

1 **Ordinance To Amend And Re-Enact Chapter 8 Of The Zoning Ordinance Of The City Of**
2 **Hampton, Virginia Entitled “Special Districts” By Amending Article 7 – Phoebus Districts.**

3
4 **Whereas**, the public necessity, convenience, general welfare and good zoning practice so
5 require;

6
7 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Chapter 8, Article 7 of the
8 Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

9
10 **CHAPTER 8 - SPECIAL DISTRICTS**

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12 **ARTICLE 1 – LANGLEY FLIGHT APPROACH DISTRICTS**

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14 ...

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16 **ARTICLE 6 – PARKS AND OPEN SPACE DISTRICTS**

17
18 ...

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20 **ARTICLE 7 – PHOEBUS DISTRICTS**

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22 **Sec. 8-61. – Overall Intent of Phoebus (PH) Districts.**

23
24 The intent of this article is to define the development standards necessary to permit and
25 encourage development which meets the recommendations of the Hampton Community Plan
26 (2006, as amended) and Phoebus Master Plan (2007, as amended).

27
28 **Sec. 8-62. – PH-1 District – Phoebus Business**

29
30 (1) Intent.

31 The PH-1 District is intended to define the development standards necessary to
32 permit and encourage commercial development in the business districts of
33 Phoebus which meets the recommendations of the Hampton Community Plan
34 (2006, as amended) and Phoebus Master Plan (2007, as amended) in such ways
35 as:

- 36 (a) Implement standards requiring new construction to be contextually
37 sensitive to the existing main street form of development found in the core
38 of Phoebus while providing opportunities for a variety of commercial and
39 residential uses.
40 (b) Establish development standards which create a safe and pedestrian-
41 friendly environment.
42 (c) Concentrate urban-scaled commercial development to best serve the
43 local community and visitors alike.
44 (d) Enhance downtown Phoebus to assert and reinforce its sense of place.

- 45 (e) Enhance downtown Phoebus and its entrances as gateways to Fort
46 Monroe.
- 47 (f) Recognize and respect the neighborhood's listing on the National
48 Register of Historic Places and Virginia Landmarks Register.
- 49 (g) Provide assurance to owners and investors that future development will
50 be appropriate for the character of Phoebus.
- 51 (2) Uses permitted.
52 Uses shall be permitted as set forth in Chapter 3 - Uses Permitted.
- 53 (3) Development standards.
- 54 (a) For any newly-created lot, the minimum lot depth shall be ninety feet.
- 55 (b) Buildings in this district shall be subject to the following standards:
- 56 (c) Setbacks.
- 57 (i) Front.
58 For buildings with ground floor commercial space, there shall be a
59 maximum front setback of 0 (zero) feet unless one of the following
60 optional pedestrian amenities is provided in accordance with the
61 City of Hampton Pedestrian Amenity Design Standards, in which
62 case the maximum shall be 10 (ten) feet:
- 63 (aa) Courtyard
64 (bb) Outdoor seating area
65 For buildings with residential uses on the ground floor, buildings
66 may be setback no more than 10 (ten) feet from the property line.
67 When the building façade is setback, a projection, such as entry
68 steps, stoop or porch, shall extend to the front property line.
- 69 (ii) Side, adjacent to a public right-of-way.
70 For buildings with ground floor commercial uses, there shall be a
71 maximum setback of 0 (zero) feet unless one of the following
72 optional pedestrian amenities is provided in accordance with the
73 City of Hampton Pedestrian Amenity Design Standards, in which
74 case the maximum shall be 10 (ten) feet:
- 75 (aa) Courtyard
76 (bb) Outdoor seating area
77 For buildings with residential uses on the ground floor, buildings
78 may be setback no more than 10 (ten) feet from the property line.
- 79 (iii) Side, not adjacent to a public right-of-way.
80 There shall be no minimum and no maximum setback.
- 81 (iv) Rear.
82 There shall be no required setback unless adjacent to a single-
83 family or two-family residential zone, in which case there shall be
84 a minimum setback of 10 (ten) feet.
- 85 (d) Façade composition.
- 86 (i) A minimum of 80% of the front setback line across the entire
87 parcel must be occupied by the building façade.
- 88 (ii) Primary entrance location.

- 89 (aa) The primary entrance to buildings shall directly face the
90 adjacent public right-of-way.
- 91 (bb) Primary entrances to buildings with lot frontage abutting
92 Mellen Street or Mallory Street shall be located on Mellen
93 Street or Mallory Street, whichever is applicable. Entrances
94 may be angled to directly face an intersection which
95 includes Mellen Street or Mallory Street to meet this
96 requirement.
- 97 (iii) Elevation of first floor.
98 Where there are residential uses on the ground floor, the first
99 finished floor shall be a minimum of 3 (three) feet above grade.
- 100 (iv) Fenestration.
- 101 (aa) Where ground floor commercial space fronts on a public
102 right-of-way, a minimum of 40 percent of the first floor
103 building façade containing the primary entrance shall be
104 comprised of glass windows or glass doors that allow
105 views to the interior building space.
- 106 (bb) Where ground floor commercial space fronts on both
107 Mellen Street and Mallory Street, a minimum of 40 percent
108 of the building façade adjacent to Mellen Street and
109 Mallory Street shall be comprised of glass windows or
110 glass doors that allow views to the interior building space
111 on both façades.
- 112 (cc) Where ground floor residential space fronts on a public
113 right-of-way, a minimum of 20 percent of the first floor
114 building façade shall be comprised of glass windows
115 and/or glass doors.
- 116 (e) Height.
- 117 (i) All buildings shall be a minimum of 18' and a maximum of 50' and
118 3 stories in height.
- 119 (f) ~~Screening~~ **Accessory structures and equipment.**
- 120 (i) ~~Ground-level trash enclosures~~ **Dumpsters, accessory structures,**
121 **outdoor** storage areas, and utility, stormwater, ~~or~~ **mechanical, or**
122 **similar** equipment shall be ~~screened from public view by use of~~
123 ~~walls or landscaping and is prohibited in the space between the~~
124 ~~building and any public right-of-way~~ **prohibited in the front yard on**
125 **all lots and the side yard adjacent to public rights-of-way on corner**
126 **lots.**
- 127 (aa) **All dumpsters and compaction devices shall be fully**
128 **screened by an enclosure constructed of durable materials.**
- 129 (4) Parking.
130 Parking shall be provided as described in chapter 11 herein.
- 131 (a) ~~Parking shall be prohibited in the area between the building and any~~
132 ~~adjacent public right-of-way, not to include alleys and the following~~

133 ~~streets:~~ *in the front yard on all lots and the side yard adjacent to public*
134 *rights-of-way on corner lots.*
135 ~~(1) — Lancer Street~~
136 ~~(2) — Williams Street~~
137 ~~(3) — Tennis Lane~~
138 ~~(4) — Larabee Lane~~
139 (b) On waterfront properties, parking shall be prohibited between the building
140 and the water feature.
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142 **Sec. 8-63 – 8-66. – Reserved.**