

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,**
2 **Virginia By Amending Section 4-104, "Lot Area," To Reduce Minimum Lot Size in R-4.**
3

4 **WHEREAS**, the public necessity, convenience, general welfare and good zoning practice so
5 require;
6

7 **BE IT ORDAINED** by the City Council of the City of Hampton, Virginia that Section 4-104 of the
8 Zoning Ordinance of the City of Hampton, Virginia be amended to read as follows:
9

10 **CHAPTER 4 – R-4 DISTRICT—ONE FAMILY RESIDENTIAL**
11

12 ...
13

14 **Section 4-104. – Lot area.**
15

16 (1) In developments containing less than 24,000 square feet of contiguous land area, a
17 lot ~~served by an alley~~ shall contain a minimum of ~~four~~ three thousand (43,000) square feet.
18 ~~unless located on a corner, in which case the lot shall contain a minimum of five thousand~~
19 ~~(5,000) square feet~~ Lots less than four thousand (4,000) square feet shall have a minimum
20 frontage of thirty (30) feet. ~~and such lot~~ Lots four thousand (4,000) square feet or greater, but
21 ~~less than five thousand (5,000) square feet,~~ shall have a minimum frontage of forty (40) feet.
22 Lots five thousand (5,000) square feet or greater shall have a minimum frontage of fifty (50)
23 feet.~~;~~or
24

25 (2) In developments containing 24,000 square feet or more of contiguous land area, ~~L~~ots
26 shall be a minimum of 3,000 square feet, provided that lots smaller than 5,000 square feet
27 must be served by an alley. Lots without alley access shall contain a minimum of five
28 thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet.
29 Notwithstanding the foregoing, any lot located on a corner, ~~in which case the lot shall contain~~
30 a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of
31 fifty (50) feet.~~;~~or