

1 **Ordinance To Amend And Re-Enact Chapter 2 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled, “Definitions” To: Add Definitions for Business Park/Shopping**
3 **Center 1; Business Park/Shopping Center 2; Business Park/Shopping Center Outparcel,**
4 **Dependent; and Business Park/Shopping Center Outparcel, Independent**
5

6 **Whereas**, the public necessity, convenience, general welfare and good zoning practice so
7 require;
8

9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Section 2-2 of the Zoning
10 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:
11

12 **Chapter 2 – DEFINITIONS**

13

14 **Sec. 2-2. - Definitions.**

15

16 ***Business parkcenter/shopping center.***

17
18 A collection of two (2) or more buildings connected to each other by means of common
19 walls;
20

21 A single building containing two (2) or more separate establishments or business spaces;
22

23 Two (2) or more establishments, *including business park/shopping center outparcels as*
24 *defined in this chapter; sharing parking;*
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26 Two (2) or more establishments under the same management or association for the
27 purpose of enforcing reciprocal agreements controlling management or parking; or
28

29 Two (2) or more establishments all structurally designed in an integrated fashion around
30 or along the sides of a promenade, walkway, concourse or courtyard.
31

32 ***Business park/shopping center 1. A business park/shopping center that does not meet the***
33 ***requirements of business park/shopping center 2.***

34 ***Business park/shopping center 2. A business park/shopping center with three (3) or more***
35 ***establishments that is either: (a) located on at least 20 contiguous acres, or (b) located on at least***
36 ***10 contiguous acres and contains at least 200,000 square feet of gross building floor area.***

37 ***Business park/shopping center outparcel, dependent.*** A separate parcel or land area
38 *constituting a portion of the outer perimeter of a business park/shopping center that contains its*
39 *own establishment and meets any of the following: (1) minimum required parking is met through*
40 *utilization of parking associated with the business park/shopping center; (2) the outparcel is able*
41 *to be accessed only through the business park/shopping center; or (3) minimum required green*
42 *area is met through utilization of green area associated with the business park/shopping center.*

43 ***Business park/shopping center outparcel, independent.*** A separate parcel or land area
44 *constituting a portion of the outer perimeter of a business park/shopping center that contains its*
45 *own establishment, meets the minimum required parking and green area for the outparcel*
46 *independently without utilization of parking or green area of the business park/shopping center,*
47 *and provides at least one (1) separate access to the outparcel from a public right-of-way.*

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