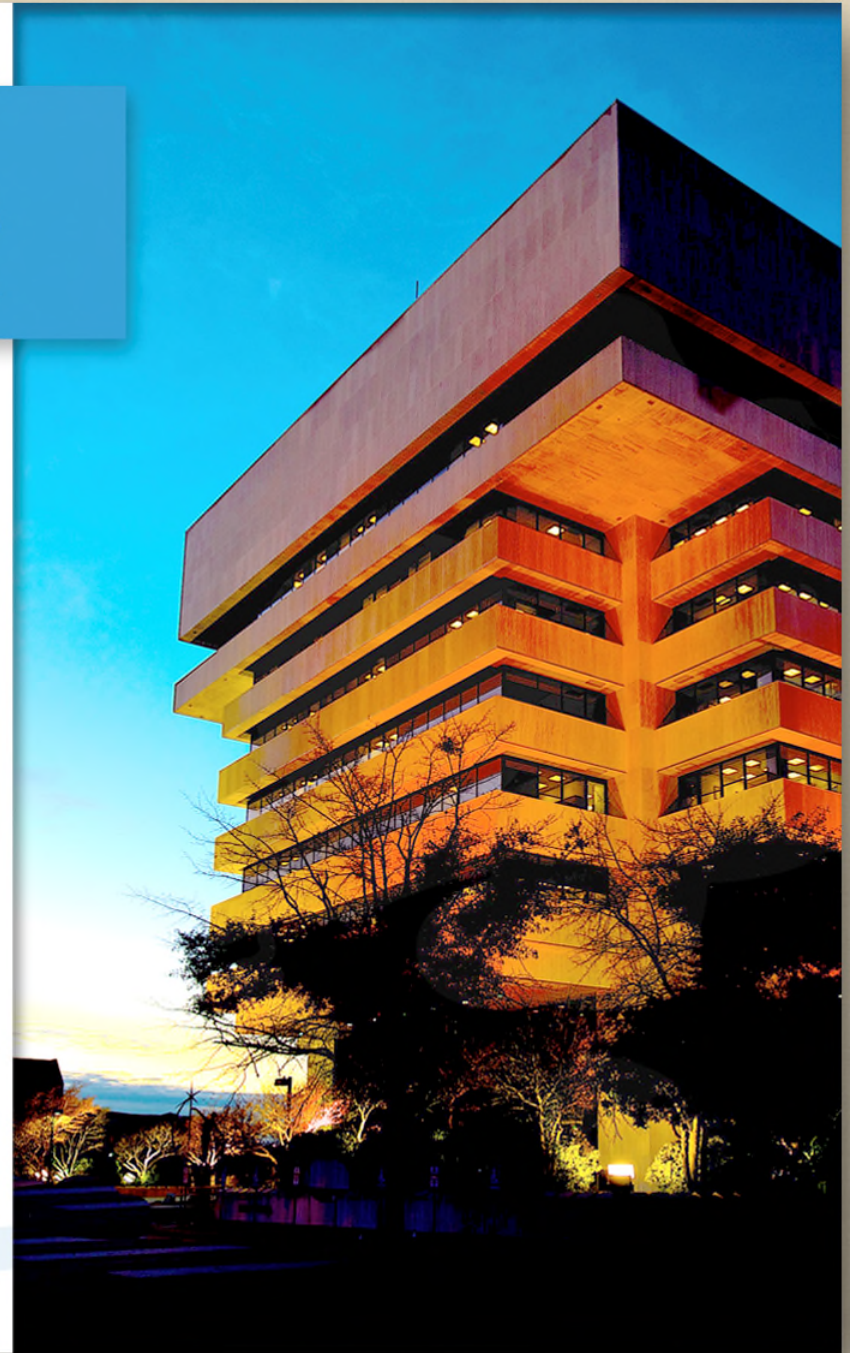


HAMPTON VA

**Zoning Ordinance
Amendments
No. 24-0006 &
24-0007**

*Chapters 2 & 3
Mitigation Banks*

City Council
February 14, 2024



Amendments

To amend Chapter 3 to add “Mitigation Bank” as a permitted use, with approval of a Use Permit in all districts

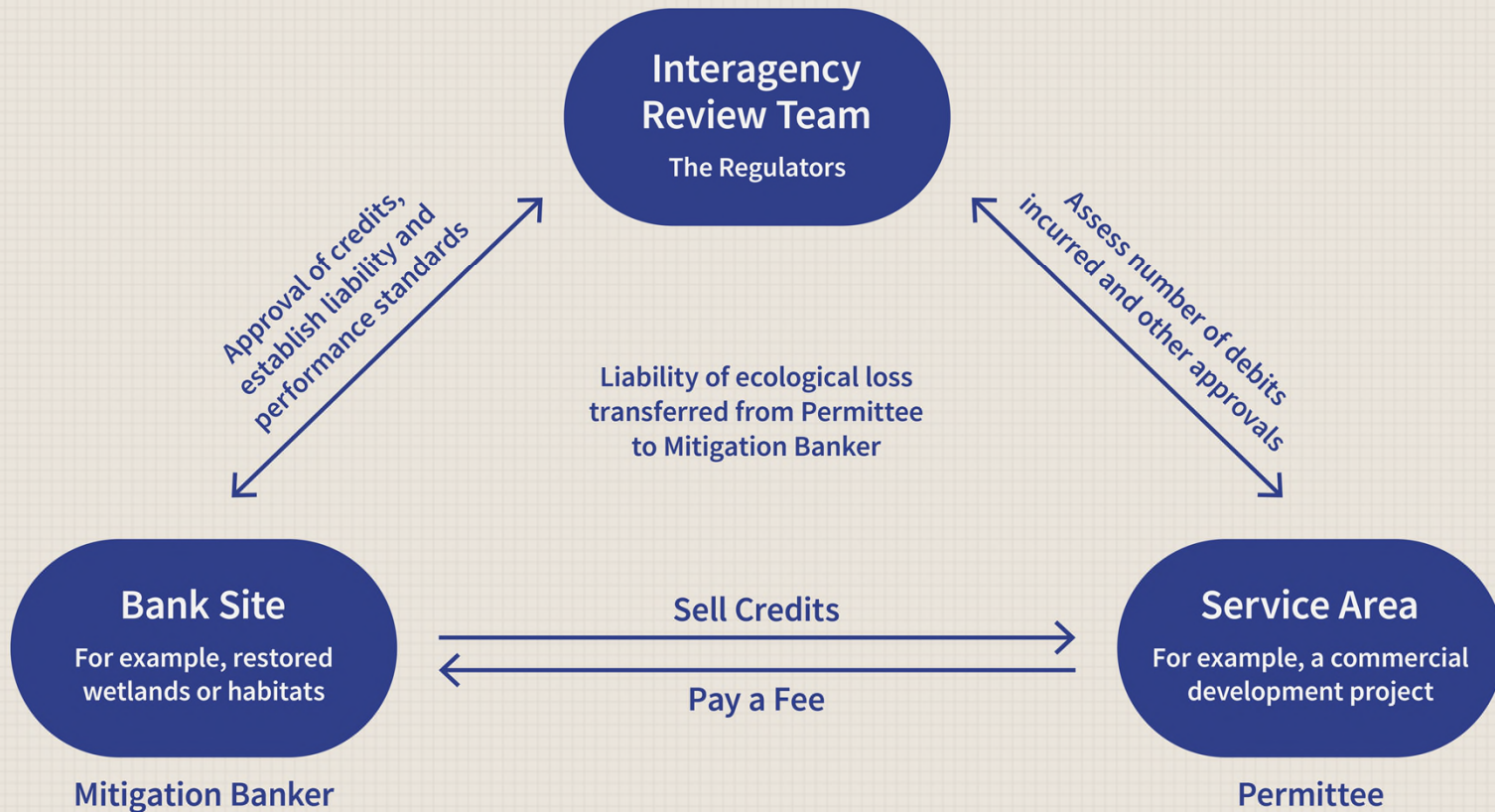
&

To amend Chapter 2 to add a definition of “Mitigation Bank”

Background

- There is no current zoning use to allow a mitigation bank in Hampton
- Mitigation banks are for-profit entities to offset development impacts at other locations

Background



Background

- Mitigation banks have several potential impacts to surrounding properties which will vary by the operator and location
 - Creation of Chesapeake Bay Preservation buffers
 - Noise
 - Traffic



Proposed Ordinance

Chapter 3 proposed use:


- *Use Permit in all zoning districts in order to consider appropriate conditions based upon the site and operations*

Proposed Ordinance

Chapter 2 proposed definition:

Mitigation bank. A site where wetlands are restored, created, enhanced, or preserved expressly for the purpose of providing compensatory mitigation for authorized impacts on other sites, including on-site impacts incidental to the construction or operation of the bank, as regulated by the state and federal government. Such sites are developed and operated pursuant to a signed banking agreement or instrument.

Policy

- The creation of wetlands within Hampton will improve the local water quality and environment
 - Aligns with Living With Water strategies to adapt to water near future impacted areas
- 

Conclusion

Staff and
Planning Commission
recommend **approval** of
ZOA No. 24-00006 & 24-00007