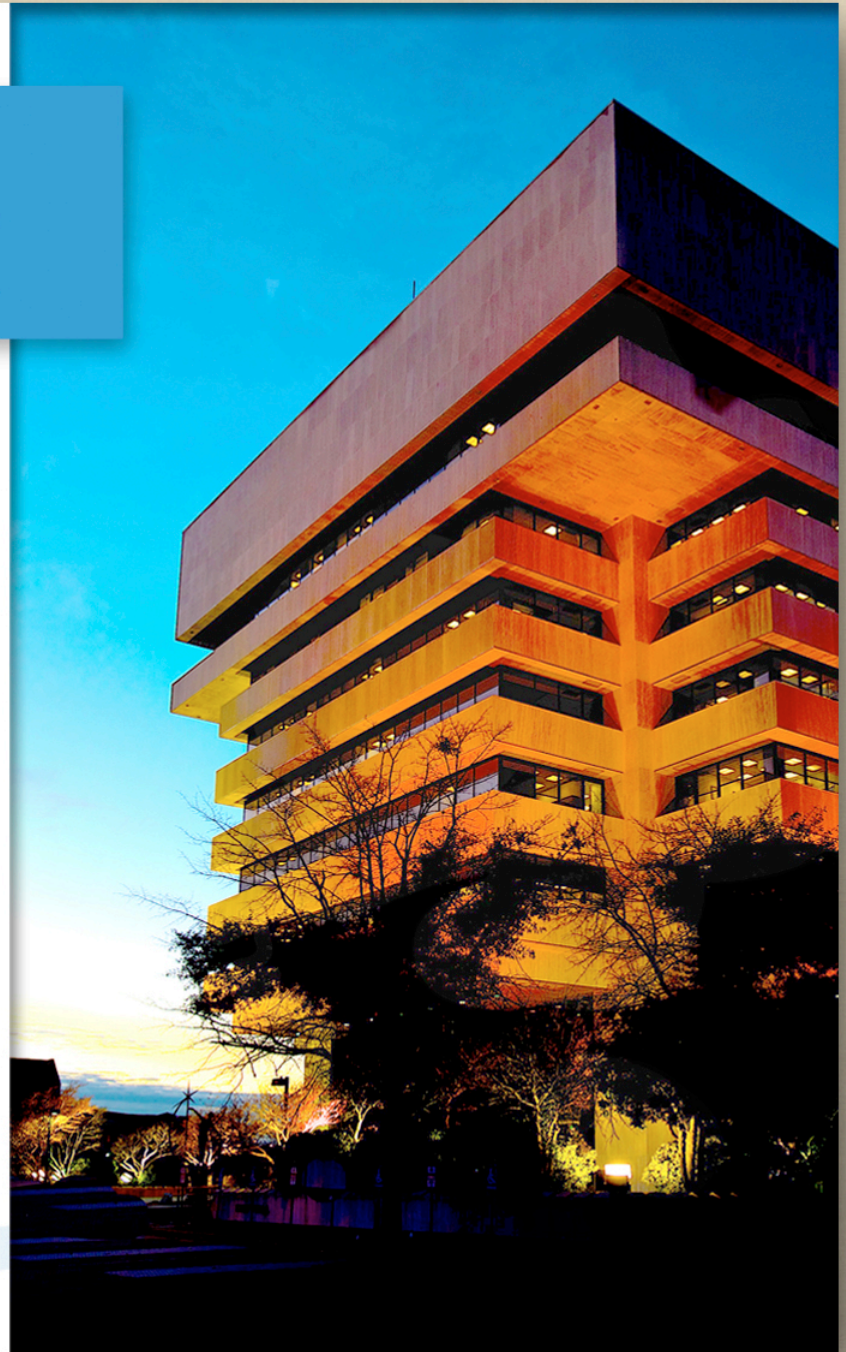


HAMPTON VA

Item #20-0287

Light Manufacturing District Uses

**City Council
October 14, 2020**



Manufacturing Districts & Parks

- M-1 Limited Manufacturing
- **M-2 Light Manufacturing**
- M-3 Heavy Manufacturing
- Hampton Roads Center Districts (special district)
- Langley Business Park (special district)

Proposal

- Added to M-2
 - By right
 - Office, laboratory or research
 - Manufacturing/processing/treatment¹
 - Utility infrastructure to house a government function
 - With a Use Permit
 - railroad track spur

Impacted Areas



Impacted Areas



Impacted Area



Impacted Area



Impacted Area




Analysis

- Manufacturing/processing/treatment 1
 - aircraft and spacecraft (including component parts)
 - photographic and metering equipment
 - optical and musical instruments
 - watches and clocks
 - machines (including component parts)
 - electronic equipment (including parts such as coils, thermostats, heaters, generators but excluding heavy parts such as electrical power generation components)
 - firearms (excluding ammunitions and explosives)
 - machinery and hardware
 - bakery and dairy products
 - clothing and textiles
 - furniture and light wood products

Analysis

	M-1	M-2	M-3	HRC-1	HRC-2	HRC-3	LBP
Office, laboratory or research	P*	P*		P*	P*	P*	P*
manufacturing/processing/treatment 1 ^B	P	P			P	P	P
Utility Infrastructure/structure to house a government function	P	P			P	P	P
Railroad track spur	P	UP				P	

Analysis

- Compete favorably with similar business parks
 - Economically diverse tax base
 - Consistency with comprehensive plan
- 

Recommendations

Staff & Planning Commission
Recommend Approval
#20-0287