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The regulations for the various zone districts identified on the Official Zoning Map are designed to stabilize and protect the essential characteristics of these districts; to protect the amenities of certain areas where a specific land-use pattern has already been established; to promote a suitable environment for the residents of Hampton Township; and to prohibit activities not explicitly approved. In addressing this overall purpose, development is limited to those uses expressly permitted, as identified below, and subject to the Landscaping requirements of § 310-65 and the Bulk and Area Requirements of Table A<sup>16</sup> and § 310-66.

**§ 310-32. Conservation A District**

A. Permitted principal uses.

- (1) Municipal services/facilities;
- (2) Recreation areas, parks, arboretums, and similar activities not operated for a profit, with required parking in accordance with § 310-78A(8);
- (3) Single-family dwelling;
- (4) Forestry activities, subject to the provisions of § 280-61, Forestry, of Chapter 280, Subdivision and Land Development, as amended.
- (5) Non-Tower Wireless Communications Facility ("Non-Tower WCF"), subject to § 310-78(37).

B. Permitted accessory uses.

- (1) Home garden and similar minor residentially related structures;
- (2) Residential garages.
- (3) Beekeeping - The keeping of Bees for personal use (as a hobby), or as part of a sanctioned educational program conducted at an accredited school or municipal facility, on properties having a minimum lot size of 20,000 square feet, when authorized by a duly issued Township Zoning Permit upon application made pursuant and subject to the rules and procedures as provided in Article XI of this Chapter (See § 310-75A).
- (4) Chickens: The keeping of chickens for personal use is a permitted accessory use when authorized by a duly issued Township zoning permit upon application made pursuant to, and accordance with, the rules and procedures as provided in Article XI of this chapter (see § 310-75B).

C. Conditional uses. All conditional uses shall be subject to the standards and requirements set out in Article XII.

**§ 310-33, Conservation B District**

**A. Permitted principal uses.**

- (1) Single-family dwelling;
- (2) Agricultural field and/or orchard operations and raising of landscaping nursery stock, including greenhouses and similar structures;
- (3) Farm operation including the raising of livestock and/or fowl (ten-acre minimum);
- (4) Forestry activities, subject to the provisions of § 280-61, Forestry, of Chapter 280, Subdivision and Land Development, as amended.
- (5) Non-Tower Wireless Communications Facility ("Non-Tower WCF"), subject to § 310-78(37).

**B. Permitted accessory uses.**

- (1) Residential garages;
- (2) Residential garden and similar minor residentially related structures;
- (3) Accessory structures normally needed in the maintenance of nursery or agricultural activities;
- (4) Private kennel and/or stable for the noncommercial use of the occupants of the property only, provided that the property is at least five acres in area, that buildings housing the animals are at least 100 feet from a property or street boundary, that animals are entirely enclosed by a fence not closer than 25 feet to any property line or street line, and that no more than one farm animal, or five domestic animals, or 10 chickens or fowl per one acre of fenced-in area is permitted. Horses shall be limited to one horse per acre of fenced-in area. Horses shall be confined to the property; the horse's owner/rider shall be held responsible for compliance with all Township ordinances;
- (5) "No-impact home-based business" as defined under the Municipalities Planning Code,<sup>17</sup> and home occupation (subject to § 310-69).
- (6) Beekeeping - The keeping of Bees for personal use (as a hobby), or as part of a sanctioned educational program conducted at an accredited school or municipal facility, on properties having a minimum lot size of 20,000 square feet, when authorized by a duly issued Township Zoning Permit upon application made pursuant and subject to the rules and procedures as provided in Article XI of this Chapter (See § 310-75A).
- (7) Chickens: The keeping of chickens for personal use is a permitted accessory use when authorized by a duly issued Township zoning permit upon application made pursuant to, and accordance with, the rules and procedures as provided in Article XI of this chapter (see § 310-75B).

**§ 310-34. Residential A District.**

A. Permitted principal uses.

- (1) Single-family dwelling;
- (2) Public and municipal parks and playgrounds and pools and recreation areas;
- (3) Forestry activities, subject to the provisions of § 280-61, Forestry, of Chapter 280, Subdivision and Land Development, as amended.
- (4) Non-Tower Wireless Communications Facility ("Non-Tower WCF"), subject to § 310-78(37).

B. Permitted accessory uses.

- (1) Residential garages;
- (2) Home gardens and similar minor residentially related structures;
  - (3) Swimming pools (subject to applicable Township ordinances), tennis courts and similar recreation facilities for use only by the occupants of the property;
  - (4) "No-impact home-based business" as defined under the Municipalities Planning Code,<sup>18</sup> and home occupation (subject to § 310-69).
- (5) Beekeeping - The keeping of Bees for personal use (as a hobby), or as part of a sanctioned educational program conducted at an accredited school or municipal facility, on properties having a minimum lot size of 20,000 square feet, when authorized by a duly issued Township Zoning Permit upon application made pursuant and subject to the rules and procedures as provided in Article XI of this Chapter (See § 310-75A).
- (6) Chickens: The keeping of chickens for personal use is a permitted accessory use when authorized by a duly issued Township zoning permit upon application made pursuant to, and accordance with, the rules and procedures as provided in Article XI of this chapter (see § 310-75B).

C. Conditional uses. All conditional uses shall be subject to the standards and requirements set out in Article XII.

**§ 310-35. Residential B District.**

A. Permitted principal uses.

- (1) Single-family dwelling;
- (2) Public and municipal parks and playgrounds and pools and recreation areas;
- (3) Forestry activities, subject to the provisions of § 280-61, Forestry, of Chapter 280, Subdivision and Land Development, as amended.
- (4) Non-Tower Wireless Communications Facility ("Non-Tower WCF"), subject to § 310-78(37).

B. Permitted accessory uses.

- (1) Residential garages;
- (2) Home garden and similar minor residentially related structures;
- (3) Swimming pools, subject to other applicable Township ordinances, tennis courts and similar recreation facilities for use only by the occupants of the property;
- (4) No-impact home-based business" as defined under the Municipalities Planning Code,<sup>19</sup> and home occupation (subject to § 310-69).
- (5) Beekeeping - The keeping of Bees for personal use (as a hobby), or as part of a sanctioned educational program conducted at an accredited school or municipal facility, on properties having a minimum lot size of 20,000 square feet, when authorized by a duly issued Township Zoning Permit upon application made pursuant and subject to the rules and procedures as provided in Article XI of this Chapter (See § 310-75A).
- (6) Chickens: The keeping of chickens for personal use is a permitted accessory use when authorized by a duly issued Township zoning permit upon application made pursuant to, and accordance with, the rules and procedures as provided in Article XI of this chapter (see § 310-75B).

C. Conditional uses. All conditional uses shall be subject to the standards and requirements set out in Article XII.

**Article XI**

**Section 310-75A**

**Special Requirements for "Beekeeping"**

where authorized as an Accessory Residential Use under Article VIII, as follows:

**§ 310-75A. Beekeeping as an Accessory Residential Use.**

**Article XI**

**Section 310-75B**

**Special Requirements for Domestic Chicken Keeping**

Where authorized as an accessory use under Article VIII, as follows:

**§ 310-75B. The Keeping of Chickens as an Accessory Use**

- A. A permit is required from Hampton Township.
  - (1) The permit should cost at least \$50 to cover the costs of processing/reviewing the application and performing the final inspection. The Township reserves the right to inspect the property on a yearly basis following permit approval.
  - (2) A survey must be submitted that depicts the fenced in area, chicken coop, feed storage area, and dropping storage.
- B. Keeping chickens should be listed as an accessory use in the Residential A (RA), Residential B (RB), Conservation A (CA), and Conservation B (CB) zoning districts only.
  - (1) Additionally, the use should be restricted to single-family lots (not permitted for townhouses, duplexes, multi-family dwellings, or apartments).
  - (2) Residents who live in an HOA must obtain approval from their HOA.
  - (3) Lots must be a minimum of 20,000 square feet
- C. The keeping of chickens should only be for personal use. The selling of chickens, eggs, manure, roosters or anything else related to this use is prohibited. Also prohibited is the butchering of birds on-site.
- D. For properties up to 1 acre, a maximum of 5 chickens are permitted. For properties over 1 acre, a maximum of 10 chickens are permitted. Male chickens over the age of 6 months (i.e. roosters) are not permitted.
- E. Chickens must be kept within an enclosed, fenced-in area and must have a shelter structure (i.e. coop).
  - (1) The required fence must be setback at least 25' from all property lines and must be located in a rear yard (for corner lots only, coops may be in the side yard).
  - (2) The required coop must be set back at least 40' from all property lines or dwellings on adjacent properties and must be within the fenced in area.
    - (a) Combined fence/coop structures are permissible but must meet the 50' setback from all properties lines or dwellings and may only be located in the rear yard (or, for corner lots only, in the side yard).
  - (3) Any chicken coop must be 6 sq. ft in size, with an additional 2 sq. ft. required for each

chicken over 5.

- (4) Chicken coops must be covered, predator-proof, thoroughly ventilated and of sufficient size for the chickens to be able to move freely. Coops must be enclosed on all sides and have doors and openings covered in material to prevent vermin and predators from entering.
  - (5) No scrap or mismatched materials can be used to construct coops. Coops must be painted or stained a color that is "in harmony" with the surrounding area.
  - (6) Coops must be maintained and sanitized to prevent vermin and obnoxious odors.
  - (7) Feed and droppings must be stored in secured, rodent-proof containers or within an enclosed structure. Droppings stored outside in a secured container must be at least 40' from all property lines or dwellings.
  - (8) Any vacant coops must be removed within one (1) year.
- F. Renters must supply written permission from the property owner or landlord when applying for a chicken permit.
- G. Residents are responsible for preventing excessive noise, offensive odors or unsanitary conditions that disturb neighbors or threaten public health. The keeping of chickens and storage of any associated waste or feed may not create conditions harmful to the public health or which create safety hazards, odors, unsightliness, or public nuisances.

ARTICLE XIV  
Signs

§ 310-91. Exemptions.

A. The following kinds of signs shall not require permits for erection:

- (1) Temporary signs advertising the sale, rental or lease of the property on which said signs are located, provided such signs are nonilluminated and do not exceed one sign per lot, do not exceed four feet in height and do not exceed four square feet per face for properties zoned residential, or do not exceed six feet in height and do not exceed 16 square feet per face for properties zoned other than residential. All such signs shall be removed within seven days after the closing of the sale, rental or lease of the property. Properties that contain permitted reader boards or dynamic displays shall use those signs to advertise sale, rental or lease opportunities and shall not be permitted to locate additional temporary signs;
- (2) Signs denoting the architect, engineer or contractor, when placed upon property on which the individual or firm is employed, not to exceed eight square feet in area and to be removed within 30 days of completion of the project;
- (3) Occupational or professional name plates or signs not more than two square feet in area, attached to a building, mailboxes or its supports, containing the offices of the individual or firm advertised, and inscribed only with the name, address, phone number and occupation thereof;
- (4) Memorial signs or tablets of incombustible materials erected by a public or nonprofit organization; and
- (5) Traffic or other municipal signs providing warning or information to the traveling public put up by a public agency or authorized to be put up by a public agency.
- ~~(6) Signs erected in connection with elections or political campaigns shall be erected no earlier than six weeks before an election and such signs shall be removed within two weeks following the election. No such sign shall exceed 16 square feet in area.~~
- (7) Signs erected in connection with municipal or school district sports activities shall be permitted on football and baseball athletic fields. All signs shall be one-sided and face or be directed to the interior of the athletic facility. The sign(s) shall not be lighted and may not exceed 15 feet in height.
- (8) Temporary window signs in commercial zoning districts or existing commercial nonconforming properties do not require a permit. Signs must be located on the inside of the window(s) when closed.
- (9) Temporary signs advertising auctions, garage or yard sales for properties residentially zoned, provided that they do not exceed four (4) square feet in area per face and are removed as soon as the event or activity has occurred, and provided that they shall not be permitted to be erected more than seven (7) days prior to the event and shall be permitted only at the site at which the event will take place and at the nearest road intersection. No signs may be attached to a utility pole or traffic control sign in any way.

- (10) No-trespassing signs shall be placed a minimum of 50 feet apart.
  - (11) Flags in residential districts, provided they do not exceed 15 square feet in area.
  - (12) Customary holiday decorations.
  - (13) One prominently displayed building address sign that is pedestrian and automobile oriented
  - (14) Any public notice or warning sign required by a valid applicable federal state or local law
  - (15) Traffic control signs.
  - (16) Signs installed by the Township shall be exempt from requirements of this ordinance.
  - (17) A non-illuminated/non-dynamic display freestanding temporary single sidewalk "sandwich board" sign, no larger than 24" x 36", located no further than 15 feet of a pedestrian entrance to the business use and in pedestrian areas (exempt from requirements of 310-87.F)
  - (18) Non-structural banner type sponsorship signs located on Township and HTSD properties which have been approved by Township Council.
- B. Fee exempt. The following kinds of signs shall require permits but shall not be obligated for any fees:
- (1) Temporary signs for local Hampton Township-based nonprofit, public and semipublic use, not to exceed 25 square feet, shall not be required to pay any fees. Each permit shall be limited to one sign on the advertised property located within the Township and, with written permission from said property owner(s), six (6) off-site signs. Off-site signs shall be no larger than four square feet and shall be limited to one sign per off-site location. Signs shall not be located in any ROW. If the permitted signs are not removed by the expiration of the permit time allowance, no new permit shall be issued. No more than six (6) fee-exempt applications shall be permitted in a calendar year for any nonprofit organization

**§ 310-92. Amortization of nonconforming signs.**

- A. If the nonconformity consists of too many freestanding signs on a single lot, or an excess of total sign area on a single lot, the person responsible for the violation may determine which sign or signs need to be altered or removed to bring the development into conformity with the provisions of this article.
- B. The following types of nonconforming signs, or signs that are nonconforming in any of the following ways, shall be altered to comply with the provisions of this article, or removed, five years from the date of notice:
  - (1) Portable signs and temporary signs;
  - (2) Signs that are in violation of § 310-88.