

1 **Ordinance to Amend and Re-enact Chapter 10.1 of the Zoning Ordinance of**
2 **the City of Hampton, Virginia Entitled “RT District - Residential Transition**
3 **District” by Amending Section 10.1-9(2) Pertaining to Green Area**
4 **Requirements.**

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6 **Whereas**, the public necessity, convenience, general welfare and good zoning
7 practice so require;
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9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that chapter 10.1 of
10 the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as
11 follows:

12 **Sec. 10.1-9. Development standards; RT-1 District.**

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14 (2)

15 *Green area and landscape plan:*

16 ~~Whenever possible, natural vegetation and topography shall be~~
17 ~~maintained. An even distribution of green area and plant materials is~~
18 ~~desirable. A landscape plan shall be approved by the planning~~
19 ~~director prior to the issuance of a zoning permit. Such plan shall~~
20 ~~include, at a minimum:~~

21 (a)

22 ~~At least twenty (20 %) percent of the total lot area shall be~~
23 ~~maintained as green area. *Compliance with this subsection*~~
24 ~~*and the setback requirements in section 10.1-7 herein shall*~~
25 ~~*substitute for the green area requirements in chapter 1 of the*~~
26 ~~*city zoning ordinance.*~~

27 (b)

28 *A landscape plan complying with the “City of Hampton*
29 *Landscape Guidelines” shall be submitted to the director of*
30 *the department of community development or his designee*
31 *for review and approval prior to the issuance of a zoning*
32 *permit.*

33 ~~At least one (1) tree for every eight hundred (800) square feet~~
34 ~~of required green area. The retention of one (1) existing tree~~
35 ~~shall be the equivalent of two (2) new trees.~~

36 (c)

37 ~~At least ten (10) shrubs for every eight hundred (800) square~~
38 ~~feet of required green area. The retention of existing shrubs~~
39 ~~shall count toward this requirement on a 1:1 basis.~~

40 (d)

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~~Paved areas and exterior utility boxes softened and/or
screened with plant materials.~~

~~(e)~~

~~Foundation plantings along at least three (3) sides of each
building.~~

~~Alternatives to the requirements of (a) through (e) may be submitted
to the planning director; approval of such will be subject to the
alternatives successfully meeting the intent of those requirements.
Compliance with this subsection and the setback requirements in
section 10.1-7 herein shall substitute for the green area requirements
in section 9-168 of the city code, building and development
regulations (site plan ordinance). All plant materials required herein
shall meet the minimum standards of section 9-168 of the city code.~~