

2024 Town Warrant Zoning Ordinance Articles and  
Zoning Ordinance Language Revision Details

Article Two:                      Amendment to Zoning Ordinance

Are you in favor of the adoption of Amendment Number 1 to the Zoning Ordinance as proposed by the Planning Board as follows:

To amend Section 401 Accessory Dwelling Unit. The intent of the proposed revision is to clarify the criteria for allowing an accessory dwelling unit in an antique barn that is connected to a primary dwelling while retaining the traditional New England style architecture of the structures.

Majority Ballot Vote Required.  
Recommended by the Planning Board: 7-0

Article Three:                      Amendment to Zoning Ordinance

Are you in favor of the adoption of Amendment Number 2 to the Zoning Ordinance as proposed by the Planning Board as follows:

To amend Sections 201.2.A, R-1 High Density District and 201.2.B, R-2 Medium Density District. The intent of the proposed revision is to clarify the intent of the zoning ordinance that only one residential structure is allowed on a lot in the R-1 High Density District and the R-2 Medium Density District.

Majority Ballot Vote Required.  
Recommended by the Planning Board: 7-0

Article Four:                      Amendment to Zoning Ordinance

Are you in favor of the adoption of Amendment Number 3 to the Zoning Ordinance as proposed by the Planning Board as follows:

To amend Section 104 Definitions and 202.4 Industrial-Business/Residential District Permitted Uses. The intent of the proposed revision is to clarify existing permitted use classifications within the Industrial-Business/Residential District and add definitions for permitted uses terms.

Majority Ballot Vote Required.  
Recommended by the Planning Board: 7-0

Specific zoning ordinance language revisions associated with Articles Two, Three, and Four can be found on the following pages.

2024 Town Warrant Article Two  
Zoning Ordinance Language

**Subparagraphs to be added are underlined in RED.**

401.8 The design of the proposed ADU at a minimum shall have part of at least one wall in common with the principal dwelling and that part shall include a fully functioning door between the two living units.

**Purpose: The intent of paragraphs A, B and C below is to encourage preservation of qualifying antique barns, important to the Town of North Hampton's rural heritage, while maintaining the character of districts zoned for single-family residences.**

**A. A single-family dwelling unit that exemplifies traditional architectural form of New England connected farm buildings shall be deemed to comply with paragraph 401.8 for the purpose of permitting one ADU within the barn area of the structure.**

**B. The applicant shall demonstrate that the single-family dwelling unit for which the application is submitted comports with characteristics of traditional New England connected farm buildings and was constructed prior to 1940.**

**C. Notwithstanding paragraphs 401.8.A & B, all other provisions of Section 401 shall apply. For an ADU whose living space is contained entirely within the barn's footprint the square footage of the ADU is not required to include connectors between the barn and the living space of the principal dwelling.**

2024 Town Warrant Article Three  
Zoning Ordinance Language

**REVISION LANGUAGE - ADDITIONS IN RED**

**201.2 ZONING DISTRICTS**

The Township is divided into the districts stated in this Ordinance as shown by the district boundaries in the Zoning Map. The districts are: \*3/12/1968

**A. R-1 High Density District:** The high density district is designated for land to be used for smaller single family dwellings with minimum yard space where central water and sewer facilities are available or where the installation of these facilities is feasible. **Only one single family residence or one duplex residence is allowed on a lot.** \*3/10/1981, 3/10/2020

**B. R-2 Medium Density District:** The medium density district is designated for land which is to be used for medium to large single family dwellings with maximum yard space which will make possible the handling of the individual family's water and sewage disposal needs where central water and municipal facilities are not now available or where the immediate installation of these facilities is now immediately feasible. **Only one single family residence is allowed on a lot.** This district also includes areas where agriculture and other open land uses are appropriate and natural conditions make the land unsuitable for intensive development. \*3/12/1968, \*3/10/2009

# 2024 Town Warrant Article Four

## Zoning Ordinance Language

Definitions to be added to Section 104 of the zoning ordinance.

1. Add definition of ‘retail’  
Retail – The selling of goods, wares, or merchandise directly to the ultimate consumer.
2. Add definition of ‘wholesale’  
Wholesale – The selling of goods, wares, or merchandise to retailers, businesses, or other wholesalers. This definition does not include large scale distribution and logistics facilities prohibited by Zoning Ordinance Section 202.8.B.
3. Add definition of ‘professional service’  
Professional Service – A business that offers any type of personal service to the public which requires the obtaining of a license or other legal authorization prior to conducting the service. Types of professional services include, but are not limited to, accountants, attorneys, architects, engineers, real estate and insurance agents, barbers, hair and nail stylists, cosmetologists, estheticians, and animal groomers. Office space used to coordinate activities associated with the professional service and storage space for equipment and supplies normally associated with the professional service are considered accessory uses allowed within the professional service space. Medical and dental services for humans and animals are to be considered their own distinct uses not included within this definition.
4. Add definition of ‘trade service’  
Trade Service – A business that offers a service provided by a skilled contractor or subcontractor related to a specialized part of a construction, demolition, maintenance, or repair project. Types of trade services include, but are not limited to, plumbers, electricians, masons, carpenters, and painters.  
Office space used to coordinate activities associated with the trade service and storage space for equipment and supplies normally associated with the trade service are considered accessory uses allowed within the trade service space.
5. Add definition of ‘indoor activity, assembly, or event’  
Indoor Activity/Assembly/Event - A use in which groups of people gather or assemble for an activity, event, or regularly scheduled program indoors within a permanent structure. This type of use includes, but is not limited to, entertainment activities such as occur in theatre, music, or dancing facilities, recreational activities such as occur in bowling or exercise training facilities, and assembly activities such as conferences, lectures, and training classes. Office space used to coordinate activities associated with an event or program and storage space for equipment and supplies normally associated with such events or programs are considered accessory uses allowed within the activity or event space.
6. Add definition of ‘Warehouse’  
Warehouse – A facility used for the storage of products, supplies, and equipment as permitted by the zoning ordinance and other laws and regulations. This definition does not include large scale distribution and logistics facilities prohibited by Zoning Ordinance Section 202.8.B.

Continued on next page

Changes to permitted uses listed in **RED**. Deleted language **STRUCK OUT**.

**202.4 INDUSTRIAL-BUSINESS/RESIDENTIAL DISTRICT (“I-B/R”)**

| Permitted Uses  | Special Exceptions   |
|---|--|
| 1. Agriculture<br>2. Motels<br>3. Eating & Drinking Establishments<br>4. Research and Testing Laboratories<br>5. Offices<br>6. Hospitals and Clinics for Humans or Animals<br>7. Public Utility Buildings *3/6/1973<br>8. Accredited Commercial Schools *3/9/1982<br>9. Essential Services *3/13/1990<br>10. Retail and Professional Service Uses *3/6/1973 | 1. Water Recreation & Storage<br>2. Municipal Buildings & Libraries<br>3. Multiple-Family Dwelling *3/6/1973<br>4. Light Manufacturing *3/6/1973<br>5. Public & Private Recreational Facilities*3/6/1973<br>6. Planned Unit Industrial & Business Projects<br>7. Family Day Care *3/13/1990<br>8. Home Occupations<br>9. Motor-Vehicle Refueling Facilities *3/9/2004<br>10. Motor-Vehicle Service Facilities, including without limitation lubrication centers, repair shops, detail and washing facilities, body shops, and tire and battery shops *3/9/2004 |
| 11. Trade Service Uses  | 11. Self-Storage Facility *3/9/2021  |
| 12. Wholesale Uses *3/6/1973  |  |
| 13. Warehouse Uses  |  |
| 14. Indoor Activity, Assembly, or Event Uses  |  |
| <del>15. Accessory Uses *3/6/1973</del>   |  |
| 15. Single Family Dwellings   |  |
| 16. Group Day Care *3/13/1990   |  |
| 17. Duplexes *3/10/1992   |  |
| 18. Manufactured Housing on Individually Owned Lots, as defined in Section 104.37 of the Zoning Ordinance *3/8/1994   |  |
| 19. Manufactured Housing Parks *3/13/1984   |  |
| 20. Places of Worship *5/11/2010  |  |
| 21. Accessory Dwelling Units *3/14/2017   |  |
| 22. Adult and Senior Facilities or Services *3/14/2017  |  |