

1 **Ordinance To Amend And Re-Enact Chapter 8 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled “Special Districts” By Adding Article IX – Langley Business**
3 **Park District**

4
5 **Whereas**, the public necessity, convenience, general welfare and good zoning practice so
6 require;

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8 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that chapter 8 of the Zoning
9 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

10
11 **CHAPTER 8 - SPECIAL DISTRICTS**

12
13 ...

14
15 **ARTICLE IX. - LANGLEY BUSINESS PARK (LBP) DISTRICT**

16
17 **Sec. 8-76. – Overall Intent of Langley Business Park (LBP) District.**

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19 *The general purpose and intent of this district is to promote the development of a mix of*
20 *office, distribution, light manufacturing and support service uses within a modest campus*
21 *setting. The central location of this district serves to support the commercial and high-tech*
22 *interests located in the surrounding Magruder Corridor area including NASA Langley Research*
23 *Center, Langley Speedway, and the business parks of Hampton Roads Center South,*
24 *Central and North Campuses, along with long standing maritime interests in the area.*

25 *Specific objectives to be promoted by the establishment of the district include:*

- 26 1. *Provide business sites that will support the economic growth and diversification of*
27 *Hampton’s tax base.*
28 2. *Create a high quality, innovative, and adaptive environment capable of attracting and*
29 *sustaining a diverse mix of businesses, including both skilled labor and professional,*
30 *free from offensive operations.*
31 3. *Be inclusive of support service uses that support the day to day operations of base*
32 *employers in the park.*
33 4. *Provide for diversity in the types of research, development, manufacturing and support*
34 *commercial uses that are realistically free from offense.*
35 5. *Encourage business development that adheres to the recommendations of the Joint*
36 *Land Use Study with Langley Air Force Base.*

37
38 *(1) Boundaries. The LBP District shall include the area designated on the zoning map with the*
39 *symbol “LBP.”*

40
41 *(2) Uses permitted. Uses shall be permitted as set forth in Chapter 3 – Uses Permitted.*

42
43 *(3) Development standards.*

- 44 a) All uses conducted outside of a building, including but not limited to outdoor material and
 45 equipment storage, shall be screened so that it is not visible from any existing or
 46 proposed public right-of-way, and so that it is not visible from adjacent properties.
 47 b) All screening fences shall be opaque; the use of electrified fences, barbed or razor wire,
 48 and chain link with or without slats anywhere on site is expressly prohibited.
 49 c) Loading operations shall occur along the side and rear of buildings only. Loading areas
 50 shall be screened so that they are not visible from public rights-of-way and adjacent
 51 properties; however, no loading operations shall be visible from Magruder Boulevard or
 52 Commander Shepard Boulevard.
 53 d) Front yards and unfenced side yards which abut a street shall be landscaped in
 54 accordance with the "City of Hampton Landscape Guidelines."
 55 e) Accessory buildings or structures shall not be located in the front yard.

56 (4) Building height.

- 57 a) Buildings shall be a maximum of 120 feet in height.

58 (5) Setbacks

59 Minimum dimensions as follows:

	Required Setback Main Buildings	Required Setback Accessory Buildings	Required Parking, Setback (including access drives and aisles)
Property lines abutting Magruder Boulevard	20 feet	20 feet	20 feet
Property lines abutting Commander Shepard Boulevard	20 feet	20 feet	10 feet
Front yard	30 feet	accessory buildings not permitted within the front yard	10 feet
Side yard	10 feet	5 feet	5 feet

	<i>Required Setback Main Buildings</i>	<i>Required Setback Accessory Buildings</i>	<i>Required Parking, Setback (including access drives and aisles)</i>
<i>Side yard abutting a residential district or residential use</i>	<i>40 feet</i>	<i>20 feet</i>	<i>20 feet</i>
<i>Rear yard</i>	<i>15 feet</i>	<i>10 feet</i>	<i>10 feet</i>
<i>Rear yard abutting a residential district or residential use</i>	<i>40 feet</i>	<i>20 feet</i>	<i>20 feet</i>

60

61 *Sec. 8-77 – 8-80. – Reserved.*