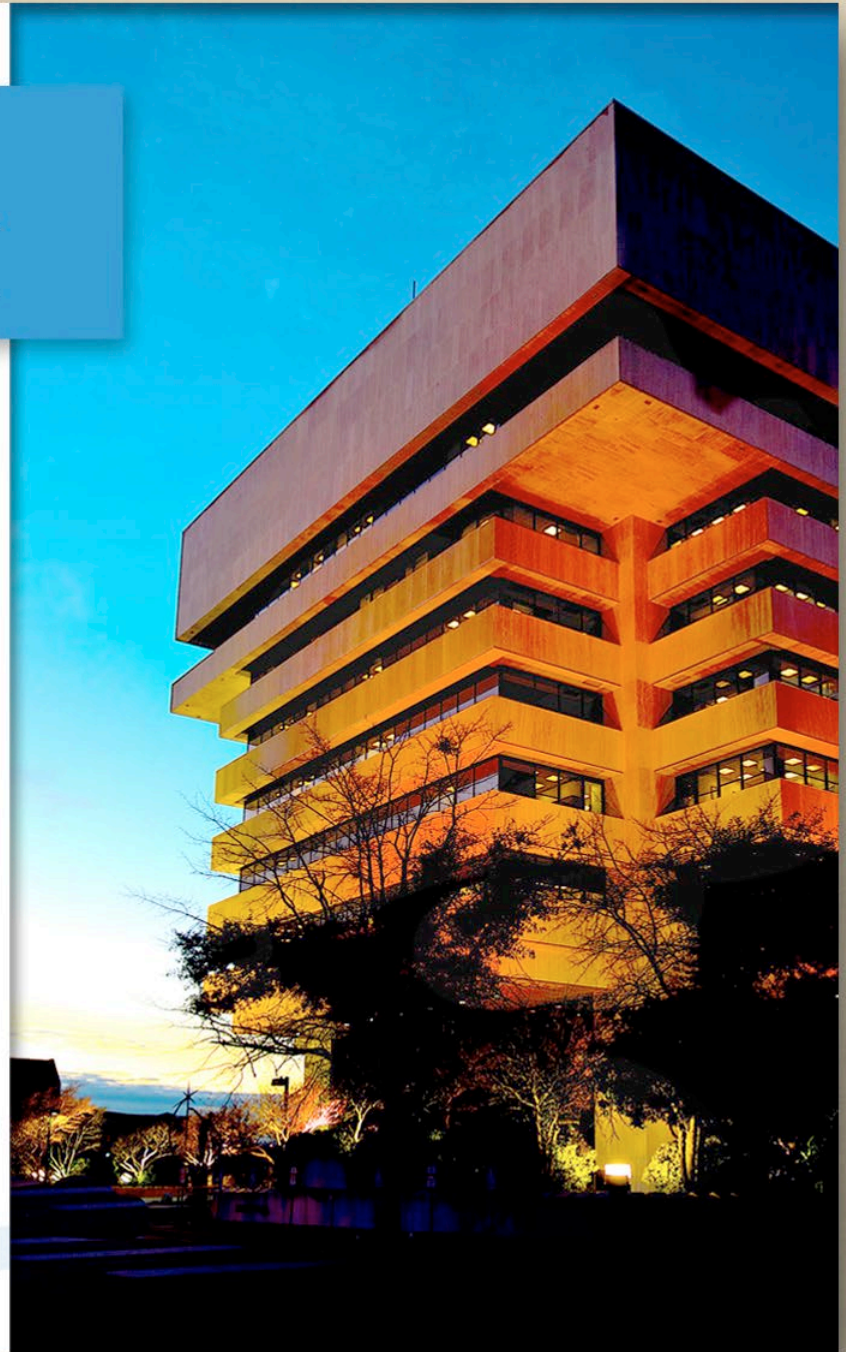


# HAMPTON VA

## **Zoning Ordinance Amendment No. 25-0199**

***Chapter 14  
Use Permit Expiration***

**Planning Commission  
July 17, 2025**



# Amendments

Amend Chapter 14 to Revise the  
Procedure for Establishing the Expiration  
of a Use Permit

# Background

- Current Use Permits are nullified after two (2) years if new construction is not substantially complete within that time
- 2021 ordinance amendment: most multi-family uses require a use permit
- Multi-family projects can be large developments that require more time for construction
- Currently, there is no discretion for city staff, Planning Commission, or City Council to alter Use Permit time frames
- Proposal would allow flexibility regarding the period of validity of a Use Permit

# Proposed Ordinance

- Maintains the current expiration conditions as the default rule
- Allows rule to be modified in appropriate cases through the Use Permit conditions
- In addition, the proposed amendment omits unnecessary language from subsection 3 of the existing ordinance



# Proposed Ordinance

## Section 14-12 – Expiration of a Use Permit

- Unless otherwise specified in this ~~chapter~~ ordinance or in the conditions of the use permit, a use permit shall automatically expire and become null and void under any of the following conditions:
  - (1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;
  - (2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or
  - (3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. ~~In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.~~

# Conclusion

- Public hearing
- Action
  - Staff recommends **approval** of Zoning Ordinance Amendment No. 25-0199