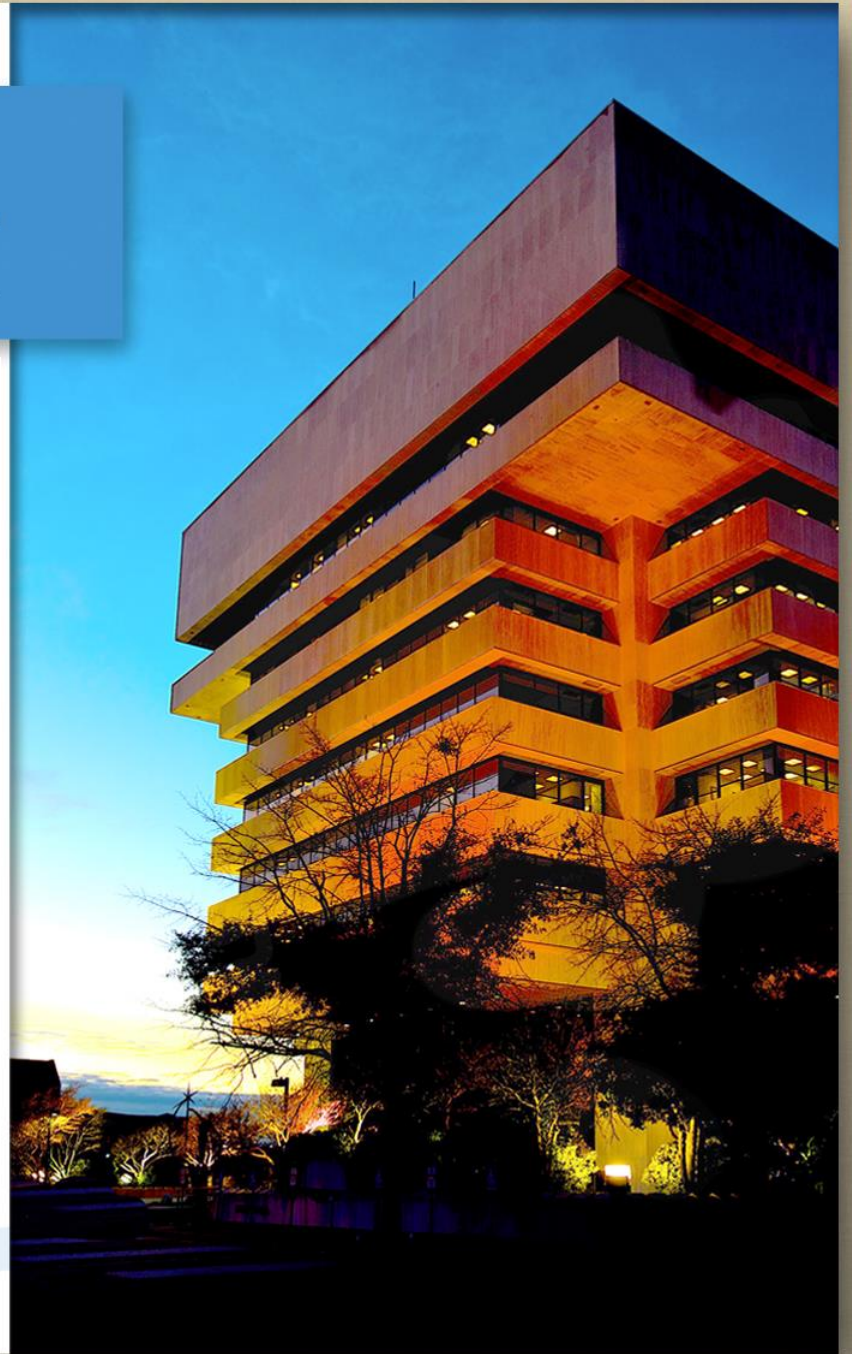


# HAMPTON VA

## **Zoning Ordinance Amendments No. 24-0152, 24-0153, 24-0154, 24-0155, and 24-0156**

***Chapters 2, 3, 6, 8, and 9  
Private Schools, Physical  
Recreational Facilities***

**City Council  
May 8, 2024**



# Amendment

To amend Chapters 2, 3, 6, 8, and 9 to permit "Private School" in the Light Manufacturing (M-2) and Heavy Manufacturing (M-3) Districts, to define "Physical Recreational Facility" and add it as a permitted use in multiple districts, to add additional standards to outdoor recreation areas associated with a Physical Recreational Facility, and to permit outdoor recreation areas associated with physical recreational facilities in multiple districts.

# Background

- The definition of private schools is broad and captures many business activities, for example:
  - K-12 schools
  - Welding and other trade schools
  - Dance studios
  - Martial arts studios
- Private schools are permitted in many but not all zoning districts with the approval of a Use Permit

# Background

Under the current language:

- Welding or other trade schools are considered private schools and not permitted in the appropriate districts, such as manufacturing
- Dance schools and martial arts studios are considered private schools and require a Use Permit
- Gyms are considered general retail and permitted by right in most districts

# Proposed Amendments

- Permits private schools with a Use Permit within Manufacturing zoning districts (M-2 and M-3) such as welding or trade schools
- Creates the use: physical recreational facilities  
Includes: martial arts, dance studios, and gyms
- Permits physical recreational facilities by-right in most districts
  - Creates standards for outdoor recreational areas

# Outdoor Rec Areas



Kuka, J. (2024, January 7). *New Fitness Franchise Launches Outdoor Training Gym Space*. MoveStrong.  
<https://www.movestrongfit.com/whomovesstrong/2019/11/15/fitness-1440>

# Outdoor Rec Areas



Pavigym. (2023, August 22). *5 steps to create an outdoor area in your gym*. PAVIGYM GYM Flooring Solutions. <https://www.pavigym.com/en/blog/5-steps-to-create-an-outdoor-area-in-your-gym>

# Proposed Amendments

## Summary of the additional standards for outdoor recreation area:

- Not permitted within M-1, M-2, LFA-2, LFA-4, LFA-6, HRC-1, and HRC-2
- Meet building setbacks, where applicable
- Have the area delineated through fencing or landscaping
- Be limited on hours if near residential use or districts
- Be screened if near residential use or districts



# Proposed Amendments

Permit “Private School” in the M-2 and M-3 Districts with a Use Permit  
(Chapter 3)

Define “Physical Recreational Facility”  
(Chapter 2)

Permit new use “Physical Recreational Facility” in multiple districts  
with additional standards (Chapter 3)

Add outdoor recreation areas associated with a “Physical  
Recreational Facility” to the list of permitted outdoor uses in the C-1,  
DT-1, DT-2, and O-CC Districts (Chapter 6, 8, and 9)

# Conclusion

Staff and Planning  
Commission recommend  
**approval** of ZOA 24-0152, 24-  
0153, 24-0154, 24-0155, and  
24-0156