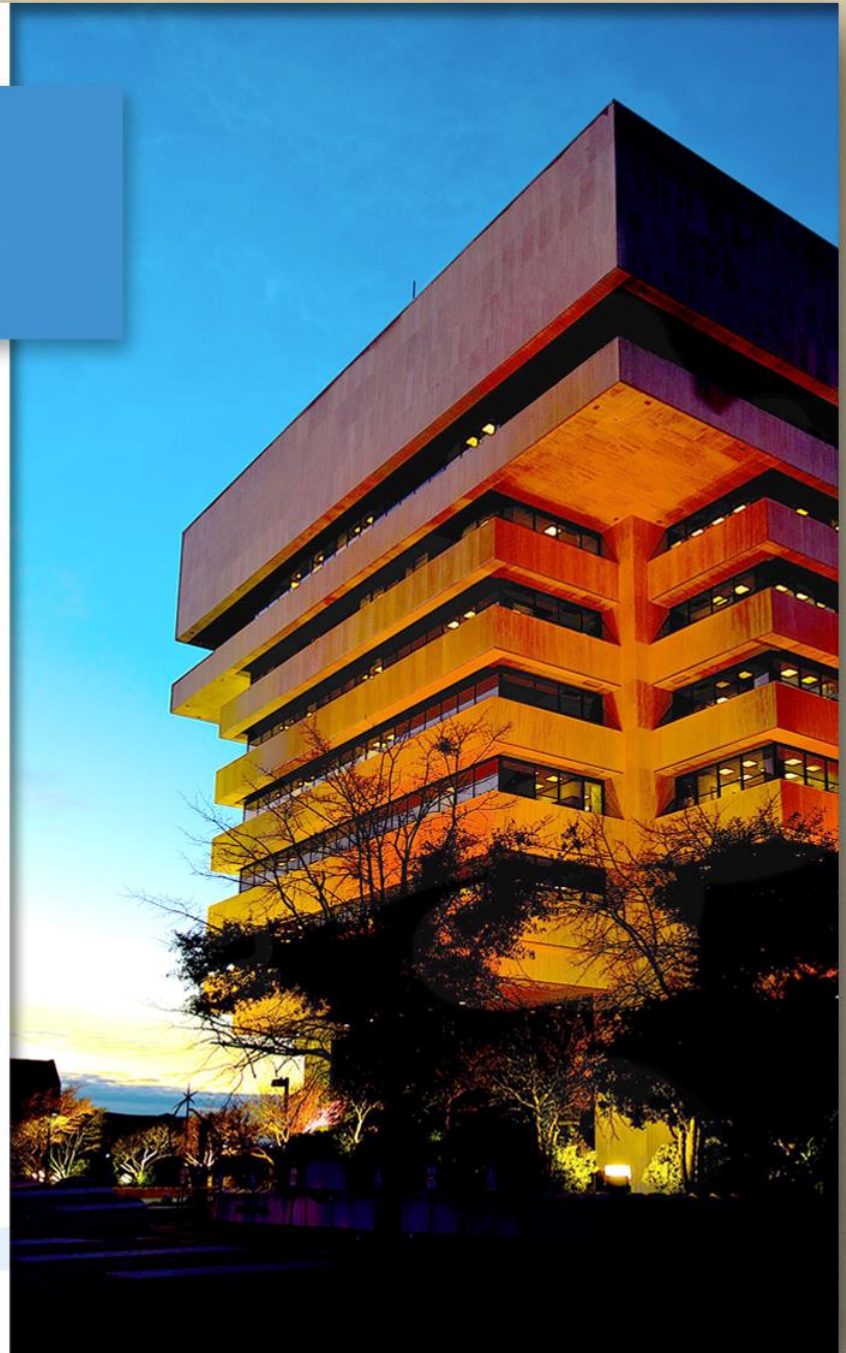


HAMPTON VA

Storage Facilities & Related Zoning Regulations

**Planning Commission
August 15, 2019**



Requested Zoning Ordinance Amendments

- ZOA19-0259: Chap. 2 – Definitions
- ZOA19-0260: Chap. 3 – Uses Permitted
- ZOA19-0263: Chap. 9 – Overlay Districts

Purpose for Changes

- Increased demand
- Modern self-storage facilities



Proposal

- Establish four new definitions
- Create additional standards for development
- Exclude from Coliseum Central until next phase of amendments, following stakeholder meetings with CCBID

Existing Standards – Use Table

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE							
Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning administrator permit blank = not permitted * = see additional standards column for reference							
USES	Standard Zoning Districts						*Additional standards on uses
	Commercial			Manufacturing			
	C-1	C-2	C-3	M-1	M-2	M-3	
RETAIL SALES, SERVICES & OFFICE							
sign painting shop		P	P		P		
storage facility			UP		UP	UP	
tattoo parlor		UP	UP		UP		
tire sales		P*	P*		P*		Sec. 3-3(17)
tire repair		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath	P	P	P		P		
upholstery shop		P	P		P		
vehicle repair, heavy			P		P	P	
vehicle repair, light	P	P	P		P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales		P	P		P		
vehicle sales, of used vehicles			P		P		
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station		UP*					Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair			UP*		UP*	UP*	Sec. 3-3(18)
vending stand, food							

New Standards – Definitions

- **Storage facility 1:** A *multi-story fully enclosed mixed-use building* containing separate storage spaces *with internal access* to each individual unit which are leased or rented to the general public for storage purposes only.
- **Storage facility 2:** A building containing separate storage spaces which are leased or rented to the general public for storage purposes only, are *fully enclosed with internal and/or external access* to each individual unit, where the storage units are a part of *mixed-use either within the building, parcel, or shopping center*.
- **Storage facility 3:** *Indoor and/or outdoor storage spaces* which are leased or rented to the general public for storage purposes only. This category *may include storage for boats and RVs*.
- **Warehouse/Distribution Center:** A structure containing *raw materials or manufactured goods that are stored* before export and/or *distribution for sale*.

New Standards – Use Table

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception |
 ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Standard Zoning Districts						*Additional standards on uses
	Commercial			Manufacturing			
	C-1	C-2	C-3	M-1	M-2	M-3	
RETAIL SALES, SERVICES & OFFICE							
sign painting shop		P	P		P		
storage facility 1		P*	P*	UP*	P*	P*	Sec. 3-3(52)
storage facility 2		UP*	UP*	UP*	P*	P*	Sec. 3-3(53)
storage facility storage facility 3			UP		UP	UP	
tattoo parlor		UP	UP		UP		
tire sales		P*	P*		P*		Sec. 3-3(17)
tire repair		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath	P	P	P		P		
upholstery shop		P	P		P		
vehicle repair, heavy			P		P	P	
vehicle repair, light	P	P	P		P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales		P	P		P		
vehicle sales, of used vehicles			P		P		
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station		UP*					Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair			UP*		UP*	UP*	Sec. 3-3(18)
vending stand, food							

Storage Facility 1: Additional Standards

Mixed-use Building

- Mixed-use defined as 2 or more land uses listed in the Use Table groups:
 - Residential 1 & 2
 - Multi-family
 - Retail Sales, Services, & Office
 - Institutional
 - Recreational and/or
 - Industrial
 - As permitted by the governing zoning district
- Storage facility not counted towards 2 or more uses

Storage Facility 1: Additional Standards



Shops at 300 Needham Street / EZ Storage (Avison Young)



Example of a mixed-use building with a self-storage component

- No storage on the ground floor
- 30% of ground floor – for self-storage related office/retail
- Outcome: mixed-use building closer to the street

Storage Facility 2: Additional Standards

Mixed-use Building/Parcel/and/or Shopping Center

- Mixed-use defined as 2 or more land uses listed in the Use Table groups:
 - Residential 1 & 2
 - Multi-family
 - Retail Sales, Services, & Office
 - Institutional
 - Recreational and/or
 - Industrial
 - As permitted by the governing zoning district
- Storage facility not counted towards 2 or more uses

Storage Facility 2: Additional Standards

Mixed-Use Building

- 50% of the ground floor of the building must be a different use
- Closest to and visible from the nearest street

Mixed-Use Parcel or Shopping Center

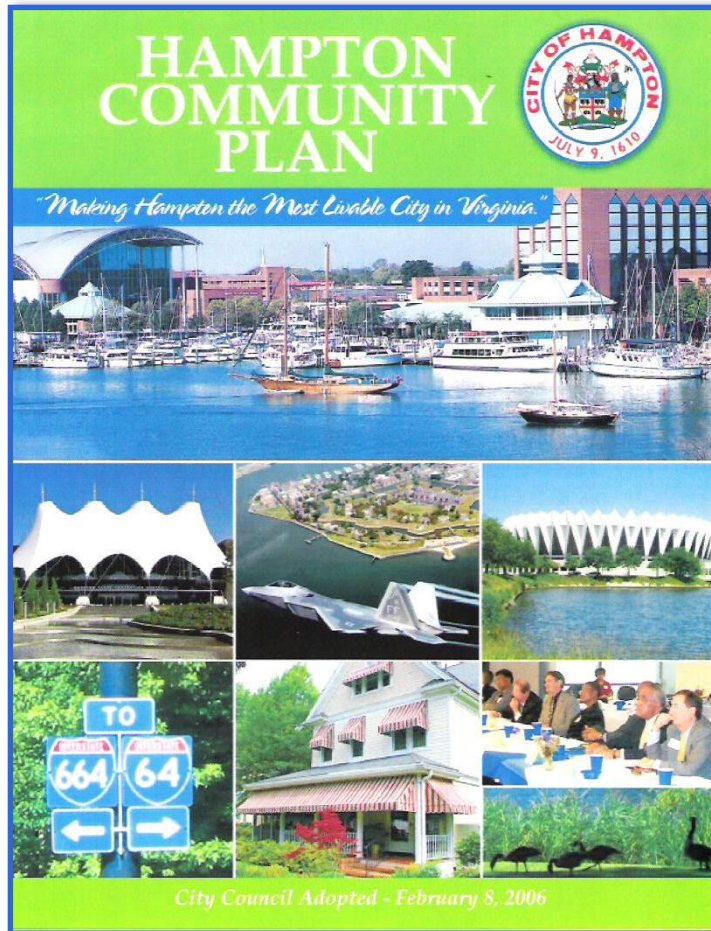
- Building setbacks, 200' from the applicable street

New Standards – Overlay Districts

Excluded from Coliseum Central Overlay District:

- Storage facility 1
- Storage facility 2
- Storage facility 3

Public Policy: Community Plan



2006, as amended

Be responsive to market trends,
demographic trends, &
opportunities

Recommendation

Staff & PC recommend approval of
Zoning Ordinance Amendment **#19-0259**

Staff & PC recommend approval of
Zoning Ordinance Amendment **#19-0260**

Staff & PC recommend approval of
Zoning Ordinance Amendment **#19-0263**