

Zoning Ordinance Re-write

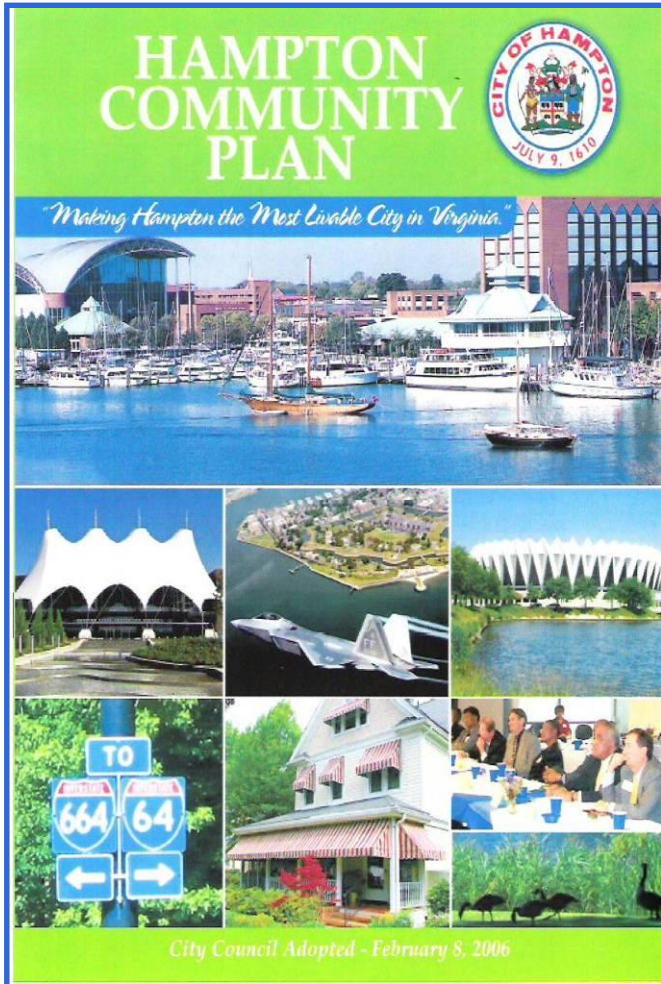


Hampton
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Hampton City Council

February 10, 2010

Why Re-write the Zoning Ordinance?



(Adopted 2006 by City Council, as amended)

Planning Department/February 10, 2010

- City Council direction:
 - Implement the Community Plan and Master Plans
 - Respond to new trends
 - Provide property owners with options

City Council
Staff Report

Today's Agenda

- ✦ Staff: brief presentation on 3 proposed zoning districts:
 - ✦ R-4 One Family Residence District
 - ✦ MD-4 Multiple Dwelling District
 - ✦ MU-CO Mixed Use Commercial Overlay District

Public Review of Proposed Districts

- ✦ Zoning Ordinance Advisory Committee
- ✦ Community Groups
- ✦ Dedicated Website: www.zohampton.com
- ✦ Planning Commission review:
 - ✦ 2 dedicated work sessions, 1 public meeting, and 2 public hearings; recommends approval

R-4 District Standards

- ✦ Lot area: minimum 4000 square feet (by right) **OR**
- ✦ Lot area: minimum 3000 square feet with approved Use Permit
- ✦ Dwelling unit: minimum 1300 square feet

Application of R-4 District

Limited to 2 scenarios:

(1) -contiguous areas of legal non-conforming lots

- sufficient land area to justify

- within context of Community

Plan and surrounding zoning and development

Application of R-4 District

- (2) -geographic areas within adopted plans that recommend residential development on lots meeting R-4 standards
 - and are governed by an adopted Pattern Book

Request to Defer

- Request deferral of action on R-4 District
- Allow time to address questions from City Council work session

Zoning Ordinance Amendment



MD-4: Mixed Dwelling District

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MD-4 District Standards

- ✦ MD-4 uses do not change, except to add single-family
- ✦ Dwelling unit sizes do not change

MD-4 District

- ✦ Adopting the revised MD-4 District does not automatically apply it to a property
- ✦ Council has ultimate control

Request to Approve

- Request City Council to approve Zoning Ordinance Amendment for the MD-4 District

Zoning Ordinance Amendment



MU-CO: Mixed Use:
Commercial Overlay District

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MU-CO Overlay District Standards

- ✦ Uses: all permitted in C-1 and C-2 zoning districts *plus*:
 - ✦ One family residences, townhouses and multi-family dwelling units by right
 - ✦ Civic uses and spaces: parks, squares, greens, playgrounds, etc., accessible to the general public and designed into the MU-CO district

MU-CO Overlay District

Residential component:

- ✦ Residential density: 16 units per acre in C-1; no maximum in C-2
- ✦ Minimum residential component= 25% of the total project square footage

MU-CO Overlay District

- ✦ Minimum percentage of ground floor commercial space:
 - ✦ 50% in C-1 zoning district
 - ✦ 75% in C-2 zoning district
- ✦ Minimum civic space: 10% of total building coverage
- ✦ Minimum green building requirement: 40% of the total square footage

MU-CO Overlay District

Once approved for MU-CO Overlay District:

(a) C-1/C-2 rights retained **until** permits are issued and construction of MU-CO development plan has begun

(b) after (a), property **must** be developed according to approved MU-CO Overlay rezoning

or obtain a rezoning back to the base district

Request to Approve

- 1 Request City Council to approve adoption of the MU-CO District