

1 **Ordinance To Amend And Re-Enact Chapter 3 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled “Uses Permitted” By Amending Section 3-1 Pertaining To**
3 **Uses Permitted In General, Section 3-2 Table of Uses Permitted, and Section 3-3**
4 **Additional Standards For Storage Facilities**

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

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9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Chapter 3, Sections 3-1,
10 3-2, and 3-3 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-
11 enacted as follows:

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13 **CHAPTER 3 – USES PERMITTED**

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15 **Sec. 3-1. – Uses permitted, in general.**

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18 The following table identifies uses that are permitted within each zoning district. The
19 uses are grouped by type: Residential - 1, 2 & Multifamily, Group Living, Retail Sales,
20 Services & Office, Institutional, Recreational, Agricultural & Animal-Related, Industrial,
21 Utilities & Transportation, And Other. If a use is not listed, it is not permitted within the
22 district unless the zoning administrator interprets the use to be substantially similar to
23 one (1) of the uses listed. Uses may be permitted by-right (P), conditionally with a use
24 permit (UP), by planning commission action (PC), by special exception (SX) or by zoning
25 administrator action (ZA). Uses not permitted are blank. Uses which have additional
26 standards are denoted by an asterisk (*) with reference to the specific section of the
27 zoning ordinance which contains said standards.

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29 **Sec. 3-2. – Table of uses permitted.**

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33 The attached Table, entitled, "Use Table" is hereby declared to be a part of this ordinance as if
34 fully set forth herein.

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36 **Sec. 3-3. – Additional Standards on uses.**

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38 The following uses have additional standards:

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40 (1) One-family detached dwelling.

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42 (52) Storage Facility 1

43 1. The building shall be mixed-used as follows:
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- 45 A. Mixed-use shall include two (2) or more land uses within a building as
46 defined by the following use groups identified in Sec. 3-2 Table of Uses
47 Permitted: Residential – 1, 2, & Multifamily; Retail Sales, Services, and
48 Office; Institutional; Recreational; and/or Industrial, and as permitted by
49 the governing zoning district. The storage facility shall not be counted
50 towards the two (2) or more uses. Two (2) or more uses, other than
51 storage facility, must be established (as evidenced by an issued
52 Certificate of Occupancy) prior to the issuance of a Certificate of
53 Occupancy for the storage facility.
- 54 B. No storage units shall be located on the ground floor; however, a
55 maximum of thirty (30) percent of the ground floor area may be used as
56 storage related office and/or retail space.
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- 58 2. The storage of flammable, perishable, or hazardous materials or the keeping
59 of animals shall be prohibited.
- 60
- 61 3. Loading docks, loading bays, or loading entrances shall not be located on
62 the right-of-way facing side(s) of the building. This does not include the main
63 entrance to the rental office and/or related retail space.
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65 (53) Storage Facility 2

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- 67 1. The building and/or the parcel shall be mixed-used as follows:
- 68 A. Mixed-use shall mean two (2) or more land uses within a building,
69 parcel, and/or shopping center as defined by the following use groups
70 identified in Sec. 3-2 Table of Uses Permitted: Residential – 1, 2, &
71 Multifamily; Retail Sales, Services, and Office; Institutional;
72 Recreational; and/or Industrial, and as permitted by the governing
73 zoning district. The storage facility shall not be counted towards the two
74 (2) or more uses. Two (2) or more uses, other than storage facility, must
75 be established (as evidenced by an issued Certificate of Occupancy)
76 prior to the issuance of a Certificate of Occupancy for the storage
77 facility; and
- 78 B. For mixed-use within one building, at least fifty (50) percent of the
79 ground floor of the building shall be a use from Residential – 1, 2, &
80 Multifamily; Retail Sales, Services, and Office; Institutional,
81 Recreational, and/or Industrial. Such use shall be located in the portion
82 of the building that is closest to and visible from the nearest public right-
83 of-way. The storage facility shall not be counted towards the two (2) or
84 more uses; or
- 85 C. For mixed-use on a parcel or shopping center, the front yard shall be
86 defined by the right-of-way higher in the streets hierarchy as designated
87 in the City of Hampton Department of Public Works Utility Policy. The
88 building setback shall be a minimum of two-hundred (200') feet from the
89 right-of-way.
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2. The storage of flammable, perishable, or hazardous materials or the keeping of animals shall be prohibited.
3. Loading docks, loading bays, loading entrances or individual unit entrances shall not be located on the right-of-way side(s) of the building.