

STAFF EVALUATION

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Case No.: Zoning Ordinance Amendment, ZOA24-0155
Planning Commission Date: April 18, 2024 **City Council Date:** May 22, 2024

General Information

Description of Proposal The amendment proposes to permit outdoor recreation areas in conjunction with a physical recreational facility to the list of permitted outdoor uses within the Downtown Business (DT-1) and Downtown Waterfront (DT-2) Districts.

Relevant Existing Zoning Definitions None

Current Regulations Current permitted retail sales, services, and office uses in the Downtown Business (DT-1) District are required to be conducted within an enclosed building, except for those listed in Section 8-42 of the Zoning Ordinance. The eleven (11) uses that are permitted outdoors in the Downtown Business (DT-1) district include:

- i. Bank, with drive-through
- ii. Boat sales;
- iii. Gas station;
- iv. Outdoor dining, downtown;
- v. Parking lot;
- vi. Restaurant, including drive-through;
- vii. Rummage sale, temporary;
- viii. Those uses authorized by a Special Event Permit issued pursuant to the Hampton City Code;
- ix. Seasonal sales authorized by Section 34-7 of the City Code;
- x. Food truck host sites; and
- xi. Outdoor play areas associated with day care centers

Additionally, permitted retail sales, services, and office uses in the Downtown Waterfront (DT-2) District are required to be conducted within an enclosed building, except for those listed in Section 8-43 of the Zoning Ordinance. The twelve (12) uses that are permitted outdoors in the Downtown Waterfront (DT-2) district include:

- i. Bank, with drive-through;
 - ii. Boat repair;
 - iii. Boat sales;
 - iv. Gas station;
 - v. Outdoor dining, downtown;
 - vi. Parking lot;
 - vii. Restaurant, including drive-through;
 - viii. Rummage sale, temporary;
 - ix. Those uses authorized by a Special Event Permit issued pursuant to the Hampton City Code;
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- x. Seasonal sales authorized by Section 34-7 of the City Code;
 - xi. Food truck host sites; and
 - xii. Outdoor play areas associated with day care centers
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Analysis

The proposed amendment, if approved, seeks to authorize outdoor recreation areas in conjunction with a physical recreational facility as a permitted outdoor use in the Downtown Business (DT-1) and Downtown Waterfront (DT-2) Districts. Currently, several permitted uses are allowed to function wholly or partially outdoors in the DT-1 and DT-2 Districts, and this amendment aims to include outdoor recreation areas in conjunction with physical recreational facilities to that list.

Downtown Hampton serves as a historic and economic center, reinforced by historic and cultural attractions, active businesses, central gatherings, events and celebrations, and its residential integration. Currently, the existing zoning regulations restrict physical recreational facilities within the Downtown Business (DT-1) and Downtown Waterfront (DT-2) Districts from having outdoor recreation areas.

This proposed amendment, in conjunction with Zoning Ordinance Amendment No. 24-0152 and 24-0153, aims to define and permit "Physical recreational facility" as a use, to permit any outdoor recreation area in conjunction with a physical recreational facility use in multiple districts, and to create screening, setback, and development standards for outdoor recreation areas. In the event that the "Physical recreational facility" definition and the amended use table are approved, outdoor recreation areas in the DT-1 and DT-2 Districts would be permitted upon approval of this zoning ordinance amendment.

Allowing outdoor recreation areas in conjunction with a physical recreation facility within the DT-1 and DT-2 Districts could provide a more diverse range of exercise options and a location for a wider range of workouts, sports activities, and fitness events for existing or future physical recreational facilities. By integrating indoor and outdoor exercise options, physical recreational facilities can provide individuals with holistic fitness experiences that offer a multitude of health benefits and promote overall well-being and quality of life.

In summary, staff recommends adoption of the proposed amendment to permit outdoor recreation areas in conjunction with "physical recreational facilities" within the Downtown Business (DT-1) and Downtown Waterfront (DT-2) zoning districts while continuing to protect the health, safety, and welfare of the public.

Staff recommends approval of ZOA 24-0155.