

# Zoning Ordinance Amendment



*Hampton*  
VIRGINIA

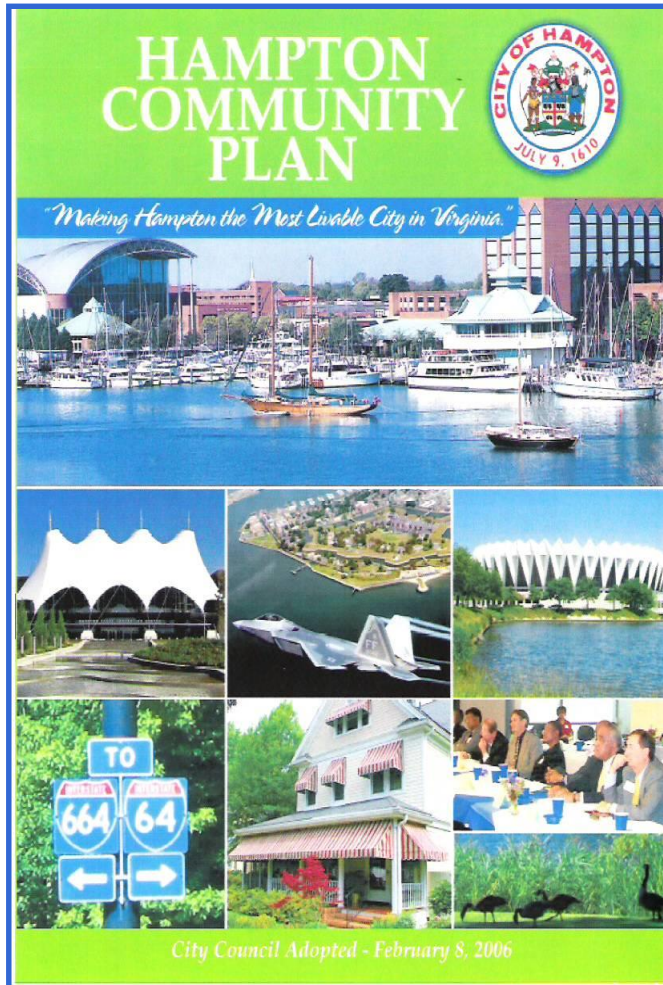
R-4 District-One Family  
Residence District

**Hampton City Council**

**Work Session**

**January 27, 2010**

# Intent of R-4 District- One Family Residence District:



(Adopted 2006 by City Council, as amended)

- Implement the Community Plan and Master Plans
- Respond to new trends
- Provide property owners with options

# R-4 District

- ✦ *Optional* district:
- ✦ Gives property owner choice
- ✦ Adopting the R-4 District does not automatically apply it to a property

# R-4 District-One Family Residence District

- ✦ New chapter: Chapter 7.1
- ✦ Small single-family lots in dense neighborhoods:
  - ✦ Newer developments: recreate character and pattern of traditional neighborhoods
  - ✦ Existing undeveloped lots in existing developed neighborhoods

# Application of R-4 District

- ✦ Limited to two scenarios:
  - (1) Contiguous area of lots recorded prior to January 27, 1960:
    - ✦ Meet dimensional standards of R-4 District; **and**
    - ✦ Comprise sufficient land area to justify
  - (2) Geographic areas within boundaries of adopted plans:
    - ✦ Recommend lots meeting R-4 standards; **and**
    - ✦ Governed by adopted pattern book

# R-4 District Standards

- ✦ Uses: all permitted in other single-family zoning districts
- ✦ Lot area: minimum 4000 square feet with 40 feet minimum frontage (by right) **OR**
- ✦ Lot area: minimum 3000 square feet with 30 feet minimum frontage with approved Use Permit
- ✦ Dwelling unit: minimum 1300 square feet of heated living area
- ✦ Height: maximum 35 feet (flood zone exception)

# R-4 District

- ✦ *Optional* district:
- ✦ Gives property owner choice
- ✦ Adopting the R-4 District does not automatically apply it to a property

# Public Review of R-4 District

- ✦ Zoning Ordinance Advisory Committee
- ✦ Community Groups
- ✦ Dedicated Website: [www.zohampton.com](http://www.zohampton.com)
- ✦ Two Planning Commission work shops;  
staff report at September public meeting

# Today's Action

- ✦ Receive public comments on Zoning Ordinance Amendment: Chapter 7.1, R-4 District-One Family Residence District
- ✦ Recommend approval to City Council