

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance of the City of Hampton,**  
2 **Virginia By Amending Chapter 9, Article III, Section 9-24 Entitled “Site Design” to**  
3 **Provide Alternatives Within the Coliseum Central Overlay to the Base District**  
4 **Requirements for Height, Density, Dwelling Area, and Lot Coverage.**

5  
6 **WHEREAS**, the public necessity, convenience, general welfare and good zoning practice  
7 so require;

8  
9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Chapter 9, Article  
10 III, Section 9-24 of the Zoning Ordinance of the City of Hampton, Virginia, be amended  
11 and re-enacted as follows:

12  
13 **CHAPTER 9 – OVERLAY DISTRICTS**

14  
15 ...

16  
17 **ARTICLE III. – O-CC DISTRICT – COLISEUM CENTRAL OVERLAY**

18  
19 ...

20  
21 **Sec. 9-24. - Site design.**

22 ...

- 23 *(4) In an effort to allow maximum utilization of the site, alternatives to the requirements of the*  
24 *R-M, C-1, C-2, and C-3 base districts may be permitted through an administrative design*  
25 *review process wherein the city staff will work with the applicant to obtain city approval of*  
26 *the development proposal. Such approval shall be based on the development proposal's*  
27 *ability to meet the overall intent of subsection (1) above, and include the following:*  
28 *(a) Relief from Sec. 5-2, Sec. 6-3(1), Sec. 6-4(2)(a), Sec. 6-12(1), Sec. 6-13(2)(a), and*  
29 *Sec. 6-22 so as to allow a maximum height of one hundred fifty (150) feet;*  
30 *(b) Relief from Sec. 6-4(5) and Sec. 6-13(5) so as to allow the elimination of the density*  
31 *maximum;*  
32 *(c) Relief from Sec. 6-4(6)(a) and Sec. 6-13(6)(a) so as to allow the elimination of the lot*  
33 *coverage maximum; and*  
34 *(d) Relief from Sec. 5-4, Sec. 6-4(4), and Sec. 6-13(4) so as to allow the elimination of*  
35 *minimum dwelling area requirements; in no case, however, shall the total number of*  
36 *dwelling units under five hundred (500) square feet exceed 50% of the entire*  
37 *development.*

38  
39 If the applicant and city staff are unable to reach agreement over the provision of  
40 appropriate design alternatives in lieu of the minimum standards for the development proposal,  
41 the director of the department of community development, or his designee, shall convene the  
42 Coliseum Central Design Review Committee (CCDRC) to evaluate and take action on the  
43 development proposal. The CCDRC shall review the submitted design alternative(s) for the  
44 development and evaluate whether or not the development proposal is an acceptable substitute  
45 for the minimum design standards in achieving the overall design intent of the district as set

46 forth in subsection (1) above. A tie vote of the CCDRC constitutes a denial of the development  
47 proposal.

48 The decision of the CCDRC may be appealed by an aggrieved applicant to the board of  
49 zoning appeals in accordance with chapter 13 of the zoning ordinance. An applicant may pursue  
50 a variance from the board of zoning appeals pursuant to chapter 13 of the zoning ordinance in  
51 the event the applicant disagrees with a decision of the CCDRC involving solely dimensional  
52 site requirements.

53  
54 **Secs. 9-25—9-30. Reserved.**

55