

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE																													
Permission Key: P = permitted by-right UP = use permit PC = planning commission action SX = special exception ZA = zoning administrator permit blank = not permitted * = see additional standards column for reference																													
USES	Special Zoning Districts																											*Additional standards on uses	
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Downtown			Phoebus			Fort Monroe				Parks			
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2		
RESIDENTIAL - 1, 2 & MULTIFAMILY																													
1-family detached dwelling					P		P*	P	P	P												P	P	UP				Sec. 3-3(1)	
2-family dwelling (on one lot)								P	P	P						P	P					P	P	UP					
duplex dwelling (on two fee-simple lots)							P*	P	P	P						P	P					P	P	UP				Sec. 3-3(2)	
multifamily dwelling							P		P	P	P	P				P	P	P	P	P	P		P	UP					
townhouse (on a fee-simple lot)							P									P	P	P	P	P	P		P	UP					
manufactured home																							P	UP				Sec. 3-3(3)	
manufactured/mobile home park							UP*											UP*										Sec. 3-3(4)	
manufactured/mobile home subdivision							UP*											UP*										Sec. 3-3(4)	
upper-floor dwelling unit (one unit over commercial)																P*	P*		P	P	P							Sec. 3-3(5)	
dwelling unit for resident caretaker/watchman	P*	P*		P*		P*									P*				P	P	P							Sec. 3-3(6)	
home occupation					P*		P*	P*	P*	P*	P*	P*				P*	P*	P*	P	P	P	P*	P*	P*				Sec. 3-3(7)	
GROUP LIVING																													
boarding/rooming house							P									P		P											
detention facility																													
group home 1					P		P	P	P							P	P	P				P	P						
group home 2																												Sec. 3-3(8)	
halfway house																													
juvenile residence																						P	P					Sec. 3-3(8)	
nursing home							UP									UP	UP	UP											
orphanage																												Sec. 3-3(9)	
shelter																												Sec. 3-3(9)	
RETAIL SALES, SERVICES & OFFICE																													
bank, with drive-through		P		P		P	P			P	P	P		P	P	P	P		UP	UP	UP			UP					
bank, without drive-through		P	P	P		P	P			P	P	P		P	P	P	P		P	P	P			UP	UP				
barber shop/beauty salon		P					P			P	P	P		P		P	P		P	P	P			UP	UP				
bed & breakfast 1							UP	UP	UP	UP						UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bed & breakfast 2							UP	UP	UP	UP						UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bicycle sales and repair							P			P	P	P		P		P	P		P	P	P			UP	UP				
boat repair	P	P															P							UP					
boat sales	P*	P					P			P	P	P		P		P	P		P	P	P			UP				Sec. 3-3(45)	
car wash, hand/auto detailing	P	P					P																						
car wash, self-service or automated	P	P																											
catering service														P					P	P	P			UP	P				
clothing maker, custom		P		P		P	P			P	P	P				P	P		P	P	P								
computer equipment repair		P											P	P					P	P	P								
day care 1, family	P*	P*	P*	P*	P	P*	P	P	P	P	P	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P*	P*	Sec. 3-3(10)	
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)	
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*	Sec. 3-3(49)	
day care 2, commercial																UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	Sec. 3-3(50)	
day spa							P									P	P		P	P	P			UP	UP				
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P				P	P		P	P	P			UP	UP				
dry cleaning, closed type using nonflammable liquid							UP									UP	UP												
dry cleaning														P															
farm supplies/equipment sales and service	P	P																											
funeral home/mortuary							UP												P	P	P								
gas station	P	P												P		P	P		UP	UP	UP								
hotel										UP	UP	UP	UP	P		UP	UP		UP	UP	UP	UP	UP	UP	UP				
hotel, extended stay										UP	UP	UP	UP	UP		UP	UP					UP			UP				
laundromat							P									P	P		P	P	P								
liquor store				P		P	P			P	P	P		P		P	P		P	P	P								
loan office							P									P	P		P	P	P								
motorcycle sales																												Sec. 3-3(40)	
motorcycle service																												Sec. 3-3(41)	
office, general		P	P	P		P	P			P	P	P	P	P	P	P	P		P	P	P	P	UP	P					
office, government		P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	UP	P					
office, laboratory or research		P*	P*	P*		P*							P*	P*	P*				P*	P*	P*	P	UP	P				Sec. 3-3(44)	
office, medical		P		P		P	P			P	P	P	P	P	P	P	P		P	P	P			UP	P				
office, taxicab	P	P					P									P	P												
outdoor dining 1							ZA*			ZA*	ZA*	ZA*										ZA*	ZA*	ZA*	ZA*			Sec. 3-3(12)	
outdoor dining 2							UP*			UP*	UP*	UP*										UP*	UP*	UP*	UP*			Sec. 3-3(13)	

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PH-1	PH-1	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
outdoor dining, downtown																ZA*	ZA*											Sec. 3-3(14)
outdoor dining, Phoebus																			ZA*	ZA*	ZA*							Sec. 3-3(48)
pawn shop																												
print shop/private postal service, max. 500 sq. ft.							P									P	P											
print shop/private postal service, max. 3000 sq. ft.																												
print shop/private postal service, no max.		P	P	P		P				P	P	P	P	P	P				P	P	P			P				
restaurant, without drive-through		P					P			P	P	P		P	P	P	P		P	P	P	UP	UP	UP	P			
restaurant, with drive-through		P					P			P	P	P			P	P	P		UP	UP	UP							
restaurant, drive-in		P								P	P	P			P													
restaurant, accessory, not to include drive-through													P															
retail sales, general ^A		P		P		P	P			P	P	P			P	P	P		P	P	P	UP	UP	UP	UP			
rummage sale, temporary							P*									P*	P*		P*	P*	P*		P*	P*				Sec. 3-3(15)
second-hand store																			P	P	P							Sec. 3-3(16)
sign painting shop	P	P																	P	P	P			P				
storage facility	P	P		P		P																						
tattoo parlor																			UP	UP	UP							
tire sales	P	P																										Sec. 3-3(17)
tire repair	P	P																										Sec. 3-3(17)
Turkish bath							P									P	P											
upholstery shop				P		P													P	P	P			P				
vehicle repair, heavy	P	P																										
vehicle repair, light	P	P												P		P	P											
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales	P	P																										
vehicle sales, of used vehicles	UP	UP																										
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																												Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair	UP*	UP*																										Sec. 3-3(18)
vending stand, food																										P		
INSTITUTIONAL																												
college/university, public							P						P	P		P	P		P	P	P	P	UP	P				
college/university, private							UP						P	P		UP	UP		UP	UP	UP	P	UP	P				
hospital							UP									UP	UP		UP	UP	UP			P				
library, public							P						P			P	P	P	P	P	P	P	UP					
library, private							UP						P			UP	UP	UP	P	P	P	P	UP					
museum, public							P						P			P	P	P	P	P	P	P	UP					
museum, private							UP						P			UP	UP	UP	P	P	P	P	UP					
post office							P						P	P		P	P		P	P	P							
religious facility							P*	P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*	P	P					Sec. 3-3(24)
mental health/substance abuse treatment facility																												
school, horse riding																												Sec. 3-3(19)
school, public							UP						P	P		UP	UP	UP	UP	UP	UP	P	UP	P				
school, private							UP						P	P		UP	UP	UP	UP	UP	UP	P	UP	P				
RECREATIONAL																												
adult entertainment establishment																												Sec. 3-3(20)
amusement center																			UP	UP	UP							
amusement operations																												
auditorium														P		P	P		P	P	P	P	UP		P			
banquet hall																ZA*			ZA*	ZA*	ZA*	ZA*	UP*	ZA*	ZA*			Sec. 3-3(51)
billiard hall										UP	UP	UP	P	P					P	P	P				P			
boat tour/charter boat docking facility																	P		P	P	P		UP	UP	P			
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	
bowling alley													P	P					P	P	P				P			
carnival																												
club/lodge, private or fraternal							UP									UP	UP		P	P	P		UP					
community center							UP									UP	UP	UP	UP	UP	UP		UP		P	P		
coin-operated amusement devices, accessory							P*									P*	P*		P*	P*	P*							Sec. 3-3(21)
dance hall																			UP	UP	UP							
golf course/country club			UP	UP		UP							P	P											P	P		
live entertainment 1, in conjunction with a restaurant							ZA*			ZA*	ZA*	ZA*				ZA*	ZA*		ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*			Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery													ZA*	ZA*		ZA*	ZA*		ZA*	ZA*	ZA*		ZA*	ZA*	ZA*			Sec. 3-3(22)
live entertainment 2, in conjunction with a restaurant							UP*			UP*	UP*	UP*				UP*	UP*		UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(23)
live entertainment 2, in conjunction with a micro-brewery/distillery/winery													UP*	UP*		UP*	UP*		UP*	UP*	UP*		UP*	UP*	UP*			Sec. 3-3(23)
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PH-1	PH-1	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
park/playground, active							UP						P	P		UP	UP	UP	UP	UP	UP	P	P	FM-3	P	P		
park, passive/open space			UP	UP		UP	UP						P	P		UP	UP	UP	UP	UP	UP	P	P		P	P	P	
recreation center			P																				UP		P	P		
shooting range, indoor																												
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*								UP*	UP*	Sec. 3-3(25)
skateboard ramp							SX*						P	P		SX*	SX*	SX*								P	P	Sec. 3-3(26)
skating rink, ice or roller													P	P					P	P	P				P	P		
swimming pool, commercial													P	P											P	P		
theater, indoor							P									P	P		P	P	P		UP		P			
theater, outdoor														P											P			
AGRICULTURAL & ANIMAL-RELATED																												
agriculture/farming	P	P																										Sec. 3-3(37)
animal boarding/stables																												Sec. 3-3(19)
community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(46)
kennel																												Sec. 3-3(38)
silviculture/plant nursery, no retail sales	P	P					P*																					Sec. 3-3(39)
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*								UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard																												
taxidermist																												
veterinarian office/hospital							UP*												P	P	P							Sec. 3-3(28)
accessory use/structure for keeping of recreational animals							P*									P*	P*											Sec. 3-3(29)
INDUSTRIAL																												
blacksmith	P	P																										
blast furnace/boiler works		UP	UP	UP		UP																						
brewery/distillery/winery, micro		UP	UP	UP		UP							P	P		P*	P*		P*	P*	P*		UP*	P	P			Sec. 3-3(47)
brewery/distillery		UP	UP	UP		UP							P	P										P				
cotton gin/oil mill		UP	UP	UP		UP																						
drop forge/power hammer		UP	UP	UP		UP																						
elevator; coal, grain or flour		UP	UP	UP		UP																						
foundry		UP	UP	UP		UP																						
freezing plant for produce	P	P																										
ice storage and distribution	P	P																										Sec. 3-3(43)
laundry and cleaning, commercial	P	P																										
machine shop or light metal fabrication	P	P													P									UP				
manufacturing of boats/sail-making	P	P												UP			P		P	P	P			P				
manufacturing/processing/treatment of baked goods, dairy products		UP	UP	UP		UP							P	P														
manufacturing/processing/treatment of seafood		UP	UP	UP		UP							P	P			P							UP				
manufacturing/processing/treatment 1 ^B		UP	UP	UP		UP									P									P				
manufacturing/processing/treatment 2 ^C		UP	UP	UP		UP																						
manufacturing/processing/treatment 3 ^D		UP	UP	UP		UP																						
manufacturing/processing/treatment 4 ^E		UP	UP	UP		UP							P	P										P				
manufacturing/processing/treatment 5 ^F		UP	UP	UP		UP																						
mill, lumber or saw; including lumberyard	P	UP	UP	UP		UP																						
mixing plant, asphalt or concrete	UP	UP	UP	UP		UP																						
motion picture studio														UP	P				P	P	P			P				
rolling mill		UP	UP	UP		UP																						
small artisan shop		UP	UP	UP		UP							P	P		UP	UP		P*	P*	P*			P				Sec. 3-3(30)
smelting or tin, copper, iron, or zinc		UP	UP	UP		UP																						
storage/distribution of flammable liquids																												
storage of materials, indoor/outdoor, including equipment rental and contractor's storage	P*	P*												P*	P*													Sec. 3-3(31)
tannery		UP	UP	UP		UP																						
trash or junk collection, storage, sorting or baling	UP	UP	UP	UP		UP																						
yard, railroad freight classification	P	P																										
yard, trucking terminal or draying	P	P																										
warehouse/distribution center	P	P	P	P		P							P	P	P													
wrecking; automobile, indoor	UP																											
wrecking; automobile, outdoor	UP																											Sec. 3-3(32)
UTILITIES & TRANSPORTATION																												
bus terminal																P	P											
communication antenna, commercial building-mounted							P*			UP*	UP*	UP*		P*	P*	P*	P*	P*	P*	P*	P*			P*	P*	P*		Sec. 3-3(33)
communication tower, commercial							UP*						UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			UP*		UP*		Sec. 3-3(34)
communication tower, noncommercial 75' max.					P		P						P			P	P	P						UP				
communication tower, noncommercial 75' to 125'					UP		UP						UP			UP	UP	UP						UP				
heliport/helistop													UP	UP	UP										P			
parking garage, commercial	P	P														P	P						UP	UP	P			

[illegible]