

1 **Ordinance To Amend And Re-Enact Chapter 4 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled “One- And Two-Family Residential Districts” To Eliminate The**
3 **Permitted Additional Standards And Uses In The R-R District And To Add Language**
4 **Regarding The Required Minimum Dwelling Area For All Principal Dwellings In All One-**
5 **and Two-Family Residential Districts.**

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

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10 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Chapter 4 of the Zoning
11 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

12
13 **CHAPTER 4 – ONE- AND TWO-FAMILY RESIDENTIAL**

14
15 **ARTICLE I. – R-LL DISTRICT – ONE FAMILY RESIDENTIAL**

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17 **Section 4-5. – Dwelling area**

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19 All *principal* dwellings shall contain a minimum of two thousand two hundred fifty (2,250)
20 square feet of heated living area; however, if a lot is created in an R-LL District through legal
21 means other than city subdivision approval, any *principal* dwelling erected on such a lot shall
22 have at least one thousand six hundred twenty (1,620) square feet of heated living area.

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25 **ARTICLE II. – R-43 DISTRICT – ONE FAMILY RESIDENTIAL**

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27 **Section 4-15. – Dwelling area**

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29 All *principal* dwellings shall contain a minimum of two thousand two hundred fifty (2,250)
30 square feet of heated living area; however, if a lot is created in an R-43 District through legal
31 means other than city subdivision approval, any *principal* dwelling erected on such a lot shall
32 have at least one thousand six hundred twenty (1,620) square feet of heated living area.

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35 **ARTICLE III. – R-R DISTRICT – RURAL ONE FAMILY RESIDENTIAL**

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38 **Section 4-21. – Uses Permitted.**

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40 Uses shall be permitted as set forth in chapter 3—Uses Permitted. ~~Additionally, the following~~
41 ~~standards shall apply:~~

~~(1) An accessory building or structure or use, including a private pier, private garage, guest house, or servant quarters, is permitted provided:~~

~~(a) That no guest house shall be located on a lot having an area less than twelve thousand (12,000) square feet;~~

~~(b) That no servant quarters are located in any accessory building on a lot containing less than ten thousand (10,000) square feet; provided further, no accessory building shall be constructed on a lot until the construction of the main building has been actually commenced and no accessory building shall be used unless the main building is completed and in use.~~

~~(2) One (1) temporary open air stand is permitted provided that it does not exceed an area of two hundred (200) square feet, for the display and sale of products on the premises.~~

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Section 4-24. – Dwelling area.

All *principal* dwellings shall contain a minimum of eight hundred (800) square feet of floor area.

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ARTICLE IV. – R-33 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-35. - Dwelling area.

All *principal* dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; however, if a lot is created in an R-33 District through legal means other than city subdivision approval, any *principal* dwelling erected on such a lot shall have at least one thousand five hundred (1,500) square feet of heated living area.

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ARTICLE V. – R-22 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-45.- Dwelling area.

All *principal* dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; however, if a lot is created in an R-22 District through legal means other than city subdivision approval, any *principal* dwelling erected on such a lot shall have at least fifteen hundred (1,500) square feet of heated living area.

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ARTICLE VI. – R-15 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-54. - Dwelling area.

All *principal* dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; however, if a lot is created in an R-15 District through legal means other than city

subdivision approval, any *principal* dwelling erected on such a lot shall have at least one thousand five hundred (1,500) square feet of heated living area.

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ARTICLE VII. – R-13 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-64. - Dwelling area.

All *principal* dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; if an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the *principal* dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the two thousand (2,000) square feet, provided that screened-in porches shall not qualify for this credit.

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ARTICLE VIII. – R-11 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-74. - Dwelling area.

All *principal* dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; if an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the *principal* dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the two thousand (2,000) square feet, provided that screened-in porches shall not qualify for this credit.

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ARTICLE IX. – R-9 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-84. - Dwelling area.

All *principal* dwellings shall contain a minimum of one thousand five hundred (1,500) square feet of heated living area; if an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the *principal* dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the one thousand five hundred (1,500) square feet, provided that screened-in porches shall not qualify for this credit.

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ARTICLE X. – R-8 DISTRICT – TWO FAMILY RESIDENTIAL

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Section 4-94. - Dwelling area.

- (1) *One-family dwelling*: all *principal* dwellings shall contain a minimum of one thousand three hundred (1,300) square feet of heated living area.
- (2) *Two-family dwelling*: all *principal* dwellings shall contain a minimum of eight hundred (800) square feet of heated living area per each dwelling unit.

(3) *Duplex unit*: all *principal* dwellings shall contain a minimum of one thousand three hundred (1,300) square feet of heated living area. If an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the minimum square footage, provided that screened-in porches shall not qualify for this credit.

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ARTICLE XI.— R-4 DISTRICT – ONE FAMILY RESIDENTIAL

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Section 4-105. - Dwelling area.

All *principal* dwellings shall contain a minimum of one thousand two hundred (1,200) square feet of heated living area.

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