shall contain a minimum of 60,000 square feet of contiguous non-wetland area. No additional frontage is required, other than that specified in Section 406. Any proposed duplex on an existing lot of record must have 175 feet of frontage in the R-1 district, and 250 feet of frontage in the I/B/R. The maximum number of bedrooms allowed per duplex is six. The maximum number of bedrooms allowed per unit is three (3). Each dwelling unit shall have a minimum living area of 720 square feet. An adequate septic system built to standards of the N.H. Department of Environmental Services (NH DES) must be provided. *3/10/92, 3/11/2014, 3/14/2015.

R-1 HIGH DENSITY DISTRICT:

Permitted Uses	Special Exceptions
1. Agriculture	1. Cemeteries
2. Single-Family Dwellings	2. Home Occupations
3. Public and Parochial Schools	3. Non-Profit-Recreational Uses
4. Public Parks and Playgrounds	4. Nursery Schools
5. Place of Worship *5/11/2010	5. Public Utility Buildings
6. Essential Services	6. Water Recreation & Water Storage
7. Duplexes *3/10/92	7. Municipal Buildings & Libraries
8. Manufactured Housing on Individually owned lots, as defined in Section 302-26 of the Zoning Ordinance *3/8/94	8. Hospitals and Clinics for Humans or Animals
	9. Greenhouses
	10. Riding Stables
	11. Private Clubs
	12. Accessory Apartments *3/13/90
	13. Family Day Care *3/13/90

R-2 MEDIUM DENSITY DISTRICT:

Permitted Uses	Special Exceptions
1. Agriculture	1. Cemeteries
2. Single-Family Dwellings	2. Home Occupations
3. Public and Parochial Schools	3. Non-Profit-Recreational Uses
4. Public Parks and Playgrounds	4. Nursery Schools
5. Place of Worship *5/11/2010	5. Public Utility Buildings
6. Essential Services	6. Water Recreation & Water Storage
7. Duplexes *3/10/92	7. Municipal Buildings & Libraries
8. Manufactured Housing on Individually owned lots, as defined in Section 302-26 of the Zoning Ordinance *3/8/94	8. Hospitals and Clinics for Humans or Animals
	9. Greenhouses
	10. Riding Stables
	11. Private Clubs
	12. Accessory Apartments *3/13/90

Proposed amendment to Article V, Section 506.4.J.

Article V, Section 506.4.J – Political Signs

Proposed Ordinance:

Political signs. Political signs are regulated by RSA 664:17 and do not require permits. Political signs should not be placed in areas where they will create a traffic safety hazard due to obstruction of the sightlines at intersections or driveways. Political signs are not otherwise regulated by this ordinance. 3/14/2015.

Current ordinance: Political signs. Political signs, during periods specified by the Select Board, do not require permits. Political signs should not be placed in areas where they will create a traffic safety hazard due to obstruction of the sightlines at intersections or driveways. Political signs are not regulated by this ordinance. Please refer to RSA 664:17.