

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 Front Yard Setback,**
3 **Height, and Garage Location in the Infill Housing Overlay**

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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 Section 9-43 of the Zoning Ordinance
8 of 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

12 Sec. 9-43. - Development standards.

- 13 (1) Height. No building shall exceed ~~twenty-five (25) feet in height and two (2) stories.~~ *thirty-five (35)*
14 *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. A block shall be defined
22 as three hundred (300) feet in both directions on the same side of the street. *The façade zone*
23 *shall be drawn as a polygon starting from the front setback line, back along the side property lines*
24 *towards the interior of the property, with a fixed depth of ten (10) feet. and Buildings shall meet*
25 *the following provisions:*
- 26 (a) ~~This setback shall be a build-to-line.~~
- 27 (b) ~~At least fifty (50) percent of the width of the build-to-line shall be occupied by the building's~~
28 ~~main front facade which consists of the front wall containing the main entry door.~~
- 29 (a) *A minimum of 50% of the width of the proposed structure shall be located within the façade*
30 *zone.*
- 31 (b) *The main entry door must be located within the façade zone and shall not be located on the*
32 *furthest most exterior side walls.*
- 33 (c) *Any street facing façade within the façade zone shall include a minimum of 20% fenestration.*
- 34 (4) Green area. A minimum of fifty (50) percent of the front yard shall be green area.
- 35 (5) Garage location. If constructed, an attached garage shall be located a minimum of eighteen
36 inches (18") behind the ~~main front facade of the house~~ *front door*.

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