1 **Ordinance To Amend And Re-Enact Chapter 9 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled "Overlay Districts" By Amending Article 5 – Infill Housing**
3 **Overlay.**
4
5 **Whereas**, the public necessity, convenience, general welfare and good zoning practice so
6 require;
7
8 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that chapter 9 of the Zoning
9 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:
10
11 **ARTICLE 5 – O-IH DISTRICT – INFILL HOUSING OVERLAY**
12
13 **Sec. 9-41. Intent.**
14
15 The purpose of this article is to ensure that new housing construction on legally platted
16 substandard lots is developed in a manner that maintains the scale and visual character of
17 existing single-family homes in the surrounding area. The zoning ordinance requires a
18 minimum dwelling area, lot frontage, and lot area for newly constructed single-family homes
19 based on the underlying zoning district. In many of the older neighborhoods in the city, existing
20 lot size and dwelling sizes are well below these minimums, primarily because the lot existed
21 prior to the regulation of the Zoning Ordinance. In this instance, it is vital to protect
22 neighborhoods by ensuring that new development is compatible with existing development
23 patterns of the neighborhood. To address these occurrences, the Infill Housing Overlay District
24 (O-IH) permits a by-right reduction from the underlying zoning district in terms of lot frontage
25 and/or lot area on infill lots provided that the proposed development meet the standards set
26 forth in this ordinance. This method promotes quality development in the City by allowing
27 development provided that specific development criteria are met.
28
29 **Sec. 9-42. Application and boundaries.**
30
31 The O-IH district shall apply to all infill lots located in R-8, R-9, R-11, and R-13 zoning districts
32 that are determined to be substandard lots, as defined by the zoning ordinance~~, and in~~
33 ~~existence on or prior to September 10, 2014~~. *However, recognizing the unique coastal*
34 *character, development pattern, and limitations on development of individual properties which*
35 *are affected by numerous local, state, and federal environmental regulations, the following*
36 *areas are excluded from this district:*
37 *(1) Those properties located east of North 1st Street between Pilot Avenue on the*
38 *southern end and the northern terminus of North 1st Street at the northern end.*
39 *(2) Those properties located east of State Park Drive between Beach Road on the*
40 *southern end and the Grandview Nature Preserve at the northern end.*
41
42

43 The district shall act as an overlay district, augmenting rather than replacing the underlying
44 zoning district. All regulations of the underlying zoning district shall apply except as modified by
45 the regulations for the O-IH.
46
47 **Sec. 9-43. Development standards.**
48
49 (1) Height.
50   No building shall exceed twenty-five (25) feet in height and two stories.
51 (2) Dwelling Area.
52   A reduction in dwelling size is permitted if the minimum dwelling size required by
53   the base zone district cannot be met with the height restrictions and setback
54   requirements of this chapter. In such a case, the required dwelling area shall be
55   reduced to meet the largest square footage possible on that lot while meeting the
56   minimum setback requirements of the base zone district and not exceeding the
57   building height regulations set forth in this chapter.
58 (3) Front yard setback.
59   There shall be a front yard setback equal to the average of the front yard
60   setbacks on the same block. A block shall be defined as three hundred feet in
61   both directions on the same side of the street and the following provisions shall
62   apply:
63   (a) This setback shall be a build-to line.
64   (b) At least 50% of the width of the build-to line shall be occupied by the
65   building's main front façade which consists of the front wall containing the
66   main entry door.
67 (4) Green area.
68   A minimum of 50% of the front yard shall be green area.
69 (5) Garage location.
70   If constructed, an attached garage shall be located a minimum of 18" behind the
71   main front façade of the house.
72 **Secs. 9-44-9-50. Reserved.**
73