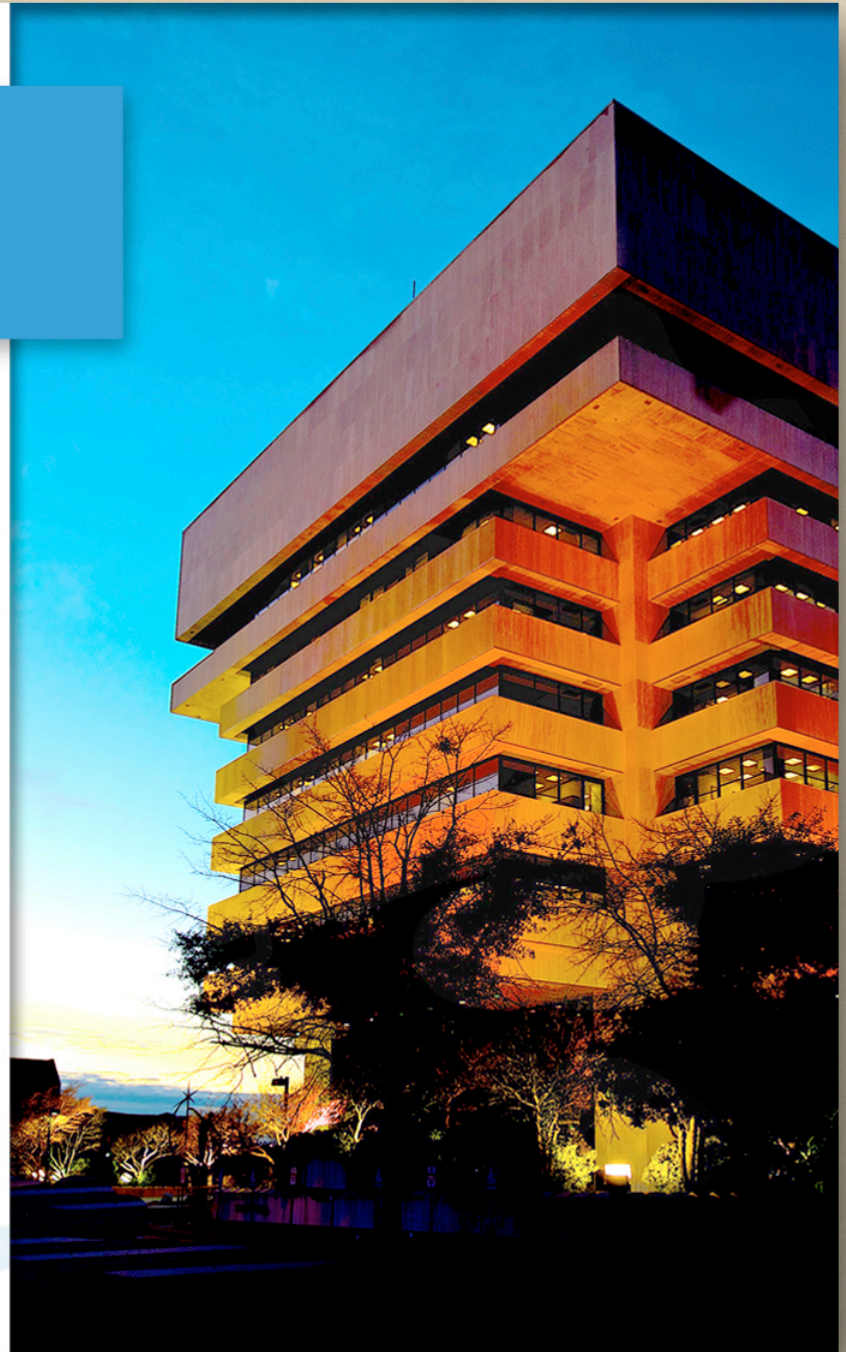


# HAMPTON VA

**Items #20-0255 &  
#20-0344**

**Residential Green Area**

**City Council  
December 9, 2020**



# Background

9/9/2020

- City Council indefinitely deferred amendment 20-0255 which added minimum green area requirements for residences and limited parking on green area
- City Council requested staff separate green area regulations and bring them as a new amendment

# Background


## ZOA 20-0344 Residential Green Area

- Adds minimum green area requirements for all 1 & 2 family residences
- DOES NOT restrict parking

## ZOA20-0255 Infill Housing Green Area

- House keeping related to green area
- Heard by PC on 8/20/2020, deferred by council on 9/9/2020
- No change, does not need to be heard again by PC

# Goals

- Preserve green area
  - Limit impervious area
  - Improve character - make a positive impact on neighborhoods
  - Reduce impervious area in the future
- 

# Green Area Example



# Defined Terms



## Green Area

planted with grass or ornamental vegetation



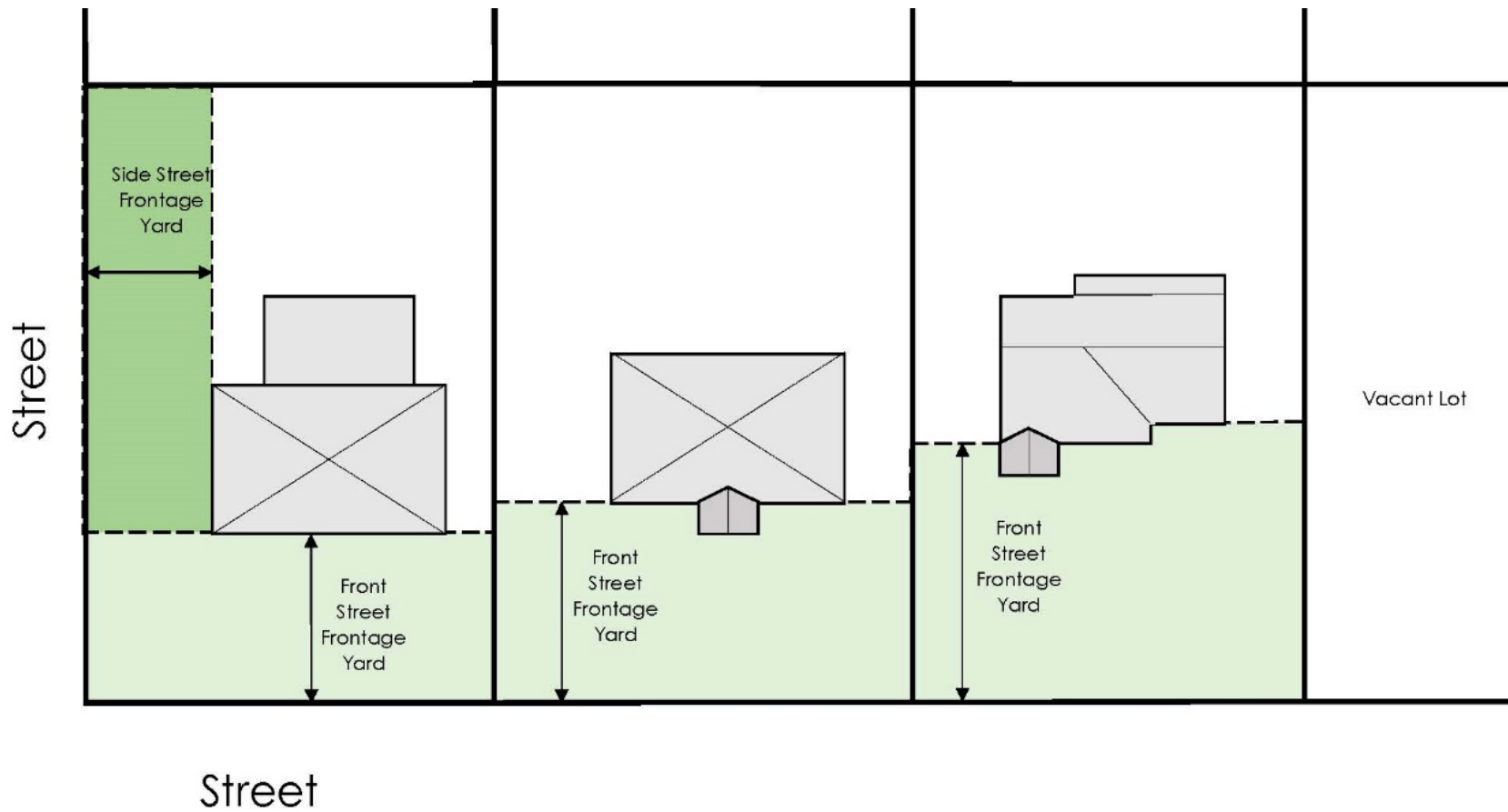
## Impervious Surface

any material that significantly impedes or prevents natural infiltration of water into the soil

# Impervious Area on Res. Lots

Jurisdiction	Regulates?	Details
Hampton	No	N/A, except O-IH
Newport News	No	N/A
Portsmouth	No	N/A
Suffolk	No	N/A
Virginia Beach	Yes	Maximum % based on zoning district
Chesapeake	No	N/A
Norfolk	Yes	Maximum % based on zoning district
Williamsburg	No	N/A

# Street Frontage Yard





# Green Area Requirement

## Effective Upon Council Adoption

Street Frontage Yard	Minimum Green Area
< ¼ Acre	50%
¼ Acre < ½ Acre	60%
½ Acre < 1 Acre	70%
≥ 1 Acre	75%

\*when no improved alley access: permitted a 12' X 25' driveway and path to front door

# Example



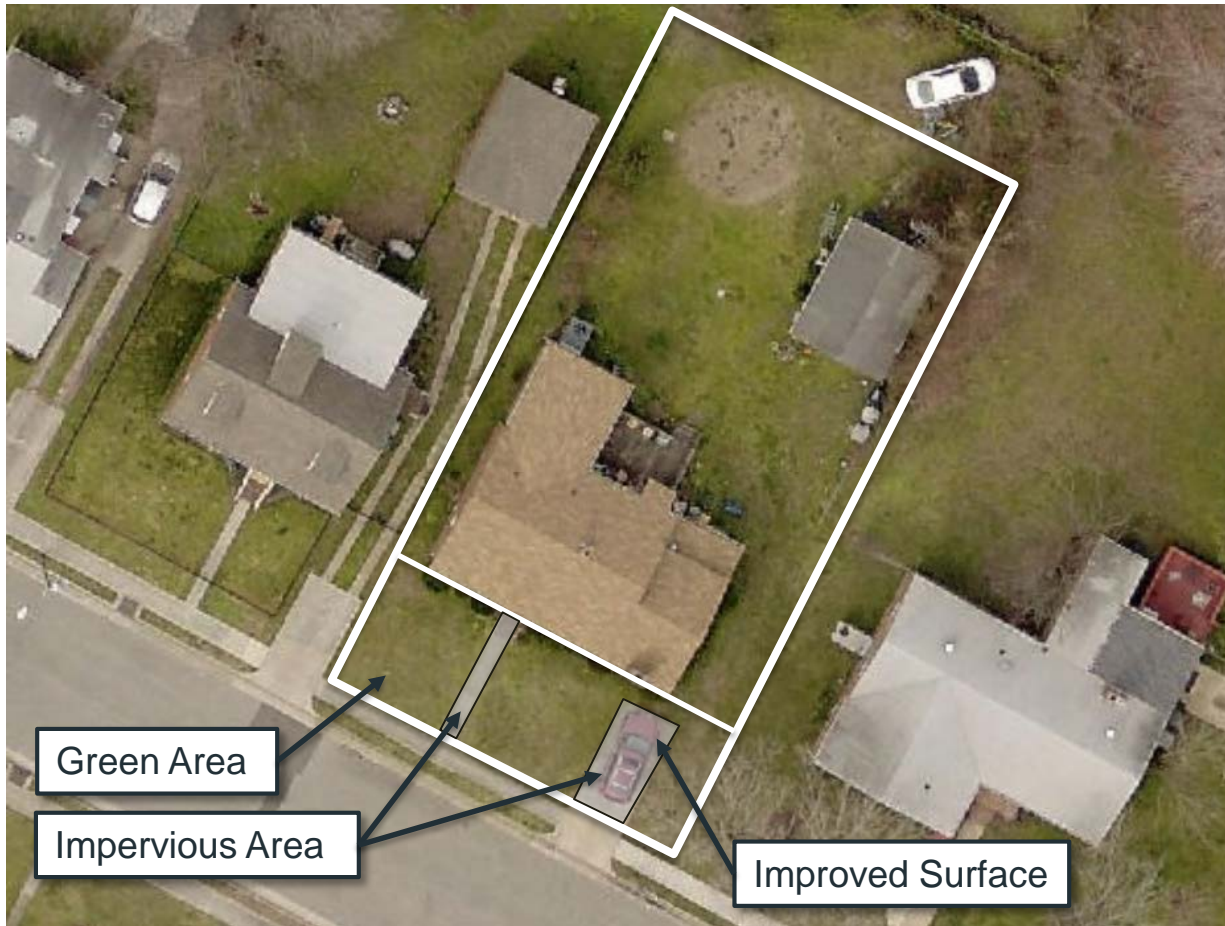
Single Family Dwelling  
R-11 District

# Example



Street Frontage Yard: .03 Acres

# Example



Green Area Required: 50%

Green Area Actual: 80%

# Example



Green Area Required: 50%

Green Area Shown: 74%

# Example



Single Family Dwelling  
R-13 District

# Example



Street Frontage Yard: .33 Acres

# Example



Green Area Required: 60%

Green Area Actual: 60%



# Example



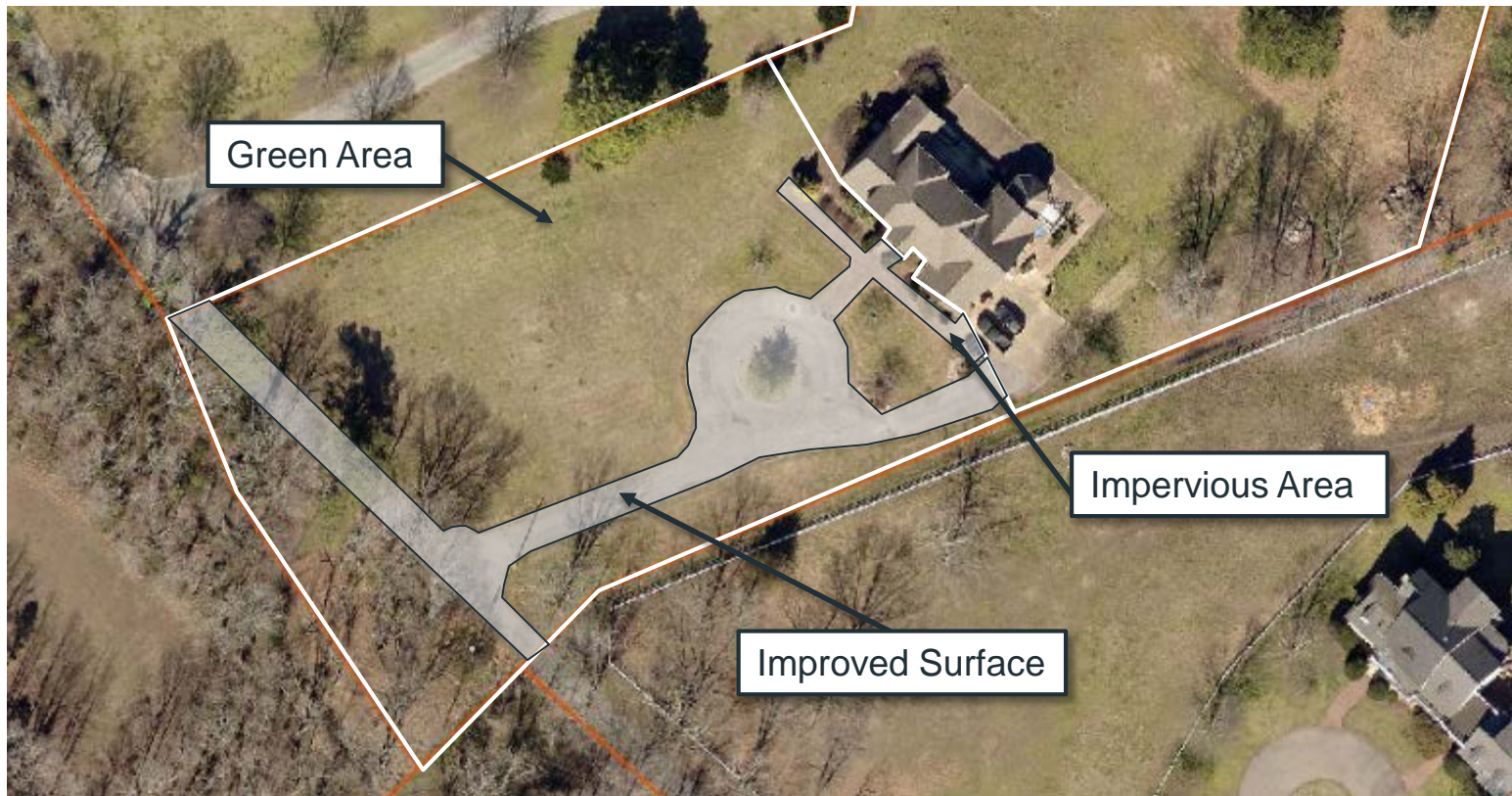
Single Family Dwelling  
R-33 District

# Example



Street Frontage Yard: 1.4 Acres

# Example



Green Area Required: 75%

Green Area Actual: 80%

# Zoning Permit

- required for all new impervious area
- \$15
- 3 day review

# New Driveways


New driveways in the street frontage yard must be:

- Made of an improved surface
  - concrete, asphalt, pavers, etc.
  - rock, gravel, oyster shells, etc. when contained by a border
- Setback 3' from the side property line

# Housekeeping

1. Remove duplicative green area requirement in the infill housing overlay (ZOA20-0255, recommended approval by PC on 8/20/20)
2. Reorganizing Section 1-30 existing green area requirements

# Summary

- Regulation applies to yards adjacent to streets
  - % green area requirement based on street frontage yard size
- 

# Recommendations

Staff & Planning Commission  
**Recommend Approval**

#20-0255 (Infill Housing Green Area)

#20-0344 (Green Area Regulations)