

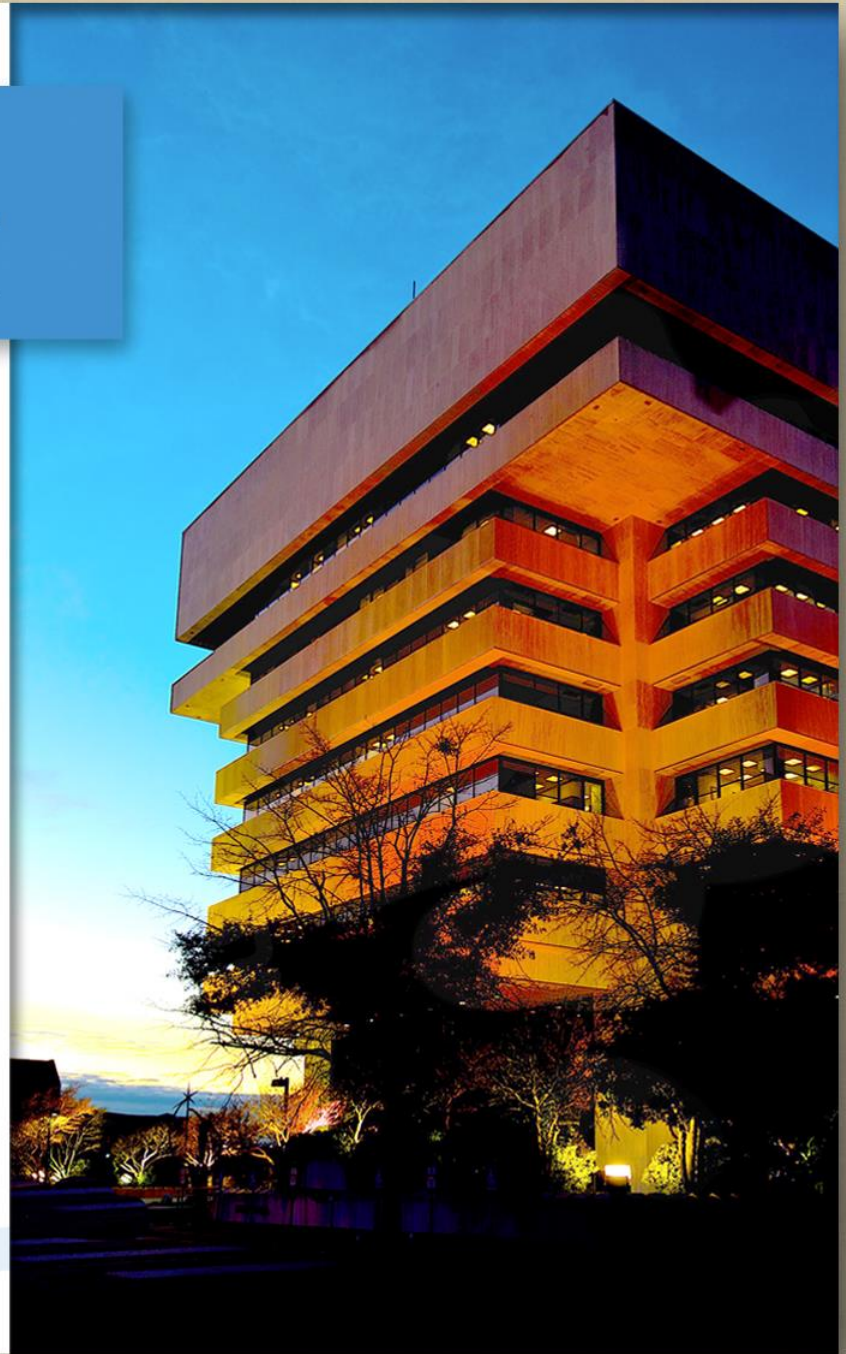
HAMPTON VA

Zoning Ordinance Amendments

**#22-0070,
#22-0071,
& #22-0072**

Public & Private Parks

**City Council
February 9, 2022**



Sections

Add Section to Ch. 1 “General Provisions”

Amend Section 2-2 “Definitions”

Amend Section 3-2 “Table of Uses Permitted”

Goals

- Allow public parks to be implemented according to park planning process
 - Ensure that recreation areas associated with developments are consistently and clearly permitted
 - Define the parks uses included within the Use Table
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Existing Ordinance

Active park:

- By right in HRC-1, HRC-2, FM-1, FM-2, and FM-4 districts
- Use permit required in the R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, R-M, C-1, C-2, C-3, R-T, LBP, DT-1, DT-2, DT-3, PH-1, PH-2, PH-3, and PO-1 districts
- No definition, no additional standards

Passive park:

- By right in HRC-1, HRC-2, FM-1, FM-2, FM-4, PO-1, and PO-2 districts
- Use permit required in R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, R-M, C-1, C-2, C-3, LFA-3, LFA-4, LFA-6, RT-1, DT-1, DT-2, DT-3, PH-1, PH-2, and PH-3 districts
- No definition, no additional standards

Existing Ordinance

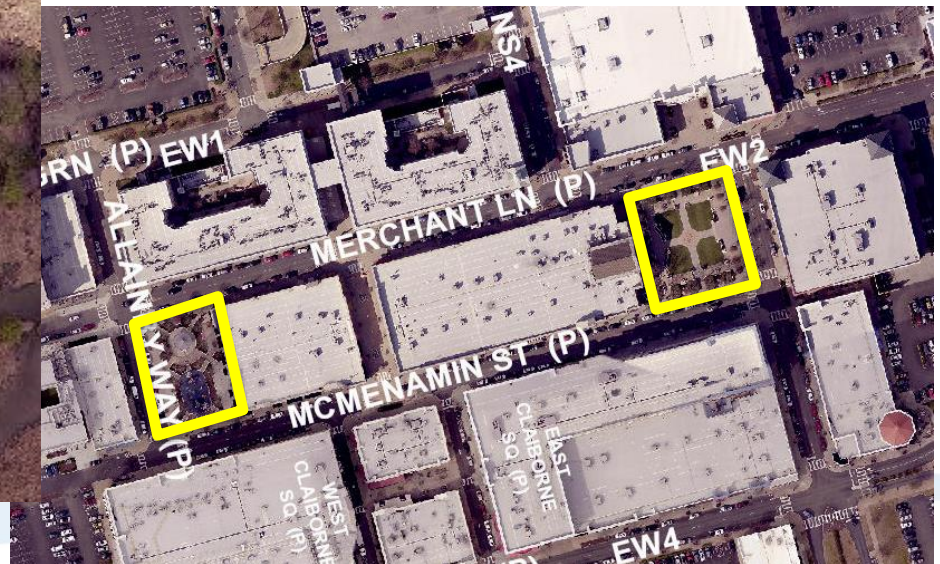
Example of standards related to recreation areas:

- Sec. 6-4(1): Homeowner's association required for commonly-owned property in a development
- Sec. 6-4(6)(c&d): Encourages active recreation areas by providing density bonus, references entire development

Recreation Areas Associated with Other Uses



Outdoor recreation areas which are on separate parcels but are managed by legal entity associated with the development



Primary Use Park



Proposed Ordinance

Public park:

- New definition
 - Primarily outdoor enjoyment
 - Owned or operated by a governmental body
 - By-right in all districts
 - No additional standards
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Proposed Ordinance

Private park:

- New definition
 - Primarily outdoor enjoyment
 - Not owned or operated by a governmental body
- Use permit required in all districts where active or passive parks previously permitted
- No additional standards

Proposed Ordinance

Recreation area associated with other use:

- New section in general provisions
 - Open space, open space amenity, or active recreation area as defined
 - Associated with residential or non-residential development
- Legal entity must control and maintain
- Permitted in all districts associated with the other use

Proposed Ordinance

- Responds to development
- Streamlines City processes surrounding public park planning
- Clarifies how recreation areas associated with development are permitted
- Ensures those recreation areas are maintained
- Allows private parks to be evaluated case-by-case

Recommendations

Staff and Planning Commission
recommend **approval** of
Zoning Ordinance Amendments
#22-0070 (Definitions),
#22-00071 (Ch. 1 Provision), &
#22-0072 (Use Table)