

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE																								
Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning administrator permit blank = not permitted * = see additional standards column for reference																								
USES	Standard Zoning Districts																						*Additional standards on uses	
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing				
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R- 9	R- 8	R- 4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3		
RESIDENTIAL - 1, 2 & MULTIFAMILY																								
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)	
2-family dwelling (on one lot)											P					P								
duplex dwelling (on two fee-simple lots)											P					P							Sec. 3-3(2)	
multifamily dwelling												UP	UP*	UP*	UP*	UP*	UP	UP*					Sec. 3-3(42)	
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P						
manufactured home			P*																				Sec. 3-3(3)	
manufactured/mobile home park													UP*	UP*		UP*	UP*	UP*					Sec. 3-3(4)	
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*					Sec. 3-3(4)	
upper-floor dwelling units																		UP*					Sec. 3-3(5)	
dwelling unit for resident caretaker/watchman																				P*	P*	P*	Sec. 3-3(6)	
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					Sec. 3-3(7)	
GROUP LIVING																								
boarding/rooming house																	P	P						
detention facility																	UP	UP	UP					
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP					Sec. 3-3(8)	
halfway house																	UP	UP	UP					
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(8)	
nursing home													UP	UP	UP		UP	UP	UP					
orphanage																UP*	UP*	UP*	UP*				Sec. 3-3(9)	
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(9)	
RETAIL SALES, SERVICES & OFFICE																								
bank, with drive-through																	P	P	P	P	P			
bank, without drive-through																	P	P	P	P	P			
barber shop/beauty salon																	P	P	P		P			
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP					
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP					
bicycle sales and repair																	P	P	P		P			
boat repair																					P	P		
boat sales																	P	P	P		P		Sec. 3-3(45)	
car wash, hand/auto detailing																	P	P	P		P	P		
car wash, self-service or automated																		P	P		P	P		
catering service																		P	P		P	P		
clothing maker, custom																	P	P	P		P			
computer equipment repair																		P	P		P			
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	Sec. 3-3(10)	
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)	
day care 1, commercial																	ZA*	ZA*	ZA*				Sec. 3-3(49)	
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(50)	
day spa																	P	P	P		P			
dry cleaning, collection or pick-up station																	P	P	P		P			
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P			
dry cleaning																			P		P			
farm supplies/equipment sales and service																			P		P			
funeral home/mortuary																		UP	UP		UP			
gas station																	P	P	P		P			
hotel																		UP	UP					
hotel, extended stay																		UP	UP					
laundromat																	P	P	P		P			
liquor store																	P	P	P		P			
loan office																	P	P	P		P			
motorcycle sales																		P*	P		P		Sec. 3-3(40)	
motorcycle service																		P*	P		P	P	Sec. 3-3(41)	

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office, general																P	P	P	P	P	P	P	
office, government																P	P	P	P	P	P	P	
office, laboratory or research																				P*	P*		Sec. 3-3(44)
office, medical																P	P	P	P	P	P	P	
office, taxicab																	P	P	P		P	P	
outdoor dining 1																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(12)
outdoor dining 2																	UP*	UP*	UP*		UP*		Sec. 3-3(13)
outdoor dining, downtown																							Sec. 3-3(14)
outdoor dining, Phoebus																							Sec. 3-3(48)
pawn shop																		UP	UP		UP		
print shop/private postal service, max. 500 sq. ft.																	P						
print shop/private postal service, max. 3000 sq. ft.																		P					
print shop/private postal service, no max.																			P	P	P	P	
restaurant, without a drive-through or drive-in, without a retail alcoholic beverage license																	P	P	P	P	P		
restaurant, without a drive-through or drive-in, with a retail alcoholic beverage license																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		Sec. 3-3(54)
restaurant, with drive-through or drive-in, without a retail alcoholic beverage license																	P	P	P	P	P		
restaurant, with a drive-through or drive-in, with a retail alcoholic beverage license																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		Sec. 3-3(54)
restaurant, without a retail alcoholic beverage license, with live entertainment 1																	ZA*	ZA*	ZA*				Sec. 3-3(22)
restaurant, with a retail alcoholic beverage license, with live entertainment 1																	ZA*/UP*	ZA*/UP*	ZA*/UP*				Sec. 3-3(55)
restaurant, with or without a retail alcoholic beverage license, with live entertainment 2																	UP*	UP*	UP*				Sec. 3-3(56)
retail sales, general ^A																	P	P	P		P		
rummage sale, temporary																	P*	P*	P*		P*		Sec. 3-3(15)
second-hand store																		P*	P*		P*		Sec. 3-3(16)
sign painting shop																		P	P		P		
storage facility 1																		P*	P*	UP*	P*	P*	Sec. 3-3(52)
storage facility 2																		UP*	UP*	UP*	P*	P*	Sec. 3-3(53)
storage facility 3																			UP		UP	UP	
tattoo parlor																		UP	UP		UP		
tire sales																		P*	P*		P*		Sec. 3-3(17)
tire repair																		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath																	P	P	P		P		
upholstery shop																		P	P		P		
vehicle repair, heavy																			UP		UP	UP	
vehicle repair, light																	P	P	P		P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																		P	P		P		
vehicle sales, new vehicle inventory lot																		UP	UP		UP	UP	
vehicle sales, of used vehicles																			UP		UP		
vehicle repair, accessory to new vehicle sales																		P	P		P		
vehicle repair, accessory to used vehicle sales																			UP		UP		
vehicle storage, indoor																			UP		P	P	Sec. 3-3(18)
vehicle storage, outdoor																			UP		UP	UP	Sec. 3-3(32)
vending stand, food																							
INSTITUTIONAL																							
college/university, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP				
hospital			UP													UP	UP	UP	UP				
library, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
museum, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
post office																	P	P	P		P	P	
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)
mental health/substance abuse treatment facility																			P				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)
school, public	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
school, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			

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RECREATIONAL																							
adult entertainment establishment																			P*		P*		Sec. 3-3(20)
amusement center																		UP	P		P		
amusement operations																			P		P		
auditorium																		P	P		P		
banquet hall																							Sec. 3-3(51)
billiard hall																		P	P		P		
boat tour/charter boat docking facility																							
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
bowling alley																		P	P		P		
carnival																			UP		P		
club/lodge, private or fraternal																UP	UP	UP	UP		UP	UP	
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				
coin-operated amusement devices, accessory																	P*	P*	P*				Sec. 3-3(21)
dance hall																			P				
golf course/country club	P	P	P	P	P	P																	
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
park/playground, active	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				
park, passive/open space	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP				
recreation center																							
shooting range, indoor																			UP		UP	UP	
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(25)
skateboard ramp			SX*				SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*		SX*	SX*	SX*	P				Sec. 3-3(26)
skating rink, ice or roller																		P	P				
swimming pool, commercial																		P	P				
theater, indoor																	UP	P	P				
theater, outdoor																							
AGRICULTURAL & ANIMAL-RELATED																							
agriculture/farming			P*																				Sec. 3-3(37)
animal boarding/stables			UP*																			P	Sec. 3-3(19)
animal day care			P*														UP*	P*	P*	P*	P*	P*	Sec. 3-3(23)
animal shelter			UP																	UP	UP	UP	
community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(46)
home based rescue	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP							
kennel			UP*																UP*	P*	P*	P*	Sec. 3-3(38)
silviculture/plant nursery, no retail sales			P																	P			Sec. 3-3(39)
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard																						UP	
taxidermist																			P		P		
veterinarian office/hospital			UP*															UP*	UP*	P*	P*	P*	Sec. 3-3(28)
accessory use/structure for keeping of recreational animals	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*	P*	P*	P*				Sec. 3-3(29)
INDUSTRIAL																							
blacksmith																					P	P	
blast furnace/boiler works																						P	
brewery/distillery/winery, micro																				ZA*/UP*	ZA*/UP*	ZA*/UP*	Sec. 3-3(47)
micro-brewery/distillery/winery with live entertainment 1																				ZA*/UP*	ZA*/UP*	ZA*/UP*	Sec. 3-3(55)
micro-brewery/distillery/winery with live entertainment 2																				UP*	UP*	UP*	Sec. 3-3(56)
brewery/distillery																						ZA*/UP*	Sec. 3-3(57)
cotton gin/oil mill																						P	
drop forge/power hammer																						UP	
elevator; coal, grain or flour																						P	
foundry																						P	

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freezing plant for produce																					P	P	
ice storage and distribution																			P*		P	P	Sec. 3-3(43)
laundry and cleaning, commercial																					P	P	
machine shop or light metal fabrication																				P	P	P	
manufacturing of boats/sail-making																					P	P	
manufacturing/processing/treatment of baked goods, dairy products																			P		P	P	
manufacturing/processing/treatment of seafood																			P		P	P	
manufacturing/processing/treatment 1 ^B																				P	P		
manufacturing/processing/treatment 2 ^C																						UP	
manufacturing/processing/treatment 3 ^D																						P	
manufacturing/processing/treatment 4 ^E																					P	P	
manufacturing/processing/treatment 5 ^F																					P	P	
mill, lumber or saw; including lumberyard																						P	
mixing plant, asphalt or concrete																					UP	P	
motion picture studio																				P	P	P	
pharmaceutical processor																					UP		
rolling mill																						P	
salvage or wrecking																						UP	
scrap metal processor																					UP	UP	
small artisan shop																		P*	P*		P	P	Sec. 3-3(30)
smelting or tin, copper, iron, or zinc																						UP	
storage/distribution of flammable liquids																					P	P	
storage of materials, indoor/outdoor, including equipment																				P*	P*	P*	Sec. 3-3(31)
rental and contractor's storage																						UP	
tannery																						UP	
trash or junk collection, storage, sorting or baling																						UP	
yard, railroad freight classification																						P	
yard, trucking terminal or draying																				P	P	P	
warehouse/distribution center																				P	P	P	
UTILITIES & TRANSPORTATION																							
bus terminal																							
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(33)
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	Sec. 3-3(34)
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP	
heliport/helistop																					UP		
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(59)
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(59)
parking lot, accessory to PO-2 uses																							
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P							
pier, dock, seawall related to commercial or industrial water transport																					UP	UP	
railroad track spur																				P	UP		
transit station																							
transmission center, government-operated																							
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	P	P	
utility plant/power plant																					P	P	
OTHER																							
cemetery	UP*	UP*	UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*													Sec. 3-3(58)
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing																					P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																							
promotional event																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(36)
rescue mission																			P				
wholesaler																			P	P	P	P	