

1 **Ordinance To Amend And Re-Enact Chapter 8 Of The Zoning Ordinance Of The City Of**  
2 **Hampton, Virginia Entitled “Special Districts” By Adding Article 7 – Phoebus Districts As**  
3 **Part Of The Adoption Of A New Zoning District For The Commercial District Of The**  
4 **Phoebus Neighborhood.**

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

8  
9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that chapter 8 of the Zoning  
10 Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

11  
12 **CHAPTER 8 - SPECIAL DISTRICTS**

13  
14 **ARTICLE 1 – LANGLEY FLIGHT APPROACH DISTRICTS**

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16 ...

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

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20 ...

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22 **ARTICLE 7 – PHOEBUS DISTRICTS**

23  
24 ***Sec. 8-61. – Overall Intent of Phoebus (PH) Districts.***

25  
26 *The intent of this article is to define the development standards necessary to permit and*  
27 *encourage development which meets the recommendations of the Hampton Community Plan*  
28 *(2006, as amended) and Phoebus Master Plan (2007, as amended).*

29  
30 ***Sec. 8-62. – PH-1 District – Phoebus Business***

31  
32 ***(1) Intent.***

33 *The PH-1 District is intended to define the development standards necessary to*  
34 *permit and encourage commercial development in the business districts of*  
35 *Phoebus which meets the recommendations of the Hampton Community Plan*  
36 *(2006, as amended) and Phoebus Master Plan (2007, as amended) in such ways*  
37 *as:*

- 38 ***(a) Implement standards requiring new construction to be contextually***  
39 *sensitive to the existing main street form of development found in the core*  
40 *of Phoebus while providing opportunities for a variety of commercial and*  
41 *residential uses.*  
42 ***(b) Establish development standards which create a safe and pedestrian-***  
43 *friendly environment.*

- (c) Concentrate urban-scaled commercial development to best serve the local community and visitors alike.
- (d) Enhance downtown Phoebus to assert and reinforce its sense of place.
- (e) Enhance downtown Phoebus and its entrances as gateways to Fort Monroe.
- (f) Recognize and respect the neighborhood's listing on the National Register of Historic Places and Virginia Landmarks Register.
- (g) Provide assurance to owners and investors that future development will be appropriate for the character of Phoebus.

(2) *Uses permitted.*

*Uses shall be permitted as set forth in Chapter 3 - Uses Permitted.*

(3) *Development standards.*

(a) *For any newly-created lot, the minimum lot depth shall be ninety feet.*

(b) *Buildings in this district shall be subject to the following standards:*

(c) *Setbacks.*

(i) *Front.*

*For buildings with ground floor commercial space, there shall be a maximum front setback of 0 (zero) feet unless one of the following optional pedestrian amenities is provided in accordance with the City of Hampton Pedestrian Amenity Design Standards, in which case the maximum shall be 10 (ten) feet:*

(aa) *Courtyard*

(bb) *Outdoor seating area*

*For buildings with residential uses on the ground floor, buildings may be setback no more than 10 (ten) feet from the property line. When the building façade is setback, a projection, such as entry steps, stoop or porch, shall extend to the front property line.*

(ii) *Side, adjacent to a public right-of-way.*

*For buildings with ground floor commercial uses, there shall be a maximum setback of 0 (zero) feet unless one of the following optional pedestrian amenities is provided in accordance with the City of Hampton Pedestrian Amenity Design Standards, in which case the maximum shall be 10 (ten) feet:*

(aa) *Courtyard*

(bb) *Outdoor seating area*

*For buildings with residential uses on the ground floor, buildings may be setback no more than 10 (ten) feet from the property line.*

(iii) *Side, not adjacent to a public right-of-way.*

*There shall be no minimum and no maximum setback.*

(iv) *Rear.*

*There shall be no required setback unless adjacent to a single-family or two-family residential zone, in which case there shall be a minimum setback of 10 (ten) feet.*

(d) *Façade composition.*

- (i) A minimum of 80% of the front setback line across the entire parcel must be occupied by the building façade.
- (ii) Primary entrance location.
- (aa) The primary entrance to buildings shall directly face the adjacent public right-of-way.
- (bb) Primary entrances to buildings with lot frontage abutting Mellen Street or Mallory Street shall be located on Mellen Street or Mallory Street, whichever is applicable. Entrances may be angled to directly face an intersection which includes Mellen Street or Mallory Street to meet this requirement.
- (iii) Elevation of first floor.  
Where there are residential uses on the ground floor, the first finished floor shall be a minimum of 3 (three) feet above grade.
- (iv) Fenestration.
- (aa) Where ground floor commercial space fronts on a public right-of-way, a minimum of 40 percent of the first floor building façade containing the primary entrance shall be comprised of glass windows or glass doors that allow views to the interior building space.
- (bb) Where ground floor commercial space fronts on both Mellen Street and Mallory Street, a minimum of 40 percent of the building façade adjacent to Mellen Street and Mallory Street shall be comprised of glass windows or glass doors that allow views to the interior building space on both façades.
- (dd) Where ground floor residential space fronts on a public right-of-way, a minimum of 20 percent of the first floor building façade shall be comprised of glass windows and/or glass doors.
- (e) Height.  
(i) All buildings shall be a minimum of 18' and a maximum of 50' and 3 stories in height.
- (f) Screening.  
(i) Ground-level trash enclosures, storage areas, and utility, stormwater or mechanical equipment shall be screened from public view by use of walls or landscaping and is prohibited in the space between the building and any public right-of-way.
- (4) Parking.  
Parking shall be provided as described in chapter 11 herein.
- (a) Parking shall be prohibited in the area between the building and any adjacent public right-of way, not to include alleys and the following streets:
- (1) Lancer Street

132                               (2)     *Williams Street*  
133                               (3)     *Tennis Lane*  
134                               (4)     *Larabee Lane*  
135                               (b)     *On waterfront properties, parking shall be prohibited between the building*  
136                               *and the water feature.*  
137  
138     ***Sec. 8-63 – 8-66. – Reserved.***