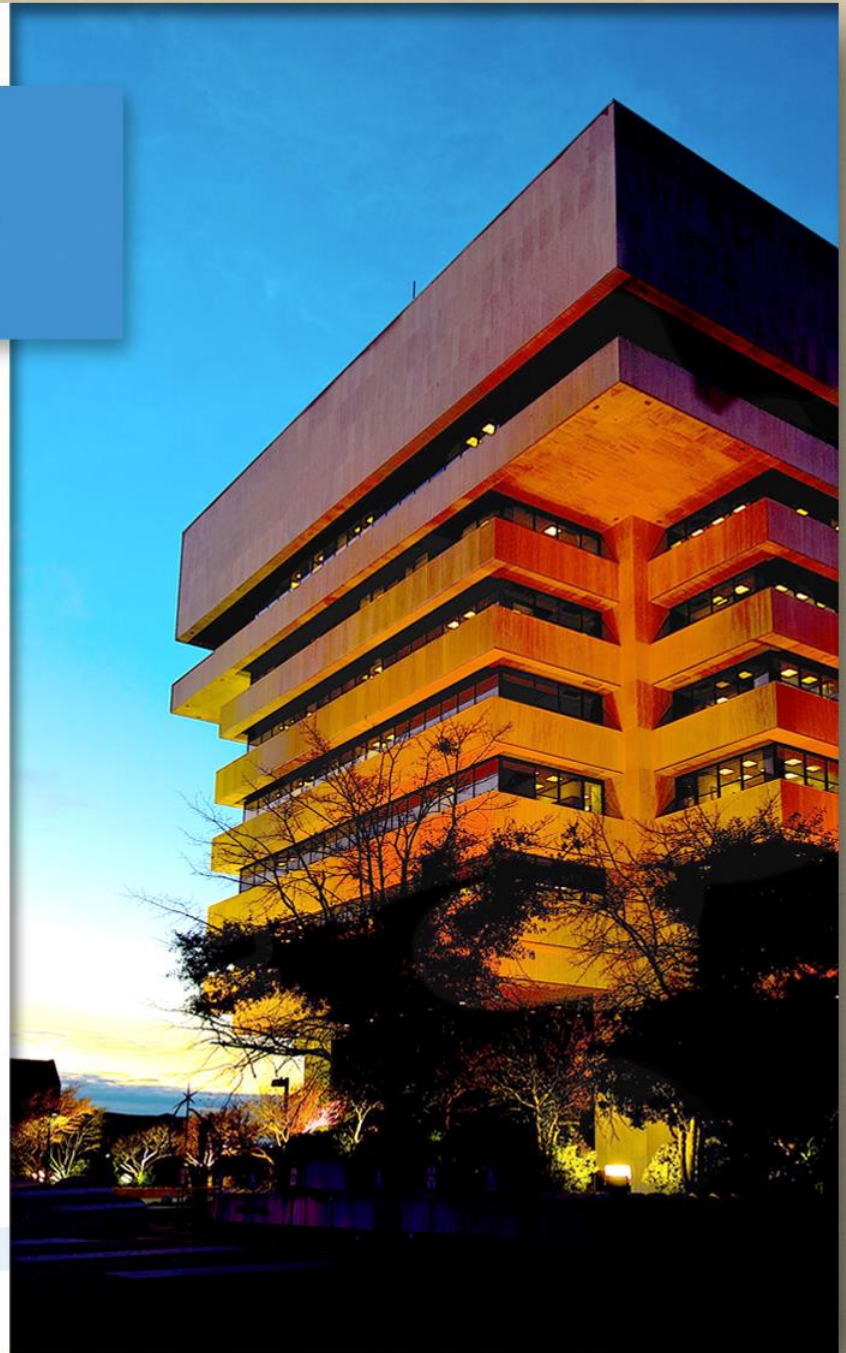


HAMPTON VA

**Items #20-0252,
#20-0253, #20-0254,
#20-0255**

Residential Green Area & Parking on Lawns

**City Council
September 9, 2020**



Background

- Requested by neighborhood groups and citizens
 - Several years of outreach
 - Resilient Hampton
- 

Goals

- Reduce impervious area
- Preserve green area
- Improve character - make a positive impact on neighborhoods
- Limit cost burden
- Provide necessary exceptions

Parking on Lawns Example



Parking on Lawns Example



Green Area Example



Impervious Area on Res. Lots

Jurisdiction	Regulates?	Details
Hampton	No	N/A, except O-IH
Newport News	No	N/A
Portsmouth	No	N/A
Suffolk	No	N/A
Virginia Beach	Yes	Maximum % based on zoning district
Chesapeake	No	N/A
Norfolk	Yes	Maximum % based on zoning district
Williamsburg	No	N/A

Parking on Lawns

Jurisdiction	Regulates?	Details
Hampton	No	N/A
Newport News	No	N/A
Portsmouth	No	N/A
Suffolk	No	N/A
Virginia Beach	No	N/A
Chesapeake	No	N/A
Norfolk	Yes	Unlawful to park or store any motor vehicle on an unimproved surface in the front or side yard; regulation pertaining to maximum amount of impervious surface
Blacksburg	Yes	Unlawful for any person to park a vehicle in a front yard of a residence
Williamsburg	Yes	For single-family detached dwellings, parking spaces/driveways cannot occupy more than 30% of front or rear yard. Must park in that approved area.

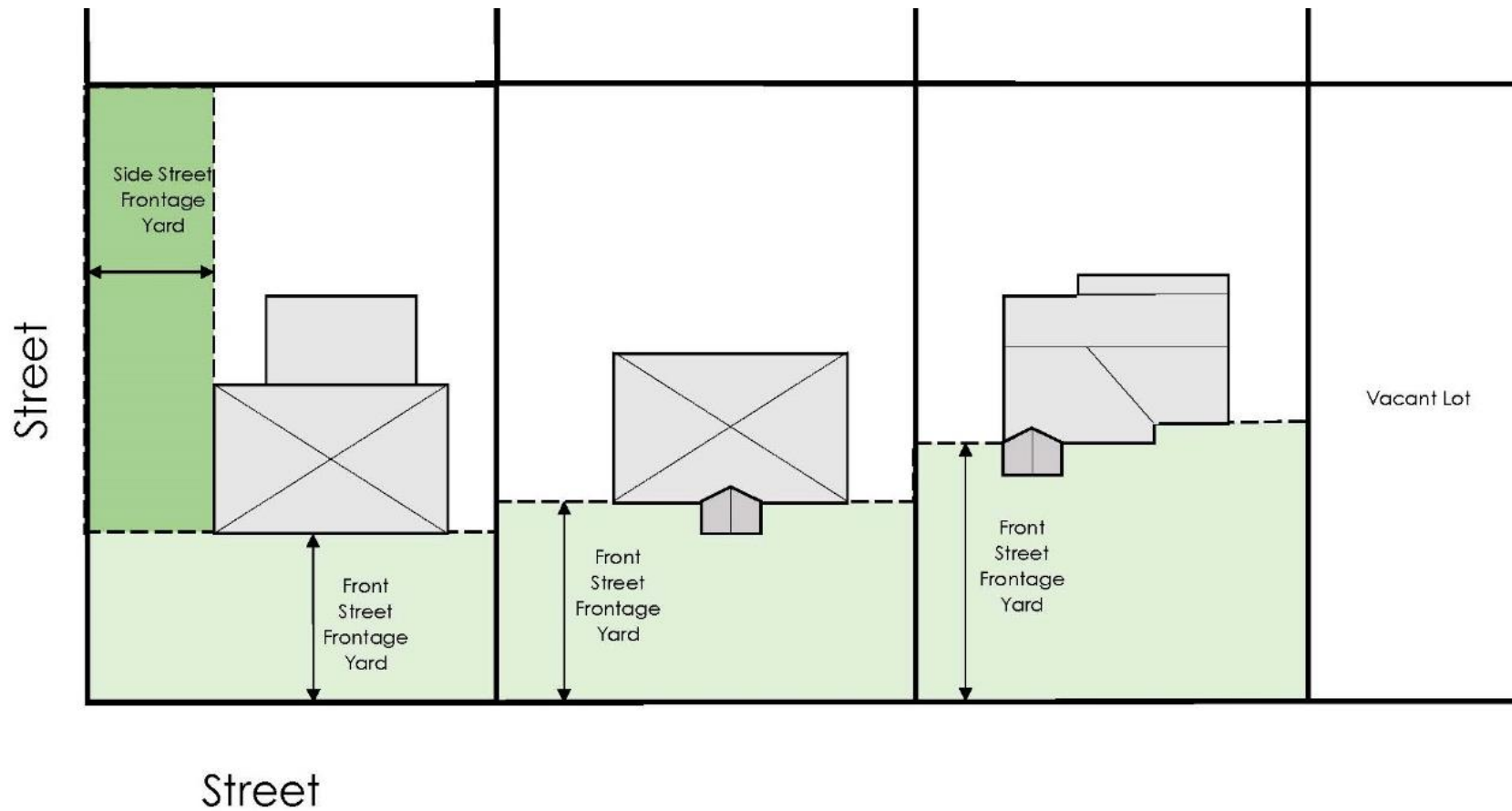
Street Frontage Yard



Street Frontage Yards



Street Frontage Yard



Defined Terms

Green Area

- planted with grass or ornamental vegetation or developed and maintained for recreational purposes
- excludes area utilized for off-street parking purposes

Impervious Surface

- any material that significantly impedes or prevents natural infiltration of water into the soil
- roofs, buildings, streets, parking areas, and any concrete, asphalt or compacted gravel surface

Improved Surface, Driveways

- concrete, asphalt, pavers designed to support the weight of motor vehicles
- rock, gravel, oyster shells when contained by a border
- or any other similar impervious surface, not to include grass, dirt or compacted soil

Driveway

- continuous paved or unpaved strip of land providing a vehicular connector between a right-of-way and a parking space or garage, includes the parking space

Defined Terms



Green Area

planted with grass or ornamental vegetation



Impervious Surface

any material that significantly impedes or prevents natural infiltration of water into the soil

Defined Terms



Improved Surface

concrete, asphalt, pavers designed to support the weight of motor vehicles; rock, gravel, oyster shells when contained by a border



Driveway

continuous paved or unpaved strip of land providing a vehicular connector between a right-of-way and a parking space or garage, this area includes the parking space.

Parking on Residential Lots

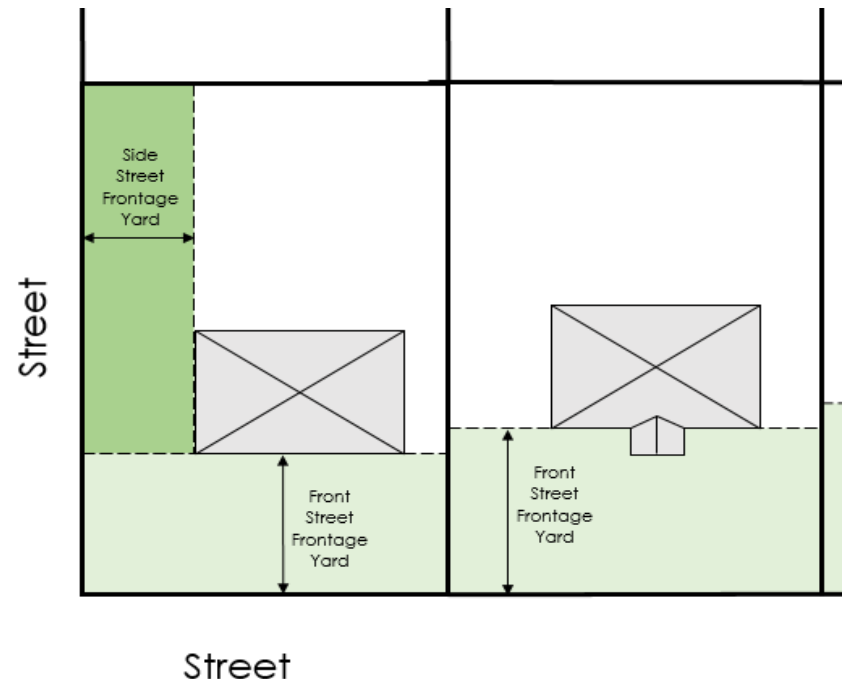
Effective July 1, 2021

Street Frontage Yard

- only on an improved driveway
 - concrete, asphalt, pavers designed to support the weight of motor vehicles, rock, gravel, oyster shells, etc.
- unless meeting exception

Rear Yard or Interior Side Yard

- no limit to operable, personal vehicles in the rear yard



Exceptions

- City approved special event permit
- Street closure
- Street sweeping/maintenance
- Flooding or other severe weather events
- When washing the car
- When either side of adjacent street is labeled as no parking permitted

Green Area Requirement

Effective Upon Council Adoption

Street Frontage Yard	Minimum Green Area
< 1/4 Acre	50%
1/4 Acre < 1/2 Acre	60%
1/2 Acre < 1 Acre	70%
≥ 1 Acre	75%

*when no alley access: permitted a 12' X 25' driveway and path to front door

Example



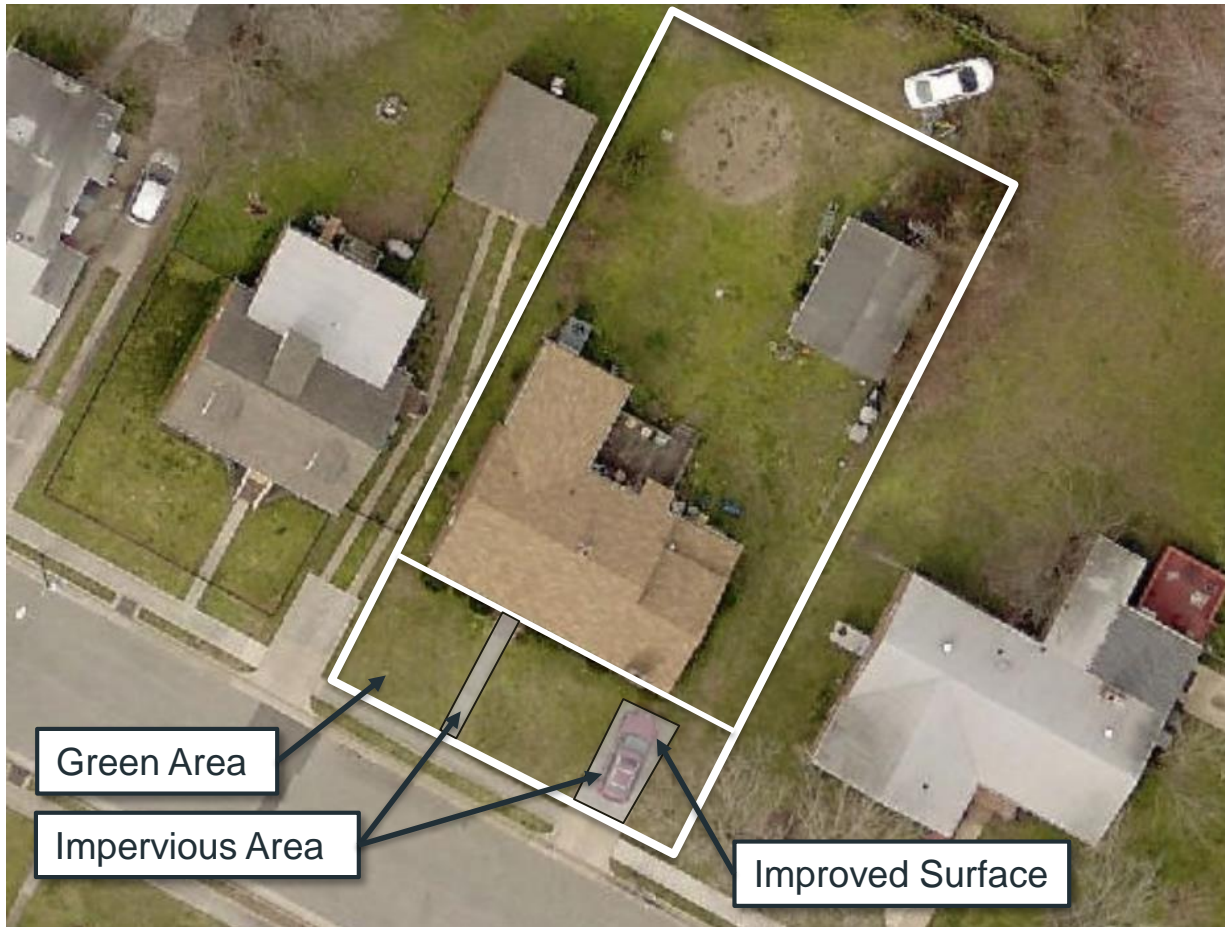
Single Family Dwelling
R-11 District

Example



Street Frontage Yard: .03 Acres

Example



Green Area Required: 50%

Green Area Actual: 80%

Example



Green Area Required: 50%

Green Area Shown: 74%

Example



Single Family Dwelling
R-13 District

Example



Street Frontage Yard: .33 Acres

Example



Green Area Required: 60%

Green Area Actual: 60%

Example



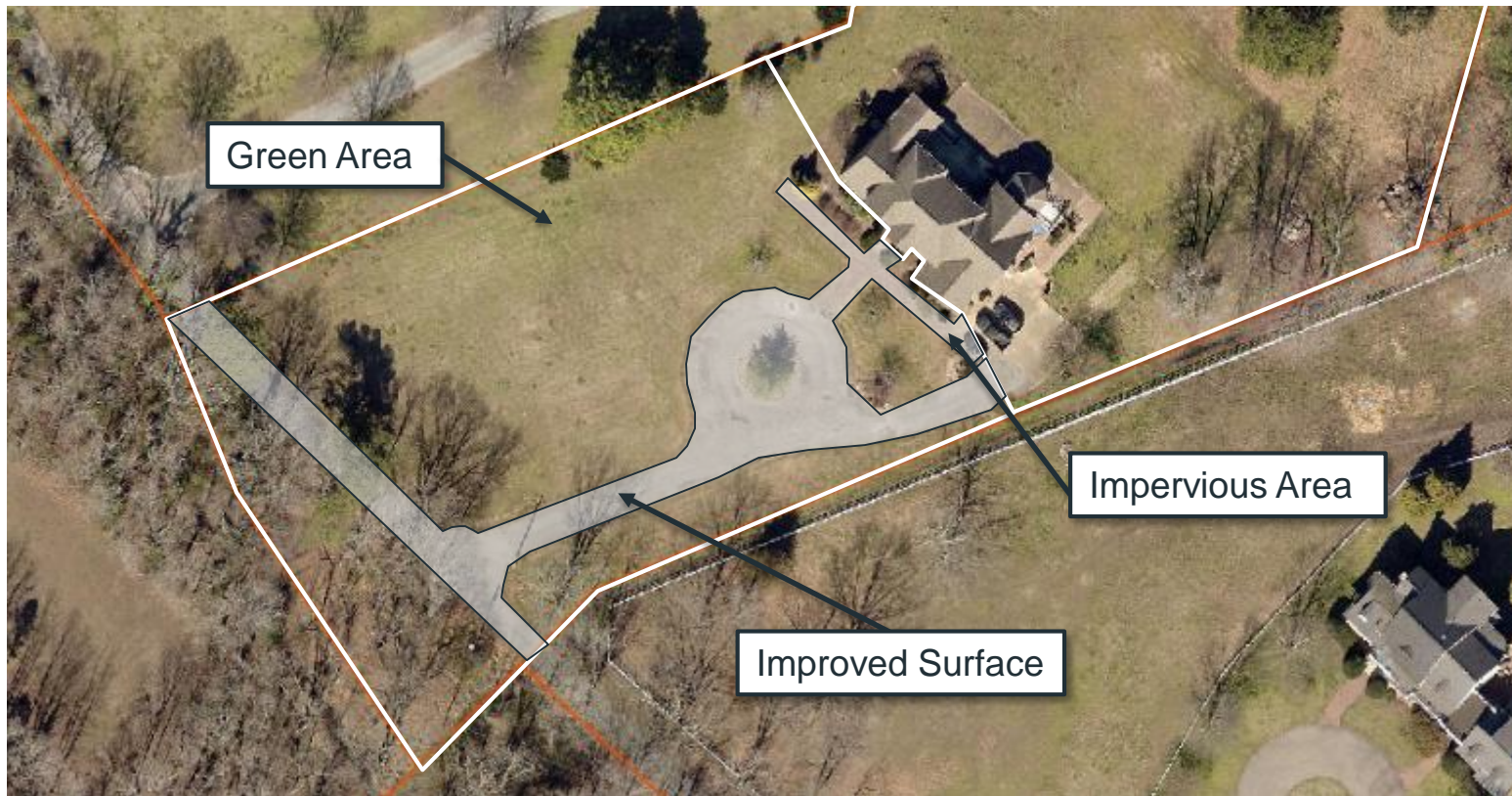
Single Family Dwelling
R-33 District

Example



Street Frontage Yard: 1.4 Acres

Example



Green Area Required: 75%

Green Area Actual: 80%

Enforcement

Zoning Permit

- required for all new impervious area
- \$15
- 3 day review

Notice of Violation

- existing: 30 days to appeal an NOV
- now: 10 days for short-term, recurring vehicle violations
 - Eg. parking on a green area
- can be sent to home owner and vehicle owner

Housekeeping

1. Remove duplicative green area requirement in the infill housing overlay
2. Reorganizing Section 1-30 existing green area requirements

Summary

- Regulation applies to yards adjacent to streets
- Must park on improved surface, as defined
- % green area requirement based on street frontage yard size
- Shorten time from NOV to summons to 10 days

Recommendations

#20-0252 Definitions

Staff and Planning Commission Recommend Approval

#20-0253 Green Area and Parking on Lawns

Staff recommends approval

Planning Commission did not forward a recommendation

#20-0254 Enforcement

Staff and Planning Commission Recommend Approval

#20-0255 Infill Housing

Staff and Planning Commission Recommend Approval