

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton, Virginia by**  
2 **Amending Section 9-43 Entitled “Development Standards” Pertaining to the Front Yard Setback,**  
3 **Height, and Garage Location in the Infill Housing Overlay**

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5 **WHEREAS**, the public necessity, convenience, general welfare and good zoning practice so require;

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7 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Article V of Chapter 9 of the Zoning  
8 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:  
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10 Chapter 9 - OVERLAY DISTRICTS

11 ARTICLE V. – O-IH—INFILL HOUSING OVERLAY

12 Sec. 9-42. - Application and boundaries.

13 The O-IH district shall apply to all ~~infill~~ lots located in R-8, R-9, R-11, and R-13 zoning districts  
14 that are determined to be substandard lots, as defined by the zoning ordinance. However, recognizing  
15 the unique coastal character, development pattern, and limitations on development of individual  
16 properties which are affected by numerous local, state, and federal environmental regulations, the  
17 following areas are excluded from this district:

18 (1) Those properties located east of North 1st Street between Pilot Avenue on the southern  
19 end and the northern terminus of North 1st Street at the northern end.

20 (2) Those properties located east of State Park Drive between Beach Road on the southern  
21 end and the Grandview Nature Preserve at the northern end.  
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23 The district shall act as an overlay district, augmenting rather than replacing the underlying zoning  
24 district. All regulations of the underlying zoning district shall apply except as modified by the regulations  
25 for the O-IH.

26 Sec. 9-43. - Development standards.

27 (1) *Height*. No building shall exceed thirty-five (35) feet in height and (2) two stories.

28 (2) *Dwelling Area*. A reduction in dwelling size is permitted if the minimum dwelling size required by  
29 the base zone district cannot be met with the height restrictions and setback requirements of this  
30 chapter. In such a case, the required dwelling area shall be reduced to meet the largest square  
31 footage possible on that lot while meeting the minimum setback requirements of the base zone  
32 district and not exceeding the building height regulations set forth in this chapter.

33 (3) *Front yard setback and façade zone*. There shall be a front yard setback equal to the average of  
34 the front yard setbacks for single family residences on the same block. *The front yard setback*  
35 *shall not be required to be more than 30' and shall not be less than 5'*. A block shall be defined as  
36 three hundred (300) feet in both directions on the same side of the street. The façade zone shall  
37 be drawn as a polygon starting from the front setback line, back along the side property lines  
38 towards the interior of the property, with a fixed depth of ten (10) feet. Buildings shall meet the  
39 following provisions:

40 (a) A minimum of 50% of the width of the proposed structure shall be located within the façade  
41 zone.

42 (b) The main entry door must be located within the façade zone and shall not be located on the  
43 furthest most exterior side walls.

44 (c) Any street facing façade within the façade zone shall include a minimum of 20% fenestration.

45 (4) *In the case where the average of the block is more than 30', there shall be no maximum front*  
46 *setback and the minimum front setback shall be 30'.*

47 (a) *The main entry door shall not be located on the furthest most exterior side walls.*

48 (b) *Any street facing façade shall include a minimum of 20% fenestration.*

49 ~~(4)~~ (5) *Green area.* A minimum of fifty (50) percent of the front yard shall be green area.

50 ~~(5)~~ (6) *Garage location.* If constructed, an attached garage shall be located a minimum of eighteen  
51 inches (18") behind the front door.

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