

Zoning Ordinance Amendment



Hampton
VIRGINIA

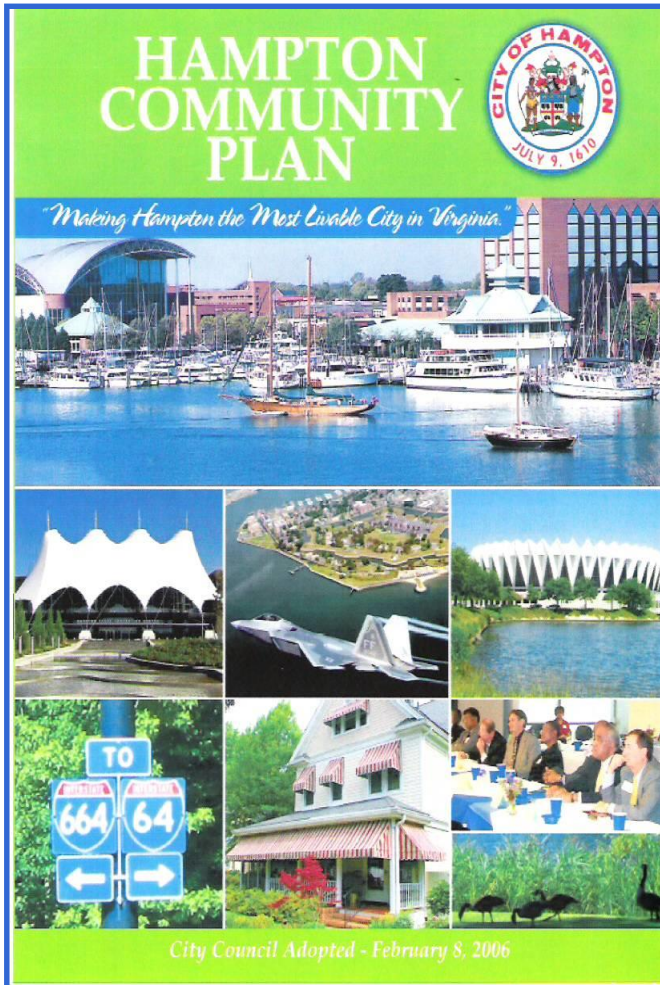
MU-CO: Mixed Use:
Commercial Overlay District

Hampton City Council

Work Session

January 27, 2010

MU-CO District- Mixed Use: Commercial Overlay District:



(Adopted 2006 by City Council, as amended)

- Implement the Community Plan and Master Plans
- Respond to new trends
- Provide property owners with options

MU-CO Overlay District

- ✦ *Optional* district:
- ✦ Gives property owners choice
- ✦ Adopting the MU-CO Overlay District does not automatically apply it to a property

Intent of MU-CO: Mixed Use: Commercial Overlay District

- ✦ Encourage a mix of residential, commercial, and civic/institutional uses and spaces
- ✦ Promote connectivity, access, and walkability; sustainable building and development practices; and enhanced civic life

MU-CO: Mixed Use: Commercial Overlay District

- ✦ New chapter: Chapter 10.2
- ✦ Expands by-right uses in C-1 and C-2 districts:
 - ✦ Single- and multi-family uses
 - ✦ Civic uses and spaces

MU-CO Overlay District Standards

- ✦ Uses: all permitted in C-1 and C-2 zoning districts plus:
 - ✦ One family residences, townhouses and multi-family dwelling units by right
 - ✦ Civic uses and spaces: parks, squares, greens, playgrounds, etc., accessible to the general public and designed into the MU-CO district

MU-CO Overlay District Residential Standards

- ✦ Dwelling unit: 1400 square feet one family residences; 900 square feet townhouses; 500 square feet multi-family dwelling units
- ✦ Residential density: 16 units per acre in C-1; no maximum in C-2
- ✦ Minimum residential component= 25% of the total project square footage

MU-CO Overlay District Development Standards

- ✦ Minimum percentage of ground floor commercial space:
 - ✦ 50% in C-1 zoning district
 - ✦ 75% in C-2 zoning district
- ✦ Minimum civic space: 10% of total building coverage
- ✦ Minimum green building requirement: 40% of the total square footage

MU-CO Overlay District

- ✦ *Optional* district:
- ✦ Gives property owners choice
- ✦ Adopting the MU-CO Overlay District does not automatically apply it to a property

MU-CO Overlay District

- ✦ Optional district, approved through rezoning:
 - (1) rezoning application requires development plans to demonstrate how the proposal conforms to goals of the MU-CO Overlay District
 - (2) Once approved to MU-CO Overlay District:
 - (a) C-1/C-2 rights retained **until** permits are issued and construction of MU-CO development plan has begun
 - (b) after (a), property **must** be developed according to approved MU-CO Overlay rezoning
 - (i) **or** obtain a rezoning back to the base district

Public Review of MU-CO Overlay District

- ✦ Zoning Ordinance Advisory Committee
- ✦ Community Groups
- ✦ Dedicated Website: www.zohampton.com
- ✦ Two Planning Commission work shops;
staff report at September public meeting

Today's Action

- 1 Recommend approval to City Council