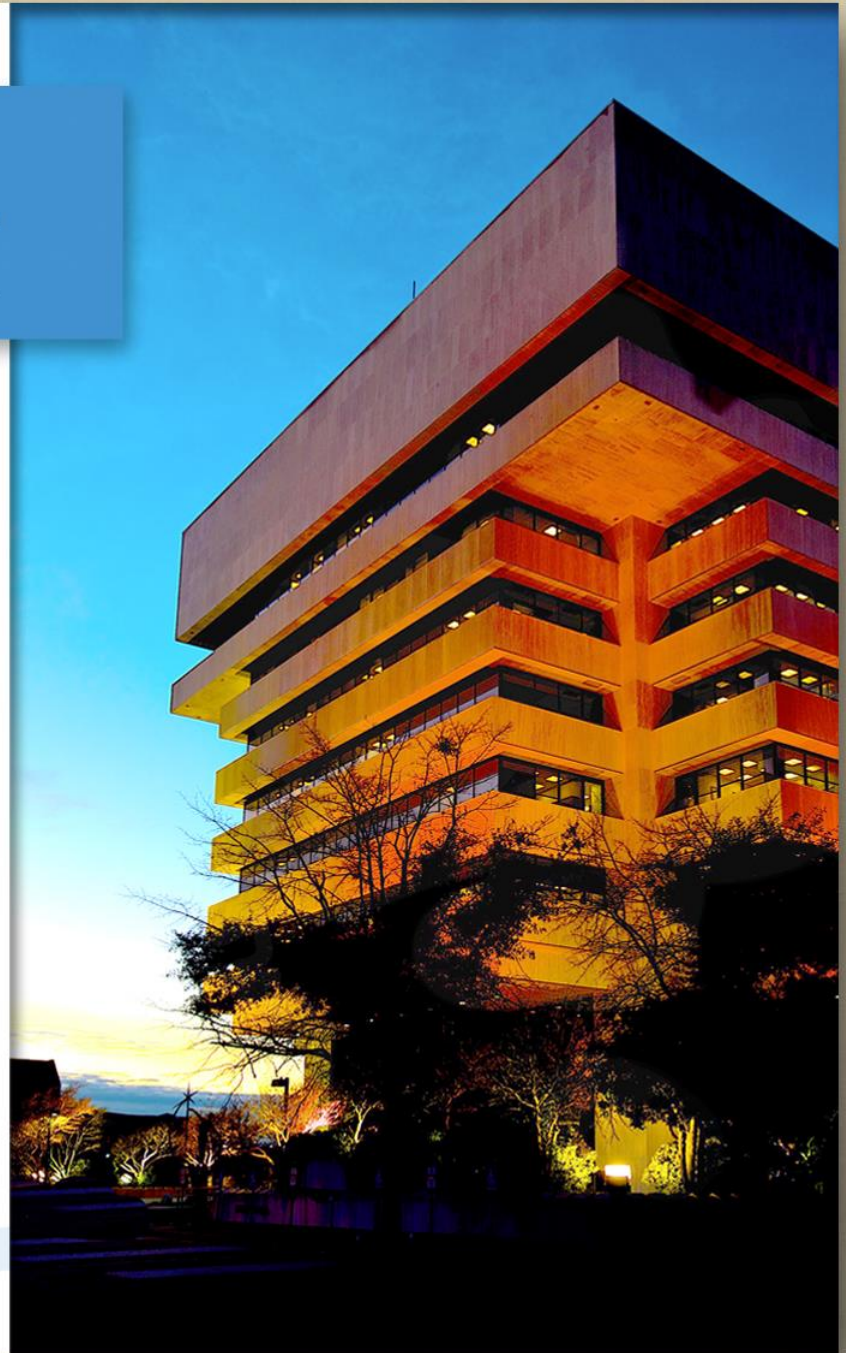


HAMPTON VA

Phoebus Zoning Districts & Related Zoning Regulations

**City Council
January 9, 2019**



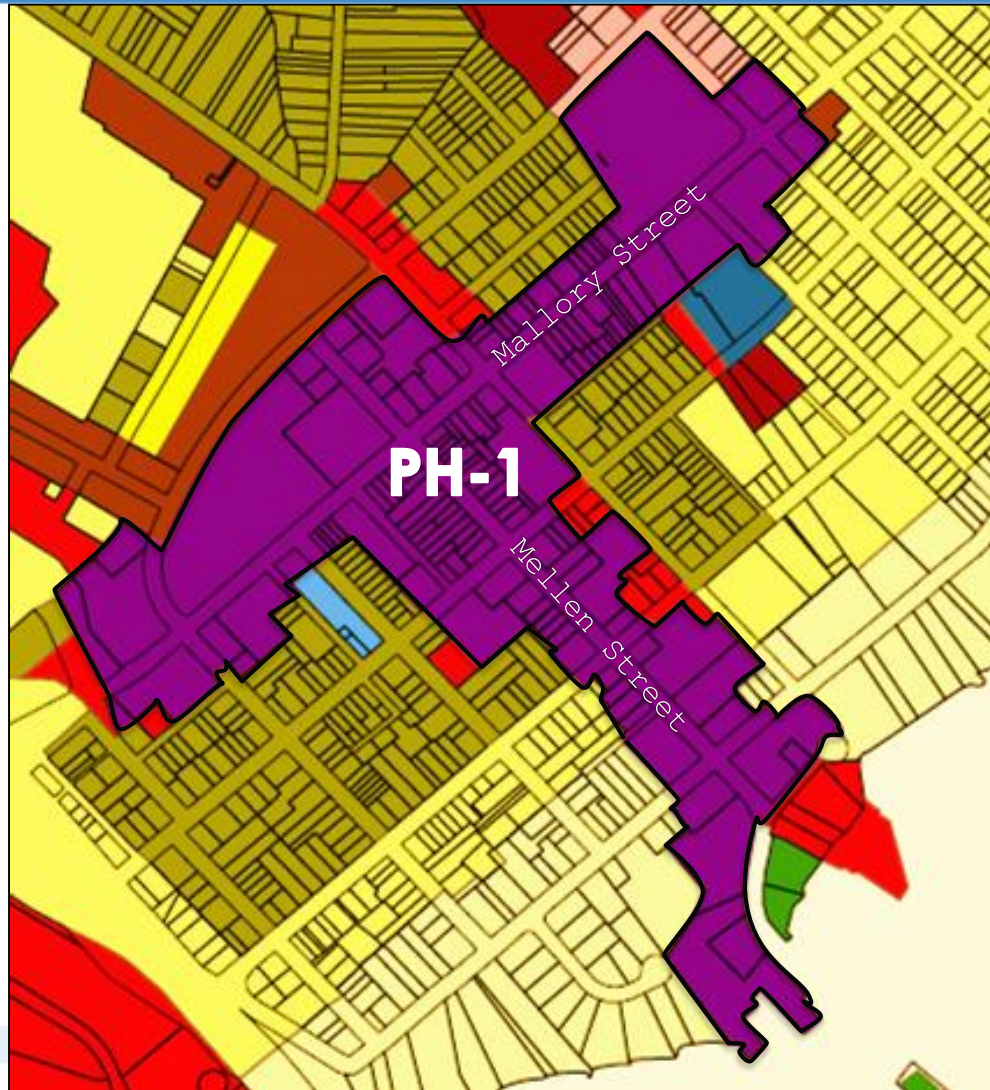
Requested Zoning Ordinance Amendments

- ZOA 18-00008: Chap.1: Green Area
- ZOA 18-00009: Chap. 3: Uses Permitted
- ZOA 18-00010: Chap. 8: PH-1
- ZOA 18-00011: Chap. 8: PH-2
- ZOA 18-00012: Chap. 8: PH-3
- ZOA 18-00013: Chap. 10: Signs
- ZOA 18-00014: Chap. 11: Parking

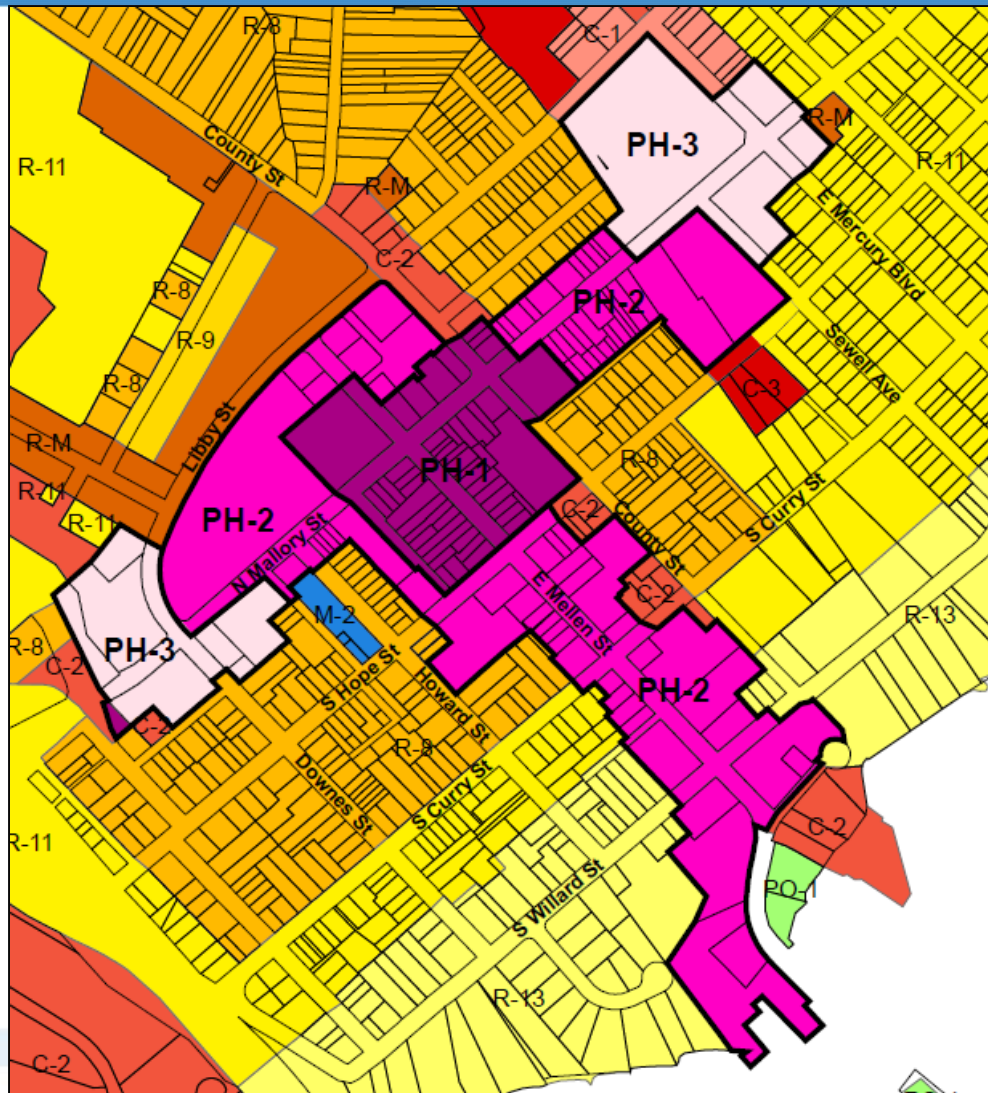
Rezoning Requests

- RZ 18-00009: PH-2
- RZ 18-00010: PH-3

Existing District



Proposed Districts




Purpose for Changes

to promote appropriate form of
development throughout the mixed-use
center of Phoebus



Phoebus Master Plan

Design Principles

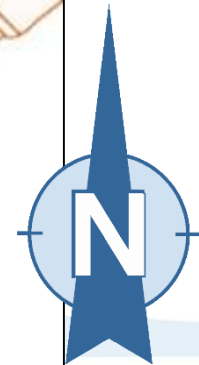
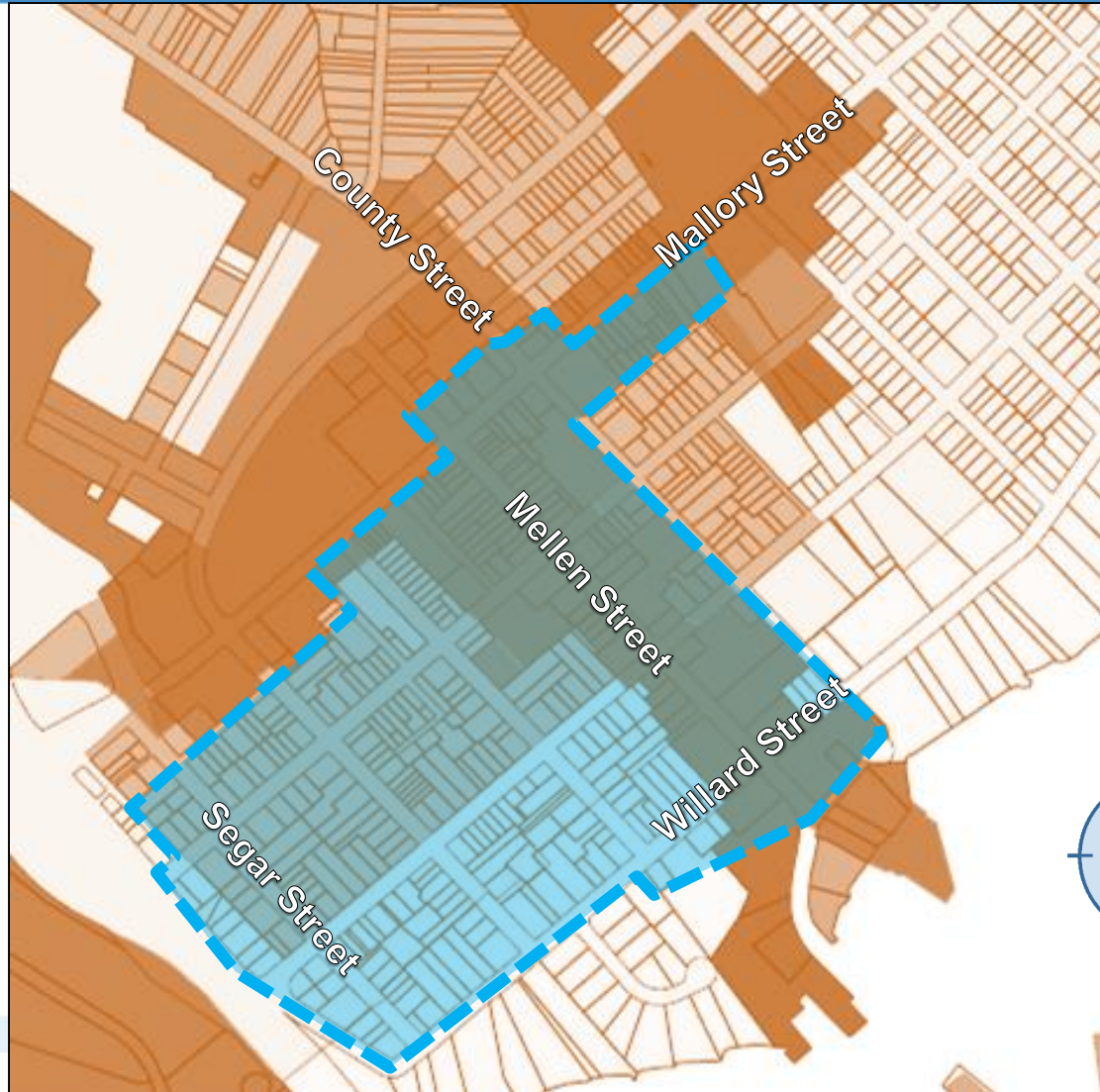
- Keep Phoebus unique
 - Improve connections to Fort Monroe, Hampton University, Downtown, and Buckroe
 - Encourage sensitive redevelopment of underutilized properties
 - Improve existing commercial areas
- 

Phoebus Master Plan

Design Principles

- “Commercial buildings within the commercial core are...**two stories** in height and constructed of masonry with simple adornment.” p.27
- “Following these historic patterns should be more strongly enforced along portions of **Mellen and Mallory** within the Phoebus Historic District boundaries...” p.27

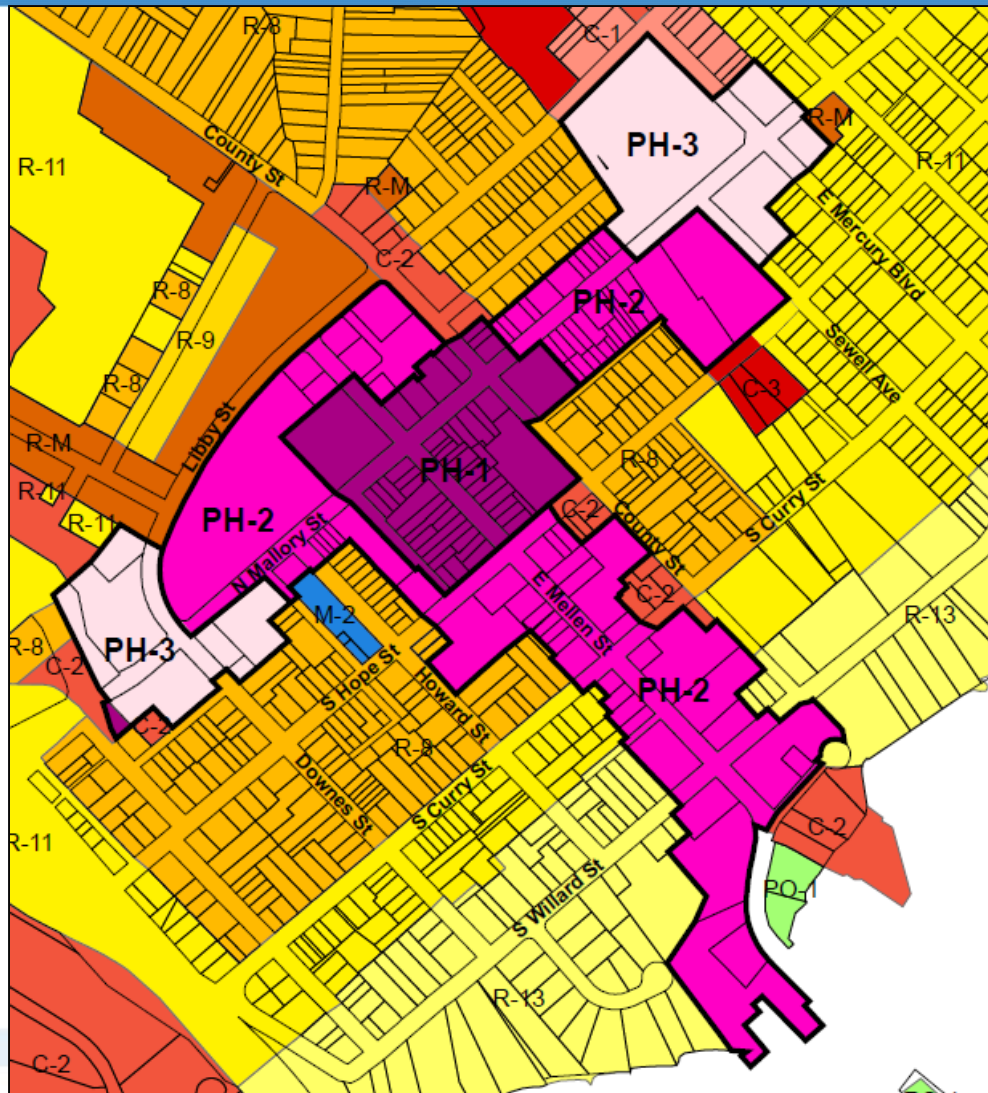
The Historic District



Proposal

Establish three districts for Phoebus, which are similar but vary in the level of urban form required of new development

Proposed Districts



PH-1

Phoebus Urban Core (PH-1)

densest PH district

- 2 story building height min
- 5,000 sq ft building max
- 50' building width
- 90% frontage



PH-2

Phoebus Town District (PH-2)

middle PH district

- 18' building height min
- 8,000 sq ft building max
- 75' building width (commercial)
- 175' building width (residential)
- 80% frontage



PH-3

Phoebus Commercial Transition District (PH-3)

edges of PH district

- 45' front setback max (commercial)
- 50% frontage
- 18' building height min



Use Table

PH-2 & PH-3 added

Permitted uses remain unchanged*

*Staff proposes layout changes to the use table

- Standard Zoning Districts
- Special Zoning Districts

Minor housekeeping amendments

Green Area

PH-1 and PH-2 will be exempt from 10% green area requirement

- denser development & pedestrian-oriented

PH-3 will not be exempt from 10% green area

- suburban development & auto-oriented



Signs

PH-2 and PH-3 permit
same signs currently
permitted in PH-1

Parking

PH-1 and PH-2

- **Non-residential uses** (except religious facilities, colleges/universities, schools, auditoriums and theaters) **exempt for the first 5,000 square feet measured for the purposes of determining parking**

PH-3

- Not exempt from parking regulations

Recommendation

Staff recommends approval of:

- ZOA 18-00008
- ZOA 18-00009
- ZOA 18-00010
- ZOA 18-00011
- ZOA 18-00012
- ZOA 18-00013
- ZOA 18-00014
- RZ18-00009
- RZ18-00010