

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	P	P	P	P	UP	P					
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 unit (one unit over commercial)																	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				
orphanage																	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	UP				
bed & breakfast 2	UP	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	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		
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			
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)	
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		
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			
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				
	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP				

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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	
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 rental and contractor's storage																					P*	P*	P*	Sec. 3-3(31)
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*	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*	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	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	UP	
heliport/helistop																						UP		
parking garage, commercial																						P	P	
parking lot, commercial																			P	P		P	P	
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	P		
utility building/substation	PC	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																					
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*	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	