

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		M-3
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	P	P	P	P	UP	P						
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 unit (one unit over commercial)																	UP*					Sec. 3-3(5)	
dwelling unit for resident caretaker/watchman home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*	P*	P*	Sec. 3-3(6)
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	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*	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	P	Sec. 3-3(41)
office, general															P	P	P	P		P	P	P	
office, government															P	P	P	P		P	P	P	
office, laboratory or research																				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)

	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	M-3	
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 drive-through																	P	P	P	P	P		
restaurant, with drive-through																	P	P	P	P	P		
restaurant, drive-in																		P	P			P	
restaurant, accessory, not to include drive-through																							
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																				UP		UP	UP
tattoo parlor																			UP	UP		UP	
tire sales																		P*	P*			P*	Sec. 3-3(17)
tire repair																		P*	P*			P*	Sec. 3-3(17)
Turkish bath																	P	P	P			P	
upholstery shop																		P	P			P	
vehicle repair, heavy																				P		P	
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, of used vehicles																				P		P	
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																			UP*				Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair																				UP*		UP*	UP*
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		
RECREATIONAL																							
adult entertainment establishment																				P*		P*	Sec. 3-3(20)
amusement center																			UP	P		P	
amusement operations																				P		P	
auditorium																			P	P		P	
banquet hall																							Sec. 3-3(51)
billiard hall																				P	P		P
boat tour/charter boat docking facility																							
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
bowling alley																			P	P		P	
carnival																				UP		P	
club/lodge, private or fraternal																	UP	UP	UP	UP		UP	UP
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
coin-operated amusement devices, accessory																		P*	P*	P*			Sec. 3-3(21)
dance hall																				P			
golf course/country club	P	P	P	P	P	P																	
live entertainment 1, in conjunction with a restaurant																		ZA*	ZA*	ZA*			Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery																					ZA*	ZA*	ZA*

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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*	Sec. 3-3(33)	
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(34)	
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		
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		
heliport/helistop																				UP				
parking garage, commercial																					P	P	P	
parking lot, commercial																		P	P	P		P	P	
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			
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			
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																					
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*	Sec. 3-3(35)
off-premises advertising signs, existing																						P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																								
promotional event																	ZA*	ZA*	ZA*			ZA*	Sec. 3-3(36)	
rescue mission																			P					
wholesaler																			P	P	P	P		