



City of Hampton, Virginia

Ordinance - Zoning Text

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

File Number: 13-0196

Enactment Number: Z13-08

Ordinance to Amend and Re-enact Chapter 20, Article II of the Zoning Ordinance of the City of Hampton, Virginia, Entitled “Uses in All or Specified Districts” and Chapter 20, Article III of the Zoning Ordinance Entitled “Use Permits for Manufactured/Mobile Home Parks or Subdivisions” by Amending Section 20-5.1(4)(i) (i) through (iv) pertaining to Landscaping of Commercial Communication Towers, Sections 20-5.1 (5)(b)(b) and 20-5.1(6)(b)(2) Pertaining to Green Area, and Sections 20-8 and 20-17 Pertaining to Application for a Use Permit and Landscaping for a Manufactured/Mobile Home Park or Subdivision.

Whereas, the public necessity, convenience, general welfare and good zoning practice so require;

BE IT ORDAINED by the Council of the City of Hampton, Virginia that chapter 20, article III of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Sec. 20-5.1. - Uses permitted in specified districts.

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(4) Commercial communication towers are permitted in the R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-M, MD-T, MD-2, MD-3, MD-4, R-T, C-1, C-2, C-3, M-1, M-2, M-3, SPI-PL, SPI-HRC, and SPI-OH Districts subject to securing a use permit. Such use permit shall include the following submittals with application and at a minimum, satisfy the following conditions:

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(i)

Landscaping shall be required as set forth in the “City of Hampton Landscape Guidelines” on file with the department of community development, development services center.

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(5)(b)(b)

Green area:

At least 20% of the total lot area shall be maintained as green area.

A landscape plan that complies with the provisions of the "City of Hampton Landscape Guidelines" shall be reviewed and approved by the director of community development or his designee prior to the issuance of a zoning permit.

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(6) (b)(2)

Green area:

At least 20% of the total lot area shall be maintained as green area.

A landscape plan that complies with the provisions of the "City of Hampton Landscape Guidelines" shall be reviewed and approved by the director of community development or his designee prior to the issuance of a zoning permit.

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Sec. 20-8. - Application for use permit.

An application for a use permit for the development of a manufactured/mobile home park or subdivision in a Multiple Dwelling District (MD-2 or MD-3), or Neighborhood Commercial District (C-1), shall be submitted to the director of the department of community development, planning division.

(1)

Application for a manufactured/mobile home park shall include a site plan and a landscape plan as required herein.

(2)

Application for a manufactured/mobile home subdivision shall include a preliminary subdivision plat and a landscape plan as required herein.

(3)

Nothing in this section shall alter the requirements for the approval of site plans and/or subdivision plats as provided in chapters 35.1 and 35 of the city code.

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Sec.20-17. –Landscaping.

A landscape plan complying with the provisions of the “City of Hampton Landscape Guidelines” shall be submitted with the application for a use permit as set forth in section 20-8 of the zoning ordinance as delineating the following:

(1)

Perimeter screening. All manufactured/mobile home parks and subdivisions shall provide a perimeter screen composed of landscaping or a combination of landscaping and fencing, the intent of which is to limit ingress and egress on the property, and to provide some buffering from adjoining uses. The screen shall be at least six (6) feet in height, and shall be located on all project property lines that do not abut existing or proposed public rights-of-way; such screening shall be set back at least 10 feet from any existing or proposed public rights-of-way. The only openings permitted in such screening shall be for vehicular ingress and egress. Barbed wire and electric fences are expressly prohibited. Landscaping materials for the perimeter screen cannot be counted toward the green area requirements of subsection 20-17(2) herein.

(2)

Green area requirements. All manufactured/mobile home parks and subdivisions with 20 or more lots shall be required to provide at least 300 square feet of green area per lot which shall be retained as common area. Such green area shall be in addition to the minimum lot area for dwelling units, and shall be aggregated in increments of at least 4,500 square feet. No more than 25% of this required area may be provided by water area. Such green area shall be landscaped in accordance with the provisions of the “City of Hampton Landscape Guidelines”.

(3)

Buffers. No structures, except fences as part of the perimeter screen, shall be permitted within 50 feet of the project property lines. Parking shall not be located closer than 20 feet from the project property lines. All green area and landscaping within this buffer, except for that required for the perimeter screen, may be counted toward the green area requirement stated above.

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Adopted at the regular meeting of the City Council of the City of Hampton, Virginia held on June 12, 2013.

Signed by _____ **Date** _____
Molly Joseph Ward, Mayor

Attested by _____ **Date** _____
Katherine K. Glass, CMC
Clerk of the Council