

MEMORANDUM

TO: Hampton Planning Commission

FROM: Caroline Butler, AICP
Chief Planner

DATE: June 20, 2008

SUBJECT: Zoning Ordinance Amendment/Neighborhood Commercial District (C-1):
Outdoor Dining with an approved Use Permit

The Planning Department proposes an amendment to Chapter 11 of the Zoning Ordinance (Neighborhood Commercial District C-1) to permit outdoor dining with an approved Use Permit. The C-1 category permits restaurants by right but does not allow drive-in service or outdoor dining. The other commercial zoning districts allow outdoor dining, as does the Special Public Interest-Old Hampton (SPI-OH) category.

Staff has received proposals from several restaurateurs whose properties are zoned C-1 and who wish to provide outdoor dining as accessory uses to their restaurants. While certain locations could easily accommodate outdoor dining and offer a desirable dining experience, other sites (such as those adjacent to residences) may not be as appropriate. Staff suggests that each proposal be considered on a case-by-case basis so the specific location can be carefully evaluated.

Attached is proposed Zoning Ordinance language that would require an approved Use Permit for outdoor dining in the C-1 district. The text draws from the requirements of the SPI-OH category.

If you have any questions or need additional information, please feel free to telephone me at 728-5231 or e-mail me at cbutler@hampton.gov.