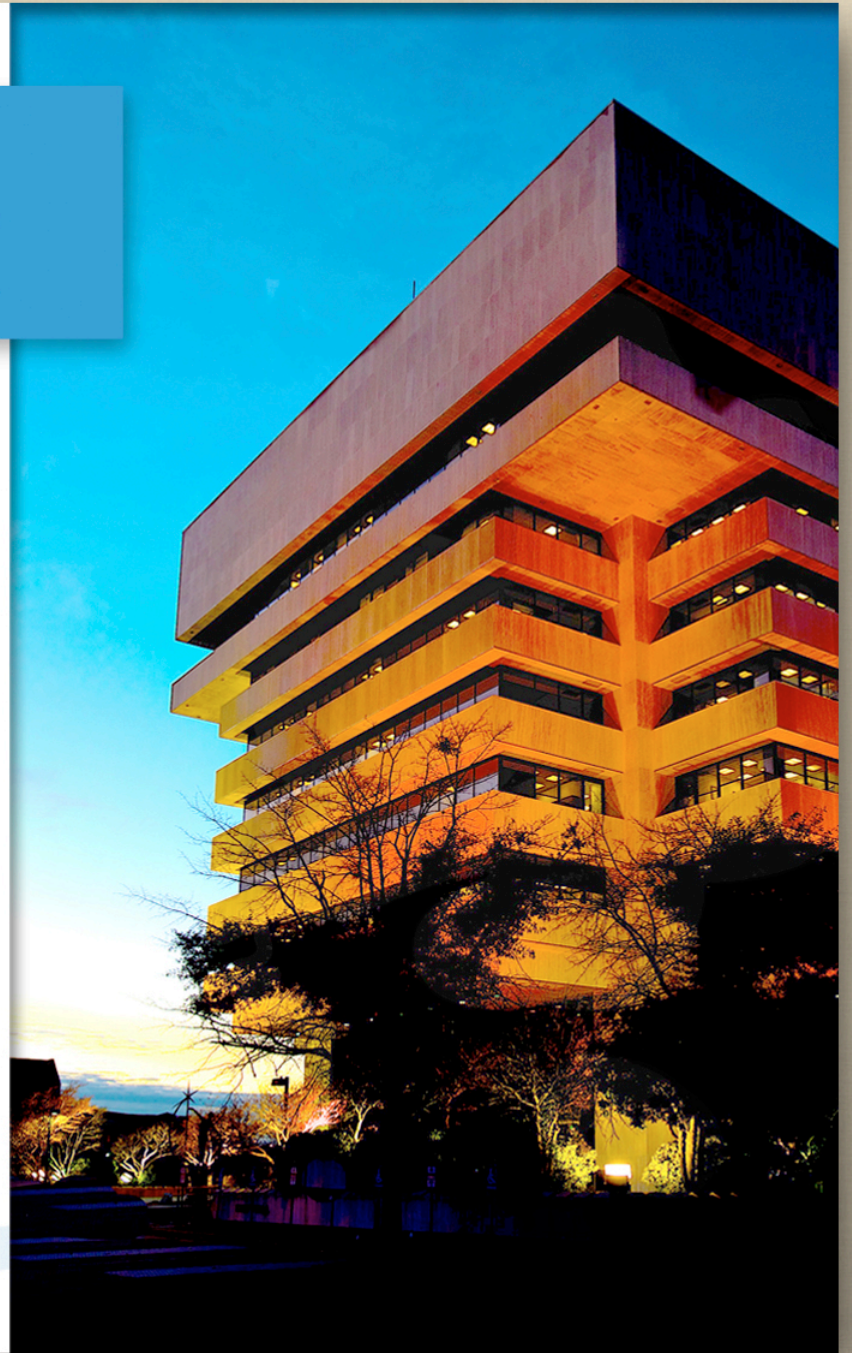


HAMPTON VA

Zoning Ordinance Amendment #21-0310 & #21-0311

Parking Lots & Garages

**City Council
November 10, 2021**



Purpose

Amend Section 3-2 “Table of Uses Permitted”
and “Additional Standards on Uses”

Amend Section 2-2 “Definitions”

Accessory Parking Lots



Parking lots on the same parcel as the primary use are not impacted by this amendment



Primary Use Parking Lots



Goal

- Address unique needs of:
 - redevelopment sites
 - places of assembly in residential districts, e.g. religious facilities
- Maintain and enhance the City's ability to attract sources of economic growth
- Minimize adverse impacts of new parking lots with low impact features
- Streamline City parking lot projects
- Does not impact parking lots developed on parcels with a primary use, e.g. retail, hospital, office

Existing Ordinance

Commercial Parking Garage & Commercial Parking Lot:

- Garages/lots which are owned and operated by a private entity, but open to the public, where vehicles are parked for a fee
- By right in C-3, M-2, M-3, LFA-1, LFA-1, LFA-2, DT-1, DT-2, and FM-4 districts
- Use permit required in the FM-2 and FM-3 districts
- No additional standards

Proposed Ordinance

Private parking garage/parking lot:

- Primary use
- Owned and operated by a private entity, but open to the public
- Vehicles are parked for free **or** for a fee
- Includes the term commercial parking lot and commercial parking garage
- Use permit required in all districts
- Additional standards:
 - all stormwater from the parking lot shall be addressed
 - a minimum of 25% of the surface area of the parking lot must be shaded by tree canopy

Proposed Ordinance

Public parking garage/parking lot:

- Primary use
- Owned or operated by a governmental body
- Vehicles are parked for free **or** for a fee
- By-right in all districts
- Additional standards:
 - all stormwater from the parking lot shall be addressed
 - a minimum of 25% of the surface area of the parking lot must be shaded by tree canopy

Proposed Ordinance

- Responds to development concerns
- Creates new off site parking option
- Balances development needs with low impact development
- Requires review for all new parking lots developed as a primary use
- Does not impact parking lots established on the same parcel as the primary use

Recommendations

Staff & Planning Commission
recommends **approval** of
Zoning Ordinance Amendment
#21-0310 (Use Table)
#21-0311 (Definitions)