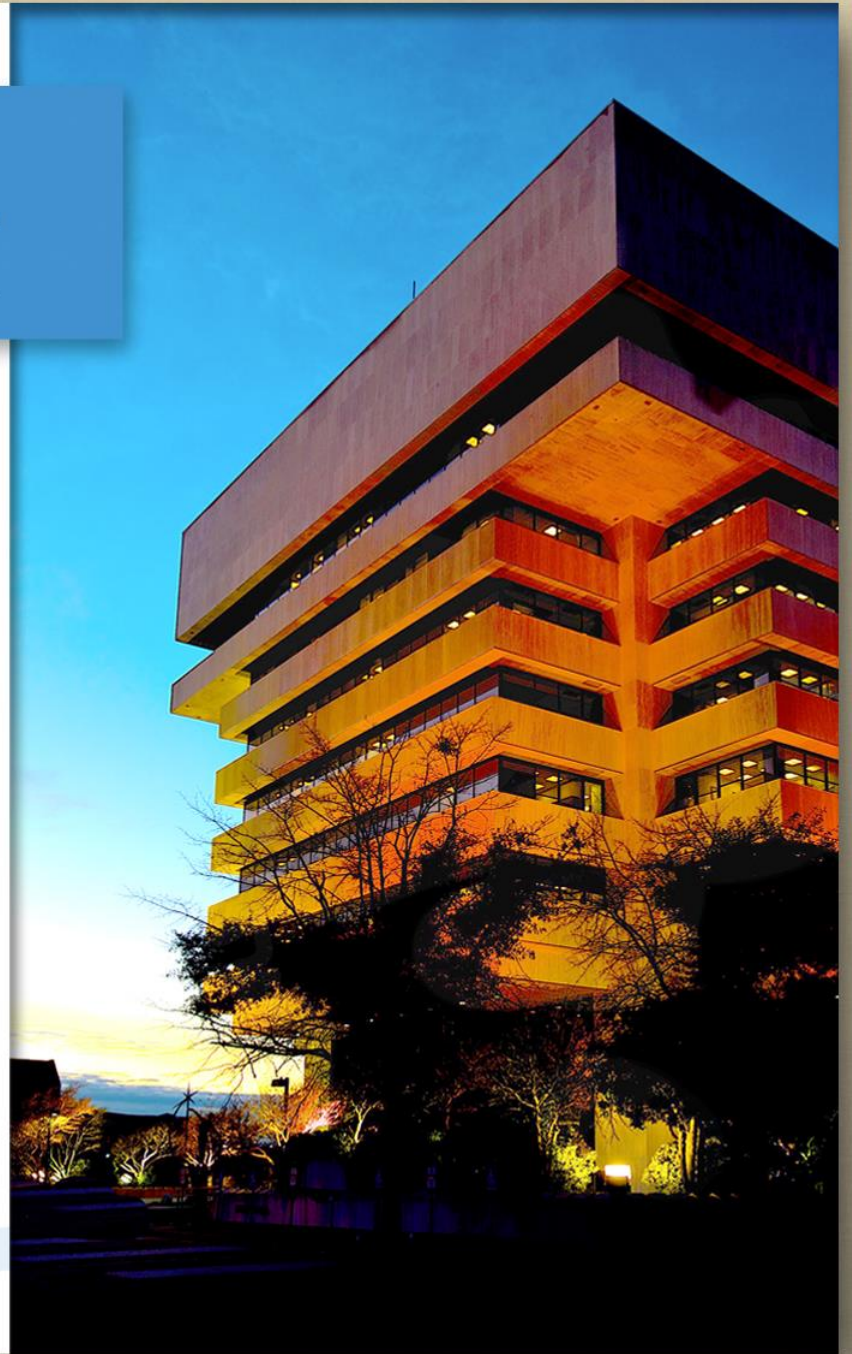


HAMPTON VA

Item No. 23-0143

**230 N Fifth St.
*RNFV1 LLC***

City Council
May 24, 2023



Application

Use permit to allow for a *short-term rental* in the One-Family Residential (R-9) district

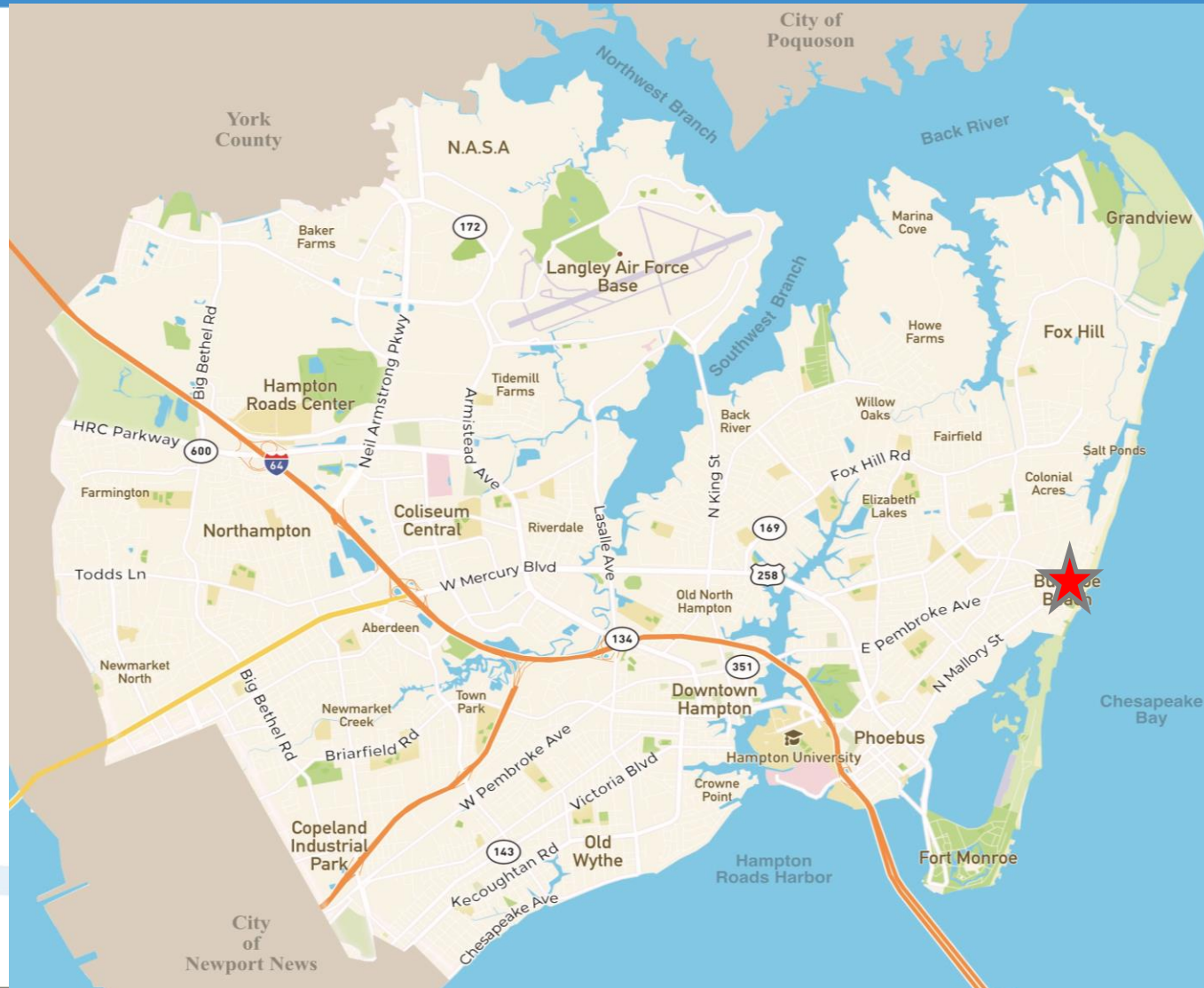
Background

- In **December 2022**, City Council passed Zoning Ordinance Amendments defining a short-term rental (STR) and adding it as a use to the Use Table
 - The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes to transient residents in exchange for a charge for the occupancy. This term does not include hotel, bed and breakfast 1, or bed and breakfast 2, as defined within this ordinance.

Background

- Council intention and guidance to:
 - Pursue a middle ground approach to regulation of short-term rentals
 - Be accommodating of the needs of neighborhoods
 - Balance the interests of all stakeholders
- City staff held four (4) meetings with the STR Stakeholder Group to discuss Use Permit conditions following the Joint Work Session

Location



Location



Proposal

Dwelling/Property Details:

- 4 bedrooms, 2.5 bathrooms
- On-site parking able to accommodate up to two (2) vehicles

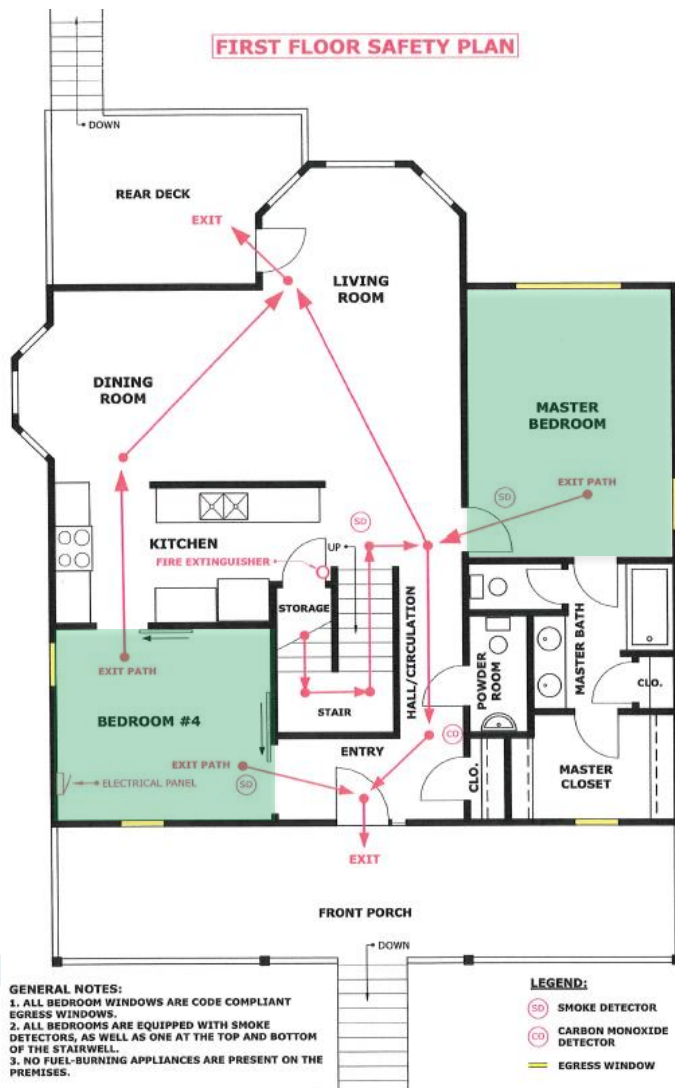


Operation Details:

- Operating as a STR year-round, will not be occupied by a full-time resident
- No events proposed

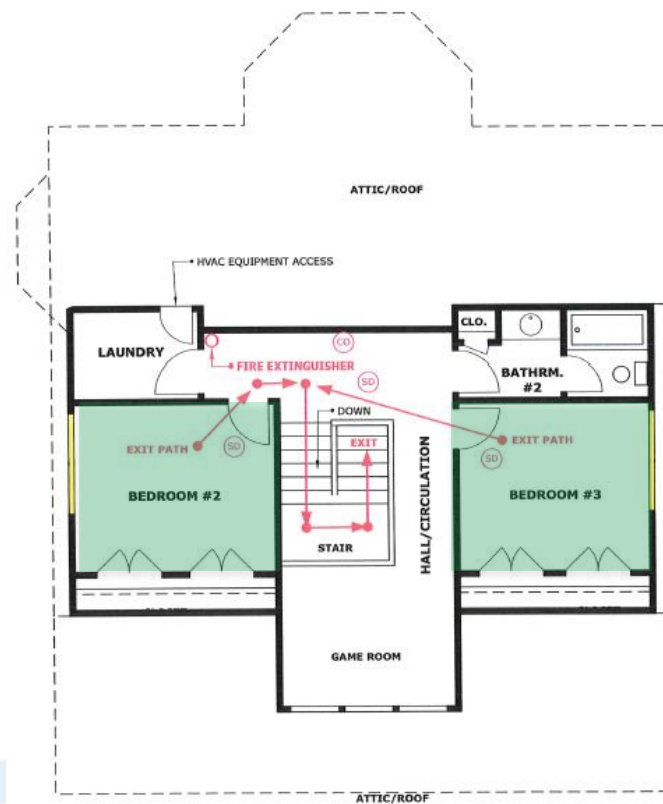
Proposal

FIRST FLOOR SAFETY PLAN



GENERAL NOTES:
 1. ALL BEDROOM WINDOWS ARE CODE COMPLIANT EGRESS WINDOWS.
 2. ALL BEDROOMS ARE EQUIPPED WITH SMOKE DETECTORS, AS WELL AS ONE AT THE TOP AND BOTTOM OF THE STAIRWELL.
 3. NO FUEL-BURNING APPLIANCES ARE PRESENT ON THE PREMISES.

SECOND FLOOR SAFETY PLAN



GENERAL NOTES:
 1. ALL BEDROOM WINDOWS ARE CODE COMPLIANT EGRESS WINDOWS.
 2. ALL BEDROOMS ARE EQUIPPED WITH SMOKE DETECTORS, AS WELL AS ONE AT THE TOP AND BOTTOM OF THE STAIRWELL.
 3. NO FUEL-BURNING APPLIANCES ARE PRESENT ON THE PREMISES.

LEGEND:
 SD: SMOKE DETECTOR
 CO: CARBON MONOXIDE DETECTOR
 EGRESS WINDOW

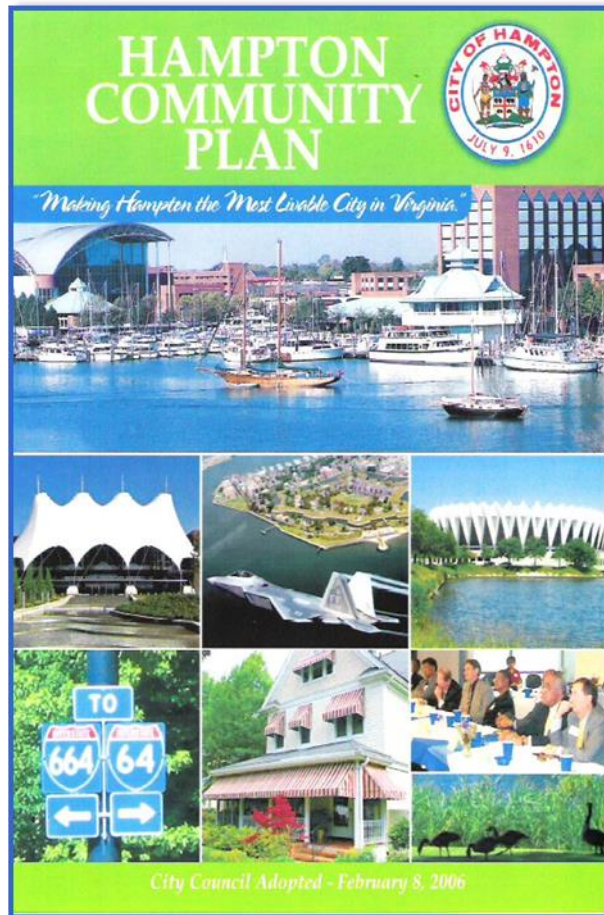
Zoning Map



Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.
- **ED Policy 6:** Expand tourism, entertainment, and cultural opportunities within the city.

Public Policy



Buckroe Beach Master Plan

(2005, as amended)

- The plan recognizes Buckroe's distinguished past as an evolving vacation destination
- Supports North First Street north of Buckroe Park as a primarily residential neighborhood
- Aims to maintain Buckroe as a distinctive, family-oriented community while preserving its unique and authentic character

Recommended Conditions

- Overnight lodging capacity limited to no more than nine (9)
- No more than four (4) bedrooms shall be rented or offered for rent as an overnight sleeping area
- No common space (e.g., living room, game room) shall be offered or advertised as an overnight sleeping area
- All parking within the street frontage yard shall be on an improved surface
- Events require a special event permit
- The maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed eighteen (18)
- Must provide a Responsible Local Person (RLP) to contact and address conditions occurring at STR. Must reside in the Commonwealth of Virginia
- The RLP of the short-term rental shall maintain a ledger that be made available upon request

*Additional Recommended Conditions found in PC Package

Analysis

- Located in the Buckroe Community where vacation/tourist homes are common based on the history of the community
- Recommended conditions expected to sufficiently mitigate potential impacts on surrounding properties and neighborhood
 - Sufficient on-site parking for 4-bedroom STR
 - Maximum overnight lodgers shall not exceed nine (9)
 - Maximum number of people on property between 7:00am and 10:00pm limited to eighteen (18)

Recommendation

Planning Commission and Staff
recommend **APPROVAL** of
Item No. 23-0143 with fifteen (15)
conditions