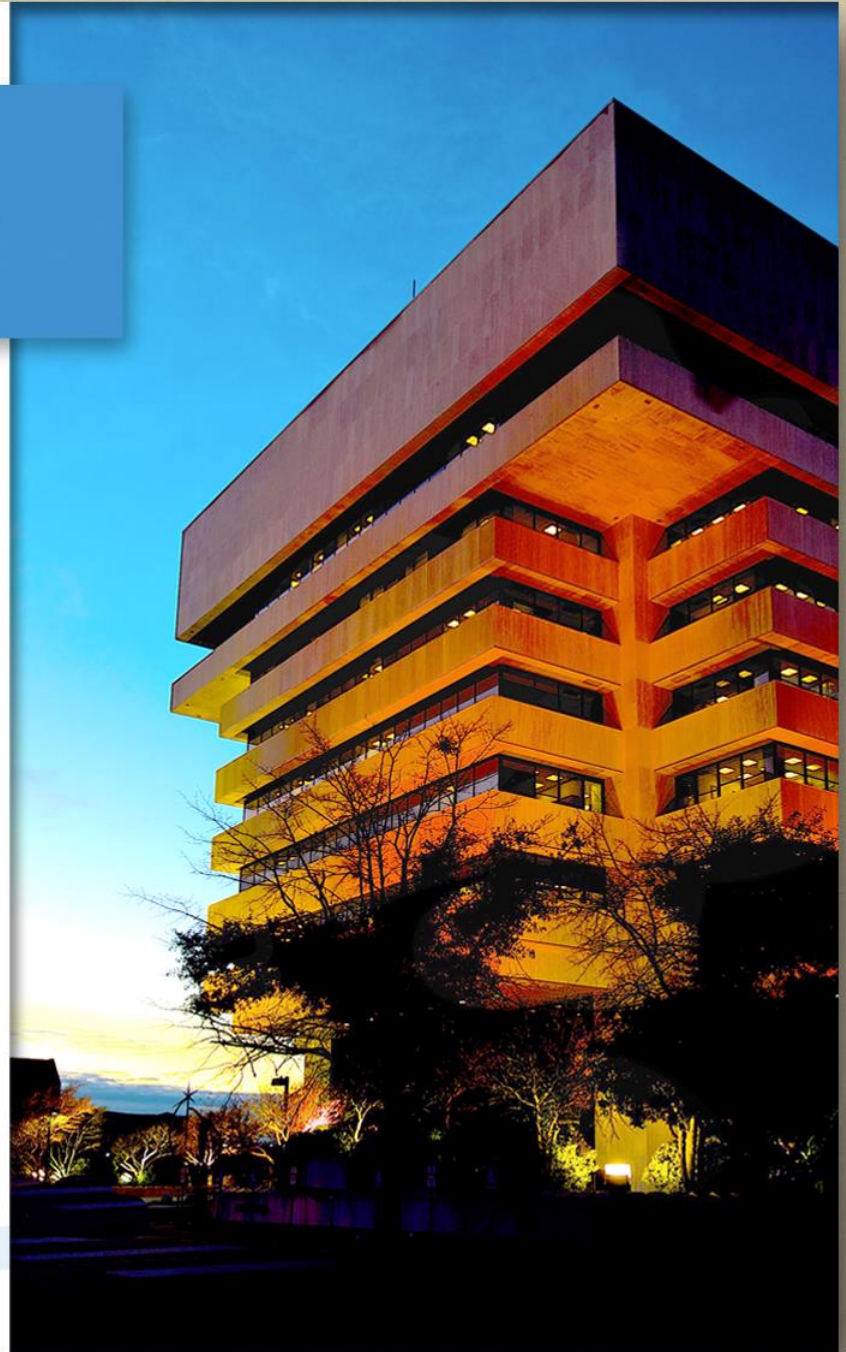


# HAMPTON VA

## **Zoning Ordinance Amendment #21-0198**

### **Parking on Residential Lawns**

**City Council  
December 8, 2021**



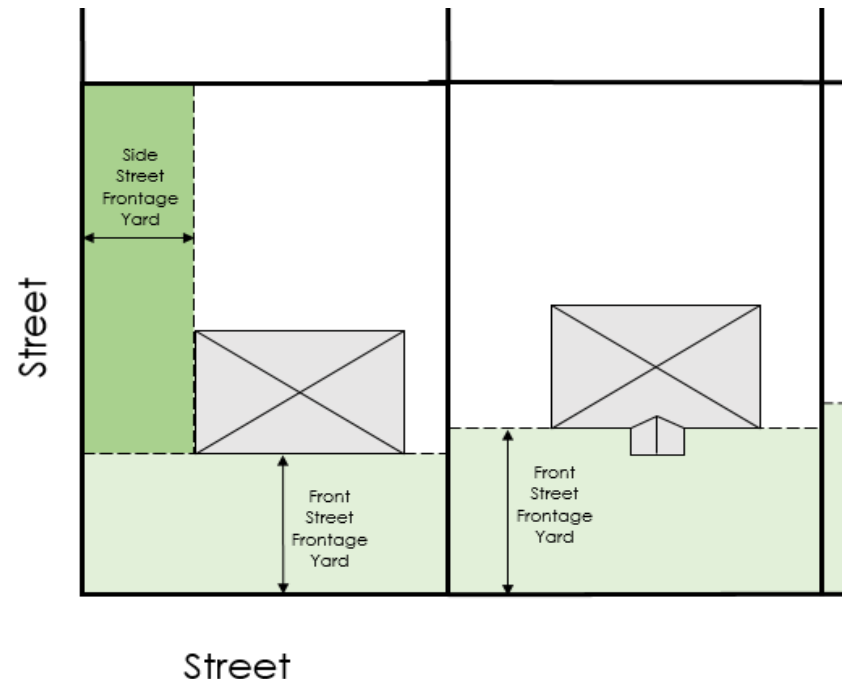
# Parking on Residential Lots

## Street Frontage Yard

- only on an improved driveway
  - concrete, asphalt, pavers designed to support the weight of motor vehicles, rock, gravel, oyster shells, etc.
- unless meeting exception

## Rear Yard or Interior Side Yard

- no limit to operable, personal vehicles in the rear yard











# Background

- Requested by neighborhood groups and citizens
- September 2020 - City Council deferred the amendment due to the economic uncertainty associated with COVID-19 with the intent to bring it back at a later date
- May 2021 - City Council requested parking on lawns be brought back after COVID-19 restrictions were lifted
- July 15, 2021 - Planning Commission recommended approval of this amendment
- August 11, 2021 - Briefing to City Council on amendment
- September 8, 2021 – City Council requested deferral until December

# Goals

- Preserve green area
- Improve character - make a positive impact on neighborhoods
- Property values
- Limit cost burden
- Provide necessary exceptions
- Outreach



# Changes

- Loading/unloading exemption
- Permit existing gravel driveways without a border
- Effective date of July 1, 2022

# Exceptions

- When either side of adjacent street is labeled as no parking permitted
- Reasonable accommodation (ADA)
- City approved special event permit
- Street closure
- Street sweeping/maintenance
- Flooding or other severe weather events
- When washing the car
- **Loading and unloading up to 24 hours**

# Improved Driveways

A strip of land providing a vehicular connector between a right-of-way and a parking space or garage, includes the parking space

Materials:

- Concrete, asphalt, pavers designed to support the weight of motor vehicles
- rock, gravel, oyster shells when contained by a border
- or any other similar improved surface, not to include grass, dirt or compacted soil



# Existing Gravel Driveways

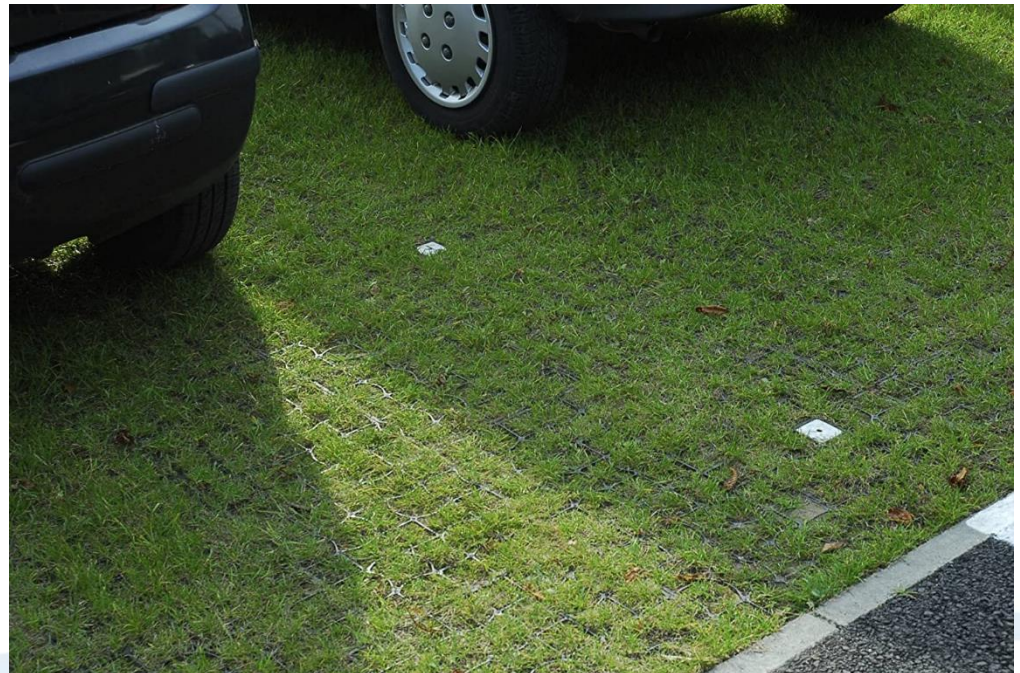
## Nonconforming driveways

- Rock, gravel, oyster shells, etc. without a border
- Can be maintained in existing footprint
- Expansions must comply with ordinance



# Grass Paving Systems

- Not included in the definition of “improved surface”
  - Concrete, asphalt, pavers designed to support the weight of motor vehicles; rock, gravel, oyster shells when contained by a border; or any other similar impervious surface, not to include grass, dirt, or compacted soil.
- Future amendment to the definitions could permit this material



# Summary

- Regulation applies to yards adjacent to streets
- Must park on improved surface, existing gravel driveway, or on permitted street parking
  - With exceptions
- Proposed effective date of July 1, 2022

# Options

## **Adopt** ZOA #21-0198

Staff can bring an amendment to the definitions at a later date to allow grass paving system

## **Defer** ZOA #21-0198

Staff can bring an amendment to the definitions and bring ZOA 21-0198 back to be acted upon as a package

## **Indefinitely Defer** ZOA #21-0198