

**Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,  
Virginia By Amending Section 1-30 Entitled “General Green Area Requirements” To Add  
PH-2 To The List of Zoning Districts Exempt From The Ten Percent Green Area  
Requirement**

**Whereas**, the public necessity, convenience, general welfare and good zoning practice so  
require;

**BE IT ORDAINED** by the Council of the City of Hampton, Virginia that chapter 1 of the Zoning  
Ordinance of the City of Hampton, Virginia, be amended to read as follows:

**CHAPTER 1 – GENERAL PROVISIONS**

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**ARTICLE II. – REGULATIONS APPLICABLE TO MANY OR ALL ZONING DISTRICTS**

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**Sec. 1-30. General green area requirements.**

- (1) ~~In development of property other than that zoned~~ *A minimum of ten (10) percent  
of the land area of the lot shall be designated as green area for trees, shrubs,  
and turf for all properties except for those zoned* R-LL, RT-1, MD-1, MD-2, MD-  
3, MD-4, P0-1, P0-2, DT-1, DT-2, DT-3, HRC-1, HRC-2, HRC-3, BB-1, BB-2,  
BB-3, BB-4, BB-5, FM-1, FM-2, FM-3, FM-4, PH-1, **PH-2**, O-CBP and O-CC,  
and all one-family, two-family and duplex dwellings. ~~; a minimum of ten (10)  
percent of the land area of the lot shall be designated as green area for trees,  
shrubs and turf.~~

- (2) The following criteria shall be met *in all districts*:
- (a) No accessory uses or structures except utilities and stormwater management facilities shall be located in a green area.
  - (b) In any parking area, including drive aisles and drive-throughs regardless of size, a minimum ten (10) foot green area shall be provided immediately adjacent to any existing or future public right-of-way.

- (3) *In all districts*, ~~D~~ development sites less than two (2) acres shall comply with the following:
- (a) On sites which front upon only one (1) public street, a minimum of seventy-five (75) percent of the required green shall be located within the front yard.
  - (b) On sites which front upon two (2) public streets or proposed rights-of-way, a minimum of seventy-five (75) percent of the required green area shall be distributed within the yard areas adjacent to the existing or proposed public rights-of-way; no such area shall contain less than

thirty (30) percent of the requirement, and no less than twenty (20) percent of the required green area shall be located in each yard fronting upon existing or proposed public rights-of-way.

- (4) *In all districts*, ~~D~~ development sites of two (2) or more acres shall comply with the following:
- (a) On sites which front upon only one (1) public street, a minimum of fifty (50) percent of the required green area shall be located within the front yard.
  - (b) On sites which front upon two (2) public streets or proposed rights-of-way, a minimum of fifty (50) percent of the required green area and landscaping shall be distributed within the yard areas adjacent to existing or proposed public rights-of-way; no such area shall contain less than twenty (20) percent of the requirement, and no less than ten (10) percent of the required green area shall be located in each yard fronting upon existing or proposed public rights-of-way.
- (5) Green areas located within any building shall not be credited toward meeting the total green area requirement.
- (6) Green areas interior to the perimeter of any structure that may serve as a court-yard may be credited toward meeting the total green area requirement.
- (7) Areas designated as green areas upon the approved site plan, or subdivision plat that are utilized for storage or the display of products shall be considered in violation of the city zoning ordinance.
- (8) Landscaping within green areas shall comply with the "City of Hampton Landscape Guidelines" or as otherwise proffered or conditioned pursuant to applicable provisions of the city zoning ordinance.

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