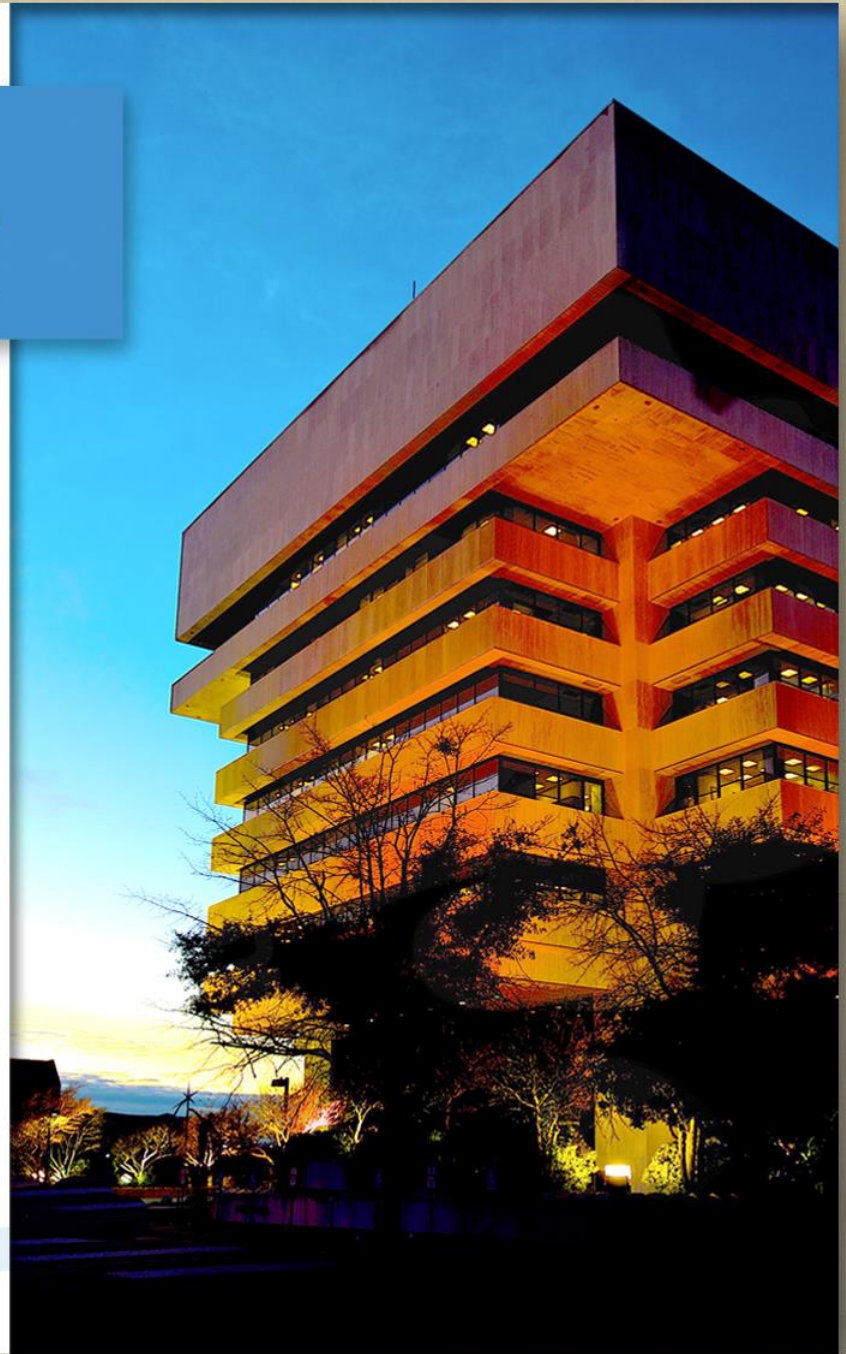


# HAMPTON VA

**Use Permit Application  
No. 24-0539**

**127 N Fourth St  
*Overflow LLC***

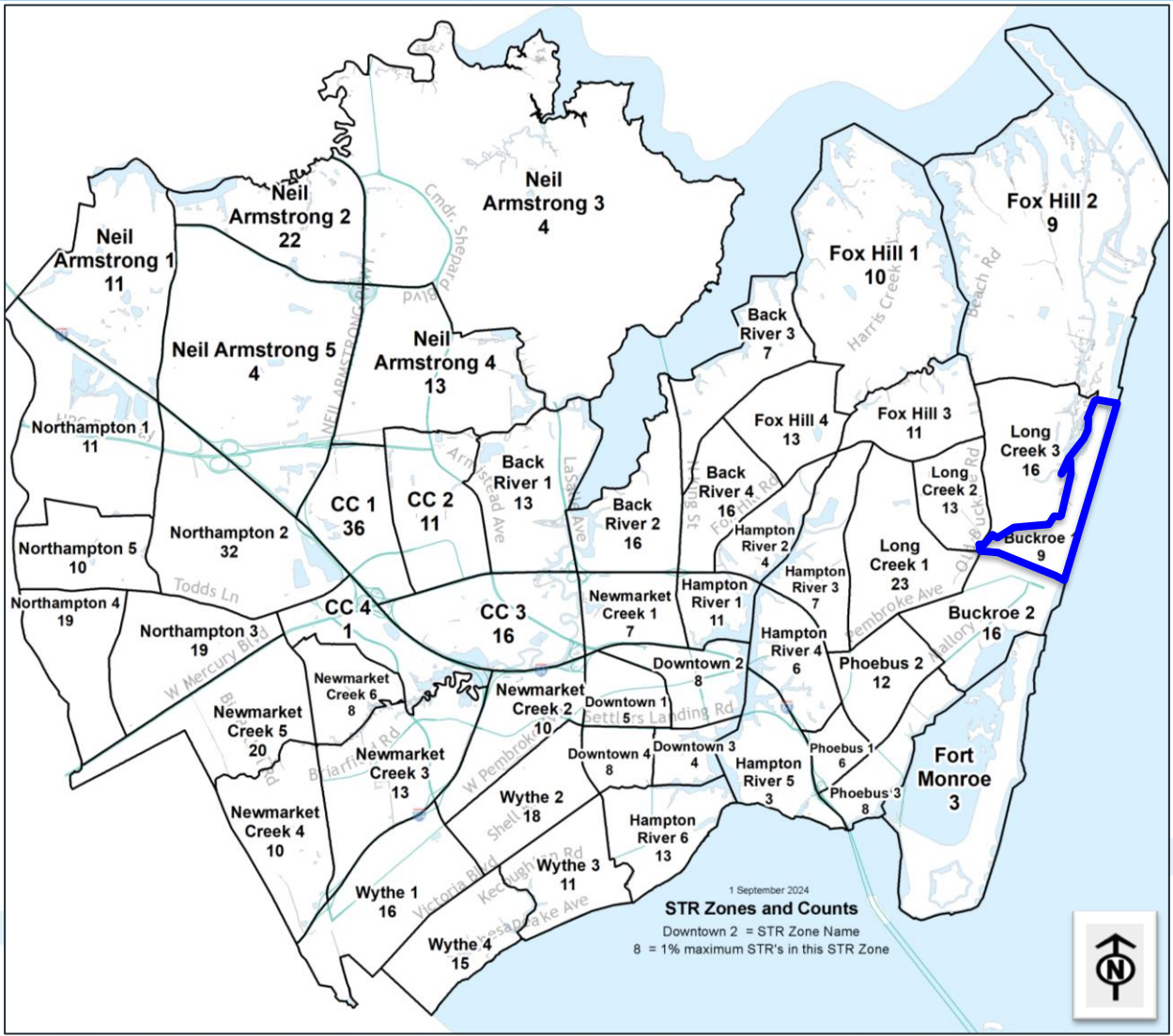
**Planning Commission  
January 16, 2025**



# Application

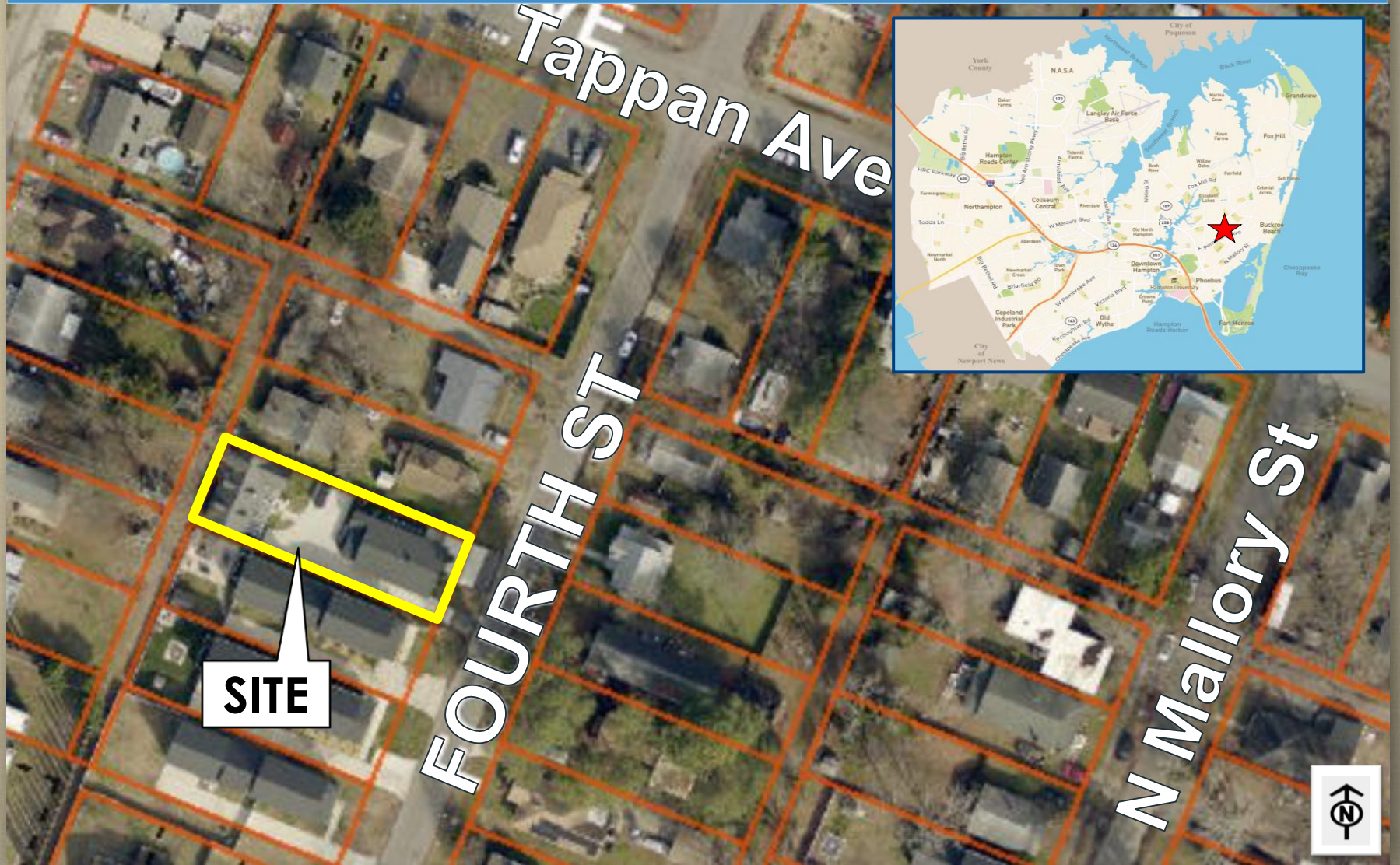
Use permit to allow for a *short-term rental* in the Two-Family Residential (R-8) district within O-STR Buckroe 1 Zone

# STR Map





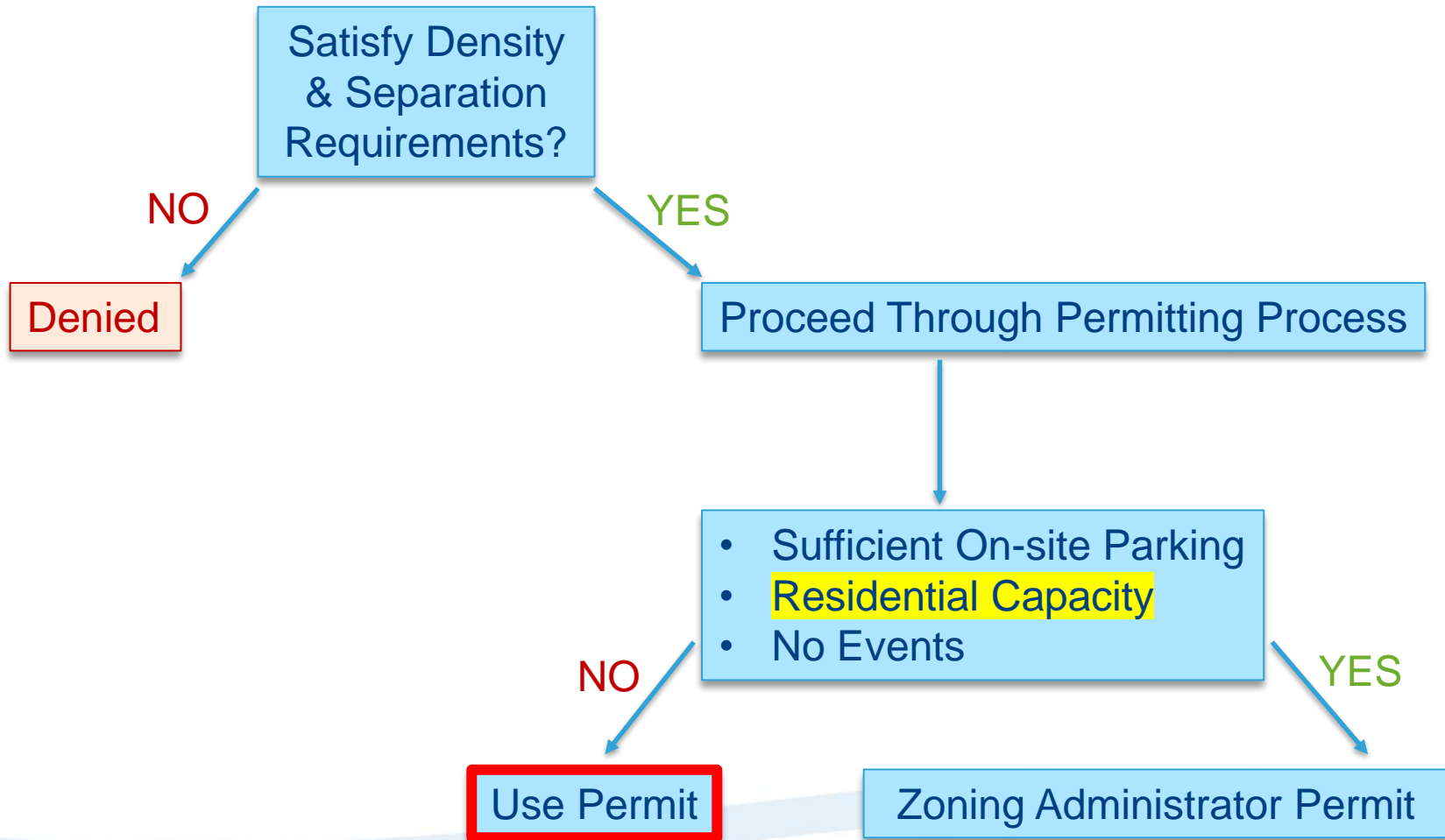
# Location



# Procedure

- Only one permit is required per property
- The proposal consists of 3 units in 2 buildings
- This is considered Multi-family use under the Ordinance
- Per the Zoning Ordinance, Multi-family use is exempt from the separation requirement

# Adopted Permitting Process





# Proposal

## Application

Use Permit to allow for a short-term rental in the Two-Family Residential (R-8) District.

## Dwelling/Property Details:

### Front Dwelling:

- Single-family dwelling
- +/- 1,587 SF
- 4 bedrooms
- 2 bathrooms

### Rear Duplex:

#### Rear Dwelling Unit A

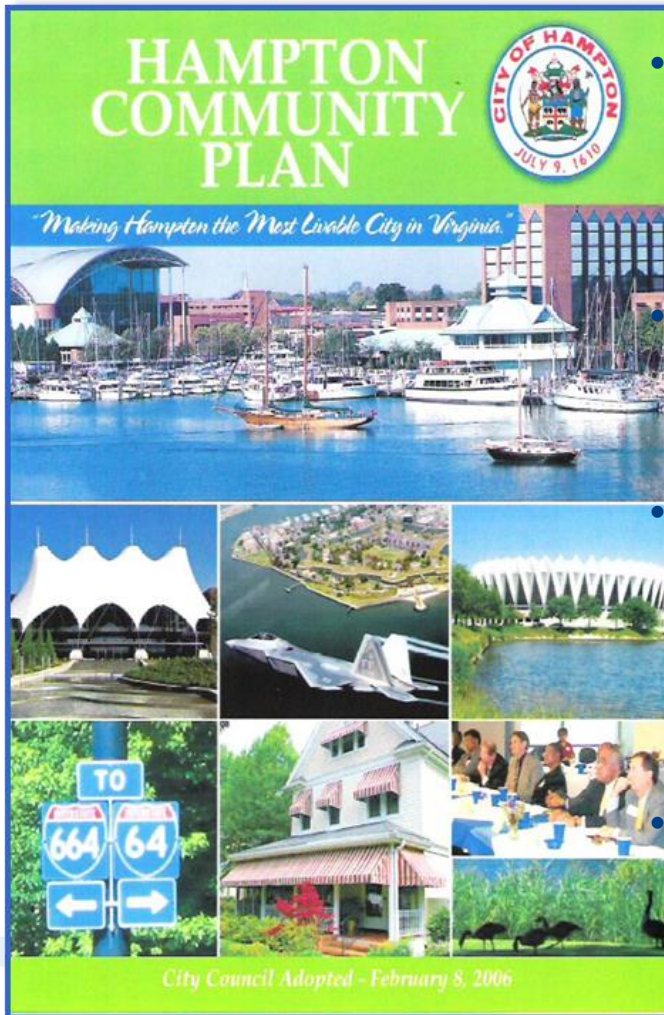
- +/- 610 SF of living area
- 2 bedrooms
- 1 bathroom



#### Rear Dwelling Unit B

- +/- 550 SF of living area
- 2 bedrooms
- 1 bathroom

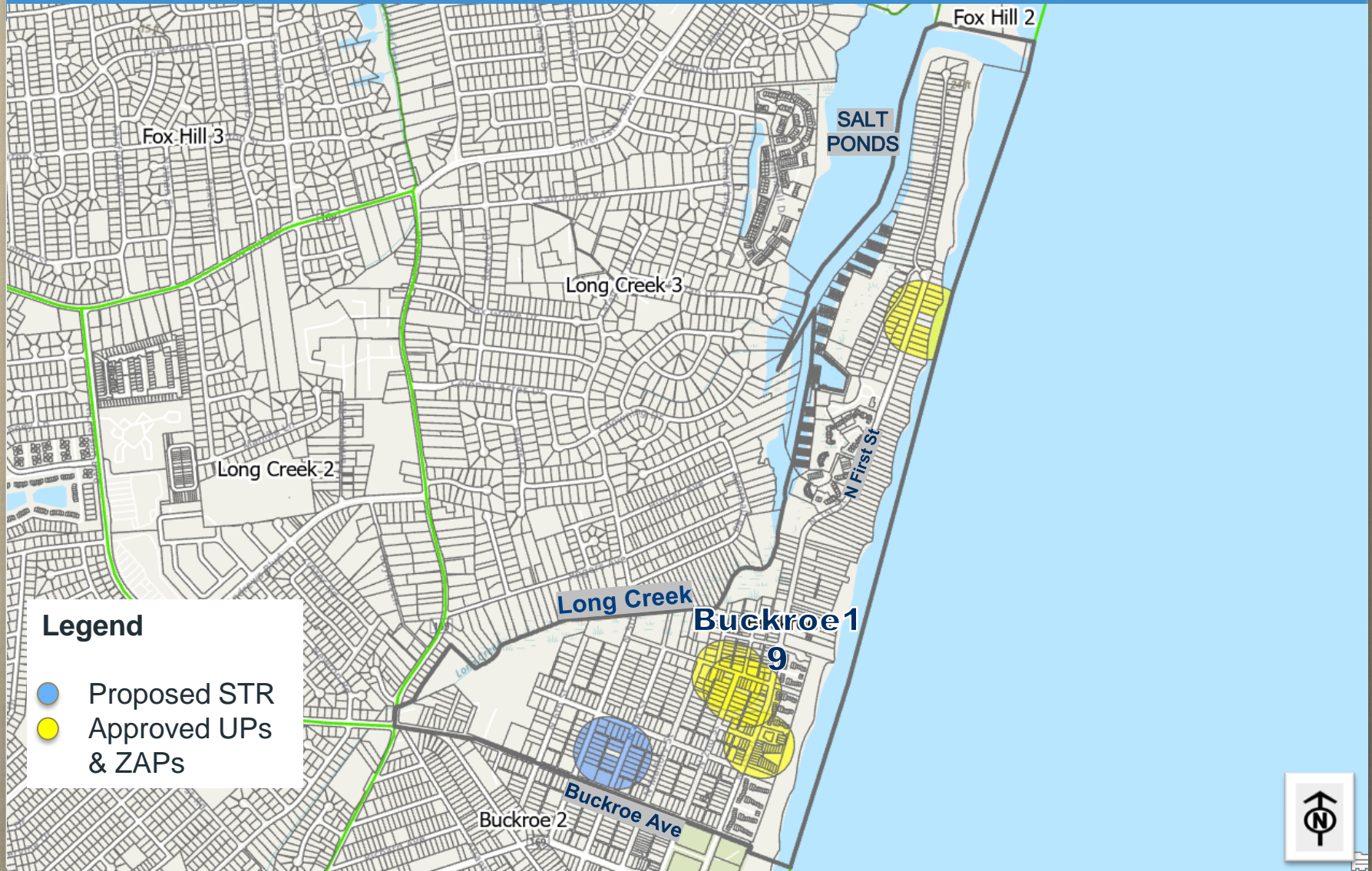
# Public Policy



- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.
- **ED Policy 6:** Expand tourism, entertainment, and cultural opportunities within the city.



# Density & Separation



# History

- Grace-Period STRs lost their status on December 31, 2024
- Buckroe 1 Zone allows for 9 STRs
  - 4 Grace period STR's expired
  - 5 STRs are fully approved
  - Leaving 4 remaining slots
- This is the first application in the queue being processed after the end of the grace period

# Recommended Conditions

- **Overnight lodging capacity limited to no more than nineteen (19)**
- **No more than eight (8) bedrooms shall be rented or offered for rent as an overnight sleeping area**
- No common space (e.g., living room, game room) shall be offered or advertised as an overnight sleeping area
- Per Zoning Ordinance, minimum required on-site parking shall be provided at all times during operation and all parking within the street frontage yard shall be on an improved surface
- Events not permitted
- The maximum number of people on the property between the hours of 7:00 AM and 10:00 PM shall not exceed thirty-eight (38)
- Must provide a Responsible Local Person (RLP) to contact and address conditions occurring at STR
- The operator of the short-term rental shall maintain a ledger that be made available upon request

**\*Additional Recommended Conditions found in Package**



# Community Meeting

A community meeting was held on  
January 14, 2025



# Recommendation

- Applicant opportunity to present
- Public hearing
- Action
  - Staff recommends **APPROVAL** of Use Permit Application No. 24-0539 with fifteen (15) conditions