

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton, Virginia by**
2 **Amending Section 9-43 Entitled “Development Standards” Pertaining to the Green Area in the Infill**
3 **Housing Overlay**

4
5 **WHEREAS**, the public necessity, convenience, general welfare and good zoning practice so require;

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7 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Article V of the Zoning Ordinance of
8 the City of Hampton, Virginia, be amended and re-enacted as follows:
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10 **Chapter 9 - OVERLAY DISTRICTS**

11 **ARTICLE V. – O-IH—INFILL HOUSING OVERLAY**

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13 Sec. 9-43. - Development standards.

14 (1) *Height*. No building shall exceed thirty-five (35) feet in height and (2) two stories.

15 (2) *Dwelling Area*. A reduction in dwelling size is permitted if the minimum dwelling size required by
16 the base zone district cannot be met with the height restrictions and setback requirements of this
17 chapter. In such a case, the required dwelling area shall be reduced to meet the largest square
18 footage possible on that lot while meeting the minimum setback requirements of the base zone
19 district and not exceeding the building height regulations set forth in this chapter.

20 (3) *Front yard setback and façade zone*. There shall be a front yard setback equal to the average of
21 the front yard setbacks for single family residences on the same block. The front yard setback
22 shall not be required to be more than 30’ and shall not be less than 5’. A block shall be defined as
23 three hundred (300) feet in both directions on the same side of the street. The façade zone shall
24 be drawn as a polygon starting from the front setback line, back along the side property lines
25 towards the interior of the property, with a fixed depth of ten (10) feet. Buildings shall meet the
26 following provisions:

27 (a) A minimum of 50% of the width of the proposed structure shall be located within the façade
28 zone.

29 (b) The main entry door must be located within the façade zone and shall not be located on the
30 furthest most exterior side walls.

31 (c) Any street facing façade within the façade zone shall include a minimum of 20% fenestration.

32 (4) In the case where the average of the block is more than 30’, there shall be no maximum front
33 setback and the minimum front setback shall be 30’.

34 (a) The main entry door shall not be located on the furthest most exterior side walls.

35 (b) Any street facing façade shall include a minimum of 20% fenestration.

36 ~~(5) Green area. A minimum of fifty (50) percent of the front yard shall be green area.~~

37 ~~(5)~~(6) *Garage location*. If constructed, an attached garage shall be located a minimum of eighteen
38 inches (18”) behind the front door.

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