

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Standard Zoning Districts																					*Additional standards on uses
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing		
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	
RESIDENTIAL - 1, 2 & MULTIFAMILY																						
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)
2-family dwelling (on one lot)										P					P							
duplex dwelling (on two fee-simple lots)										P					P							Sec. 3-3(2)
multifamily dwelling												UP	UP*	UP*	UP*	UP*	UP	UP*				Sec. 3-3(42)
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P				
manufactured home			P*																			Sec. 3-3(3)
manufactured/mobile home park													UP*	UP*		UP*	UP*	UP*				Sec. 3-3(4)
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*				Sec. 3-3(4)
upper-floor dwelling units																	UP*					Sec. 3-3(5)
dwelling unit for resident caretaker/watchman																				P*	P*	P*
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(7)
GROUP LIVING																						
boarding/rooming house																	P	P				
detention facility																	UP	UP	UP			
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP				Sec. 3-3(8)
halfway house																	UP	UP	UP			
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(8)
nursing home													UP	UP	UP		UP	UP	UP			
orphanage															UP*	UP*	UP*	UP*				Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																						
bank, with drive-through																	P	P	P	P	P	
bank, without drive-through																	P	P	P	P	P	
barber shop/beauty salon																	P	P	P		P	
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP			
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP			
bicycle sales and repair																	P	P	P		P	
boat repair																					P	P
boat sales																	P	P	P		P	Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P		P	P
car wash, self-service or automated																		P	P		P	P
catering service																		P	P		P	P
clothing maker, custom																	P	P	P		P	
computer equipment repair																		P	P		P	
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	Sec. 3-3(10)
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial																	ZA*	ZA*	ZA*			Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(50)
day spa																	P	P	P		P	
dry cleaning, collection or pick-up station																	P	P	P		P	
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P	
dry cleaning																			P		P	
farm supplies/equipment sales and service																			P		P	
funeral home/mortuary																		UP	UP		UP	
gas station																	P	P	P		P	
hotel																		UP	UP			
hotel, extended stay																		UP	UP			
laundromat																	P	P	P		P	
liquor store																	P	P	P		P	
loan office																	P	P	P		P	
motorcycle sales																		P*	P		P	Sec. 3-3(40)
motorcycle service																		P*	P		P	Sec. 3-3(41)

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office, general																P	P	P	P	P	P	P	
office, government																P	P	P	P	P	P	P	
office, laboratory or research																				P*	P*		Sec. 3-3(44)
office, medical																P	P	P	P	P	P	P	
office, taxicab																	P	P	P		P	P	
outdoor dining 1																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(12)
outdoor dining 2																	UP*	UP*	UP*		UP*		Sec. 3-3(13)
outdoor dining, downtown																							Sec. 3-3(14)
outdoor dining, Phoebus																							Sec. 3-3(48)
pawn shop																		UP	UP		UP		
print shop/private postal service, max. 500 sq. ft.																	P						
print shop/private postal service, max. 3000 sq. ft.																		P					
print shop/private postal service, no max.																			P	P	P	P	
restaurant, without a drive-through or drive-in, without a retail alcoholic beverage license																	P	P	P	P	P		
restaurant, without a drive-through or drive-in, with a retail alcoholic beverage license																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		Sec. 3-3(54)
restaurant, with drive-through or drive-in, without a retail alcoholic beverage license																	P	P	P	P	P		
restaurant, with a drive-through or drive-in, with a retail alcoholic beverage license																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		Sec. 3-3(54)
restaurant, without a retail alcoholic beverage license, with live entertainment 1																	ZA*	ZA*	ZA*				Sec. 3-3(22)
restaurant, with a retail alcoholic beverage license, with live entertainment 1																	ZA*/UP*	ZA*/UP*	ZA*/UP*				Sec. 3-3(55)
restaurant, with or without a retail alcoholic beverage license, with live entertainment 2																	UP*	UP*	UP*				Sec. 3-3(56)
retail sales, general ^A																	P	P	P		P		
rummage sale, temporary																	P*	P*	P*		P*		Sec. 3-3(15)
second-hand store																		P*	P*		P*		Sec. 3-3(16)
sign painting shop																		P	P		P		
storage facility 1																		P*	P*	UP*	P*	P*	Sec. 3-3(52)
storage facility 2																		UP*	UP*	UP*	UP*	P*	Sec. 3-3(53)
storage facility 3																			UP	UP	UP	UP	
tattoo parlor																		UP	UP		UP		
tire sales																		P*	P*		P*		Sec. 3-3(17)
tire repair																		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath																	P	P	P		P		
upholstery shop																		P			P		
vehicle repair, heavy																			UP		UP	UP	
vehicle repair, light																	P	P	P		P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																		P	P		P		
vehicle sales, new vehicle inventory lot																		UP	UP		UP	UP	
vehicle sales, of used vehicles																			UP		UP		
vehicle repair, accessory to new vehicle sales																		P	P		P		
vehicle repair, accessory to used vehicle sales																			UP		UP		
vehicle storage, indoor																			UP		P	P	Sec. 3-3(18)
vehicle storage, outdoor																			UP		UP	UP	Sec. 3-3(32)
vending stand, food																							
INSTITUTIONAL																							
college/university, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP				
hospital			UP														UP	UP	UP	UP			
library, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
museum, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
post office																	P	P	P		P	P	
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)
mental health/substance abuse treatment facility																			P				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)
school, public	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
school, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			

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freezing plant for produce																					P	P	
ice storage and distribution																			P*		P	P	Sec. 3-3(43)
laundry and cleaning, commercial																					P	P	
machine shop or light metal fabrication																						P	
manufacturing of boats/sail-making																						P	
manufacturing/processing/treatment of baked goods, dairy products																				P		P	
manufacturing/processing/treatment of seafood																				P		P	
manufacturing/processing/treatment 1 ^B																					P	P	
manufacturing/processing/treatment 2 ^C																							UP
manufacturing/processing/treatment 3 ^D																							P
manufacturing/processing/treatment 4 ^E																						P	P
manufacturing/processing/treatment 5 ^F																						P	P
mill, lumber or saw; including lumberyard																							P
mixing plant, asphalt or concrete																						UP	P
motion picture studio																					P	P	P
pharmaceutical processor																						UP	
rolling mill																							P
salvage or wrecking																							UP
scrap metal processor																						UP	UP
small artisan shop																			P*	P*		P	P
smelting or tin, copper, iron, or zinc																							UP
storage/distribution of flammable liquids																						P	P
storage of materials, indoor/outdoor, including equipment rental and contractor's storage																					P*	P*	P*
tannery																							UP
trash or junk collection, storage, sorting or baling																							UP
yard, railroad freight classification																							P
yard, trucking terminal or draying																					P	P	P
warehouse/distribution center																					P	P	P
UTILITIES & TRANSPORTATION																							
bus terminal																							
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
heliport/helistop																							UP
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
parking lot, accessory to PO-2 uses																							
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P							
pier, dock, seawall related to commercial or industrial water transport																						UP	UP
railroad track spur																					P	UP	
transit station																							
transmission center, government-operated																							
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P
utility plant/power plant																						P	P
OTHER																							
cemetery	UP*	UP*	UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*												
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*
off-premises advertising signs, existing																						P*	P*
open-air version of any use permitted in HRC-2																							
promotional event																		ZA*	ZA*	ZA*		ZA*	
rescue mission																							P
wholesaler																					P	P	P