

TOWNSHIP OF HAMPTON

Governing Bodies as of January 23, 2008

COUNCIL MEMBERS

Victor D. Son, President
Peter S. Russ, Vice-President
Michael A. O'Rorke
Martha Hunkele
Cary J. Montgomery

PLANNING COMMISSION MEMBERS

David Morse, Chairman
Daniel Nugent, Vice-Chairman
James Venture, Secretary
Jeffery Bauman
Dean Hess

Environmental Advisory Council

John Heggstad, Chairman
Patrick Stark
Elizabeth Spence, Secretary
Edward McKaveney
Brad Meneilly
Thomas C. Litwiler
Mark Bondi

ZONING HEARING BOARD MEMBERS

David Moran, Chairman
Edward O'Connor, Vice Chairman
Michael Maccagnan Secretary
Kevin Barley
James Tomazich
Charles Smullin (Alternate)

ADMINISTRATIVE STAFF

W. Christopher Lochner, Municipal Manager
Martin Orban, Land Use Administrator
Joanne Gaus, Land Use Assistant

ZONING ORDINANCE TOWNSHIP OF HAMPTON

TABLE OF CONTENTS

<u>Section</u>	<u>Page Number</u>
Article 1: Title	1-1
Article 2: Purpose and Community Development Objectives	2-1
Article 3: Official Zoning Map	3-1
Article 4: Definitions Building Heights Measurements Standards Document	4-1
Article 5: Communication Towers and Related Facilities	5-1
Article 6: Application of District Regulations	6-1
Article 7: Establishment of Zoning Districts	7-1
Article 8: Permitted Uses	8-1
8.100 Conservation "A" District	8-1
8.200 Conservation "B" District	8-1
8.300 Residential "A" District	8-3
8.400 Residential "B" District	8-4
8.500 Residential "C" District	8-5
8.550 Residential "D" District	8-6
8.600 Highway Commercial District	8-7
8.700 Neighborhood Commercial District	8-10
8.800 Light Industrial District	8-11
8.900 Heavy Industrial District	8-13
8.950 Office, Research and Development	8-14
TABLE "A" Bulk and Area Requirements	8-15

Article 9:	Planned Residential Development Districts	9-1
9.100	Purpose and Intent	9-1
9.200	General Requirements for Planned Residential Development	9-2
9.300	Development Standards	9-5
9.400	PRD Density Calculation	9-6
9.430	TABLE "B" Density, Area and Setback Requirements	9-7
9.500	Standards for Open Space and Common Ground	9-13
9.600	Institutional PRD Developments	9-21
9.700	Development in Phases	9-22
9.800	Procedure and Application	9-23
9.900	Enforcement of Plan Provisions	9-33
Article 10:	Supplemental Requirements	10-1
10.100	Lot Requirements	10-1
10.200	Yard Requirements	10-2
FIGURE 1	Front, Side, and Rear Yard Areas	10-5
TABLE "D"	Buffer Yard Requirements	10-8
10.300	Height Requirements	10-14
10.400	Natural Features	10-15
10.500	Performance Standards	10-24
10.600	Site Plan Review	10-29
10.700	Environmental Reports	10-37
10.800	Landscaping	10-39
10.900	Additional Bulk and Area Requirements	10-42
Article 11:	Special Requirements	11-1
11.100	Conversion Apartments	11-1
11.200	Apartments in Commercial Structures	11-1
11.300	Home Occupations	11-2
11.400	Boarding and Rooming Houses	11-4
11.500	Automobile Service Stations	11-4
11.600	Hedges, Fences and Walls	11-5
11.700	Swimming Pools	11-6
11.800	Manufactured Homes	11-6
11.900	Temporary Structures	11-8
Article 12:	Conditional Use	12-1
12.100	General Criteria	12-1
12.200	Review Procedures	12-2
12.300	Standards and Criteria	12-4

Article 13: Minimum Parking and Loading Requirements	13-1
13.100 General Parking Requirements	13-1
TABLE "C" Parking Requirements	13-2
13.200 Parking Space Requirements	13-6
13.300 Off-Street Loading Requirements	13-9
13.400 Minimum Off-Street Loading Standards	13-10
13.500 Review/Approval of Parking/Loading	13-10
13.600 Use of Trailers for Storage	13-11
Article 14: Signs	14-1
14.100 Purpose	14-1
14.200 Definitions	14-1
14.300 General Regulations	14-4
14.400 Signs in Residential & Conservation Zone Districts	14-5
14.500 Signs in Commercial & Industrial Zone Districts	14-7
14.600 Permits, Inspections, Maintenance	14-12
14.700 Exemptions	14-13
14.800 Amortization of Nonconforming Signs	14-15
TABLE "E"	14-16
Article 15: Zoning Hearing Board	15-1
15.100 Operation	15-1
15.200 Hearings	15-3
15.300 Mediation Option	15-5
15.400 Jurisdiction	15-6
15.500 Board Functions	15-8
15.510 Variances	15-8
15.520 Special Exceptions	15-9
15.600 Parties Appellant/Time Limitations	15-14
15.700 Stay of Proceedings, Zoning Appeals and Rehearings	15-15
Article 16: Nonconforming Uses	16-1
16.100 Nonconforming Lots of Record	16-1
16.200 Nonconforming Uses of Land	16-1
16.300 Nonconforming Structures	16-2
16.400 Nonconforming Uses of Structures	16-3
16.500 Mapping of Nonconforming Uses	16-4

Article 17:	Sexually Oriented Businesses	17-1
17.100	Definitions	17-1
17.200	Classification	17-4
17.300	Permit Required	17-5
17.400	Issuance of Permit	17-6
17.500	Inspection and Enforcement	17-7
17.600	Expiration, Suspension, Revocation or Transfer of Permit	17-8
17.700	Location of Sexually Oriented Business	17-10
17.800	Regulations Pertaining to Exhibition of Sexually Exhibition Films or Videos	17-11
17.900	Exemptions	17-13
Article 18:	Administration	18-1
18.100	Administration and Enforcement	18-1
18.200	Building Permits	18-3
18.300	Occupancy Permits	18-6
18.400	Re-Approval Procedures	18-7
Article 19:	Amendments to the Ordinance	19-1
19.100	Initiation	19-1
19.200	Procedure	19-1
19.300	Rehearing	19-3
19.400	Landowner Curative Amendment	19-3
19.500	Municipal Curative Amendment	19-4
Article 20:	Violations	20-1
Article 21:	Schedule of Fees	21-1
21.100	General Requirements	21-1
Article 22:	Constitutionality or Invalidity	22-1
Article 23:	Repeal of Conflicting Ordinances	23-1
Article 24:	Effective Date	24-1

TABLES

TABLE "A"	-	Bulk and Area Requirements	8-14
TABLE "B"	-	P.R.D. Bulk and Area Requirements	9-7
TABLE "C"	-	Parking Lot Dimensions	13-2
TABLE "D"	-	Buffer Yard Requirements	10-8
TABLE "E"	-	Types of Signs	14-13
FIGURE 1	-	Front, Side, and Rear Yard Areas	10-5

MAPS AND OVERLAYS

The following maps and overlays can be found after Article 24:

- 1) Zoning Map
- 2) Environmentally Critical Land Area
- 3) Watershed Map

Full-Scale maps are available at the Township Municipal Building.