

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,**
2 **Virginia By Amending Section 3-2 Entitled, “Table of Uses Permitted” and Section 3-3**
3 **Entitled, “Additional Standards On Uses,” to Modify Regulations Pertaining to Restaurants**
4 **and Micro-breweries, Distilleries, and Wineries With Retail Alcoholic Beverage Licenses**
5 **Or Live Entertainment**

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

8 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Sections 3-2 and 3-3 of
9 the Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:

10
11 **Sec. 3-2. Table of uses permitted.**

12 **(a) Table of Uses Permitted in Standard Zoning Districts.**

13 *[See attached use table for changes.]*

14 **(b) Table of Uses Permitted in Special Zoning Districts.**

15 *[See attached use table for changes.]*

16
17 ...

18 **Section 3-3. – Additional standards on uses.**

19 ...

20 (22) *Live entertainment 1, in conjunction with a restaurant, without a retail alcoholic*
21 *beverage license or micro-brewery/distillery/winery use, in all districts shall comply with*
22 *the following minimum conditions:*

23
24 *Live entertainment 1* venues are defined as venues providing live entertainment only
25 within the building, without a dance floor or similar gathering area, and having
26 performance space of 75 square feet or less. Any other live entertainment venue is
27 considered a live entertainment 2 venue.

28
29 *Live entertainment 1* is subject to a live entertainment zoning administrator permit with
30 the following attached conditions:

- 31
32 (a) Live entertainment shall be conducted inside the building only;
33 (b) A floor plan shall be provided and approved showing the arrangement of tables,
34 chairs, and performance area. The layout shall remain in place for live entertainment
35 performances and no dance floor or similar open gathering space shall be permitted;
36 (c) The hours of operation for live entertainment shall not extend past 10:00 p.m.
37 Sunday through Thursday and 11:59 p.m. Friday and Saturday;
38 (d) The live entertainment shall comply with section 22-9 of the City Code, as amended,
39 pertaining to noise.
40 (e) Each ingress/egress point in the building shall be monitored by an attendant during
41 the hours of operation, and additional attendants may be required to monitor vehicle

- 42 parking areas that serve the building and maintain and control patron behavior upon
43 exit of the building into the parking areas;
- 44 (f) The restaurant ~~or micro-brewery/distillery/winery~~ shall meet the minimum
45 requirements for parking as established in Chapter 11 herein;
- 46 (g) The restaurant ~~or micro-brewery/distillery/winery~~ shall maintain compliance with all
47 applicable federal and state laws and requirements of licensing agencies, including
48 but not limited to ABC licensing;
- 49 (h) The live entertainment permit shall be valid for eighteen (18) months from the date of
50 approval by the zoning administrator. After twelve (12) months of operation, prior to
51 the expiration date, the live entertainment permit will be scheduled for review by the
52 zoning administrator to consider if the continuation of the live entertainment permit
53 would not be detrimental to the public health, safety and welfare and that to continue
54 the activities under the live entertainment permit would not cause public
55 inconvenience, annoyance, disturbance or have an undue impact on the community
56 or be incompatible with other uses of land in the zoning district. The review will be
57 based, in part, upon a physical site review, traffic flow and control, access to and
58 circulation within the property, off-street parking and loading, hours and manner of
59 operation, noise, light, neighborhood complaints, police service calls, and any
60 violations of any federal, state or local law. If, after review, the zoning administrator
61 determines that the live entertainment permit would not be detrimental to the public
62 health, safety and welfare and that to continue the activities under the live
63 entertainment permit would not cause public inconvenience, annoyance, disturbance
64 or have an undue impact on the community or be incompatible with other uses of
65 land in the zoning district, the zoning administrator may administratively extend the
66 live entertainment permit in five-year increments. Each such extension shall be
67 subject to the same administrative review. If the zoning administrator determines that
68 that the live entertainment permit would be detrimental to the public health, safety
69 and welfare and that to continue the activities under the live entertainment permit
70 would cause public inconvenience, annoyance, disturbance or have an undue impact
71 on the community or be incompatible with other uses of land the zoning district, the
72 zoning administrator will notify the permittee of a denial of the extension in writing in
73 the same manner as required under chapter 1 of the zoning ordinance. A permittee
74 aggrieved by the decision of the zoning administrator may appeal the decision of the
75 zoning administrator to the board of zoning appeals in the manner set forth in
76 chapter 13 of the zoning ordinance. Nothing contained herein shall limit the rights of
77 a permittee to seek a new live entertainment permit; and
- 78 (i) The zoning administrator, or appointed designee, shall have the ability to revoke the
79 live entertainment permit upon violation of any of the above conditions.

80 ...

81 *(47) Micro-brewery/distillery/winery in the PH-1, PH-2, PH-3, DT-1, DT-2, and FM-2*
82 *districts shall include a retail component which is open to the general public.*
83

Micro-brewery/distillery/winery in all districts shall comply with the following minimum conditions:

(a) All micro-breweries/distilleries/wineries in the M-1, M-2, M-3, HRC-1, HRC-2, LBP, DT-1, DT-2, PH-1, PH-2, PH-3, FM-3, FM-4 districts are subject to a zoning administrator permit with the following attached conditions:

(i) The hours of operation of the micro-brewery/distillery/winery shall not extend beyond 6:00 a.m.— 10:00 p.m.;

(ii) The micro-brewery/distillery/winery shall comply with section 22-9 of the City Code, as amended, pertaining to noise;

(iii) The micro-brewery/distillery/winery shall be subject to the provisions of the Hampton Zoning Ordinance and Hampton City Code, to include, but not be limited to, parking, setbacks, and building code requirements;

(iv) The zoning administrator permit shall be valid for eighteen (18) months from the date of approval by the zoning administrator. After twelve (12) months of operation, prior to the expiration date, the zoning administrator permit will be scheduled for review by the zoning administrator to consider if the continuation of the restaurant permit would not be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district. The review will be based, in part, upon a physical site review, hours and manner of operation, noise, light, neighborhood complaints, police service calls, and any violations of any federal, state or local law. If, after review, the zoning administrator determines that the restaurant permit would not be detrimental to the public health, safety and welfare zoning administrator that to continue the activities under the zoning administrator permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator may administratively extend the zoning administrator permit in five-year increments. Each such extension shall be subject to the same administrative review. If the zoning administrator determines that the zoning administrator permit would be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator will notify the permittee of a denial of the extension in writing in the same manner as required under chapter 25 of the zoning ordinance. A permittee aggrieved by the decision of the zoning administrator may appeal the decision of the zoning administrator to the board of zoning appeals in the manner set forth in chapter 22 of the zoning ordinance. Nothing contained herein shall limit the rights of a permittee to seek a new zoning administrator permit; and

(v) The zoning administrator, or appointed designee, shall have the ability to revoke the zoning administrator permit upon violations of any of the above conditions.

(b) All micro-breweries/distilleries/wineries in the M-1, M-2, M-3, HRC-1, HRC-2, LBP, DT-1, DT-2, PH-1, PH-2, PH-3, FM-3, and FM-4 districts requesting to operate outside the conditions set forth under the provisions of Section 3-3(47)(a) and those in districts LFA-2, LFA-3, LFA-4, LFA-6, and FM-2 are subject to obtaining a use permit by city council. The City will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions when the proposal is adjacent to residential land uses. Conditions shall include, but are not limited to, the following:

- (i) Hours of operation;
- (ii) Sound or noise; and
- (iii) Expiration of the use permit upon change in: ownership of the property; possession; or the operation or management of the facility.

...

(54) Restaurant, without a drive-through or drive-in, with a retail alcoholic beverage license shall comply with the following minimum conditions:

(a) All restaurants, without a drive-through or drive-in in the C-1, C-2, C-3, M-1, M-2, BB-3, BB-4, BB-5, HRC-1, HRC-2, HRC-3, LBP, DT-1, DT-2, PH-1, PH-2, and PH-3 districts, with a retail alcoholic beverage license and restaurants with a drive-through or drive-in in the C-1, C-2, C-3, M-1, M-2, BB-3, BB-4, BB-5, HRC-1, HRC-2, HRC-3, LBP, DT-1, and DT-2 districts, with a retail alcoholic beverage license are subject to a zoning administrator permit with the following attached conditions:

- (i) The hours of operation of the restaurant shall not extend beyond 6:00 a.m.—10:00 p.m.;
- (ii) The restaurant shall comply with section 22-9 of the City Code, as amended, pertaining to noise;
- (iii) The restaurant shall be subject to the provisions of the Hampton Zoning Ordinance and Hampton City Code, to include, but not be limited to, parking, setbacks, and building code requirements;
- (iv) The zoning administrator permit shall be valid for eighteen (18) months from the date of approval by the zoning administrator. After twelve (12) months of operation, prior to the expiration date, the zoning administrator permit will be scheduled for review by the zoning administrator to consider if the continuation of the restaurant permit would not be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district. The review will be based, in part, upon a physical site review, hours and manner of operation, noise, light, neighborhood complaints, police service calls, and any violations of any federal, state or local law. If, after review, the zoning administrator determines that the restaurant permit would not be detrimental to the public health, safety and welfare zoning administrator that to continue the activities under the zoning administrator permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the

zoning administrator may administratively extend the zoning administrator permit in five-year increments. Each such extension shall be subject to the same administrative review. If the zoning administrator determines that the zoning administrator permit would be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator will notify the permittee of a denial of the extension in writing in the same manner as required under chapter 25 of the zoning ordinance. A permittee aggrieved by the decision of the zoning administrator may appeal the decision of the zoning administrator to the board of zoning appeals in the manner set forth in chapter 22 of the zoning ordinance. Nothing contained herein shall limit the rights of a permittee to seek a new zoning administrator permit; and

(v) The zoning administrator, or appointed designee, shall have the ability to revoke the zoning administrator permit upon violations of any of the above conditions.

(b) Restaurants, with or without a drive-through or drive-in, with a retail alcoholic beverage license in the C-1, C-2, C-3, M-1, M-2, BB-3, BB-4, BB-5, HRC-1, HRC-2, HRC-3, LBP, DT-1, DT-2, PH-1, PH-2, and PH-3 districts requesting to operate outside the conditions set forth under the provisions of Section 3-3(54)(a) and restaurants, with a drive-through or drive in, with a retail alcoholic beverage license in the PH-1, PH-2, and PH-3 districts are subject to obtaining a use permit by city council. The City will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions when the proposal is adjacent to residential land uses. Conditions shall include, but are not limited to, the following:

- (i) Hours of operation;
- (ii) Sound or noise; and
- (iii) Expiration of the use permit upon change in: ownership of the property; possession; or the operation or management of the facility.

(55) Live entertainment 1, in conjunction with a restaurant or micro brewery/distillery/winery use, with a retail alcoholic beverage license or live entertainment 1, in conjunction with a micro-brewery/distillery/winery in all districts shall comply with the following minimum conditions:

(a) Live entertainment 1 venues with a retail alcoholic beverage license are subject to a zoning administrator permit with the following attached conditions.

- (i) The hours of operation shall not extend beyond 6:00 a.m.—10:00 p.m.;
- (ii) Live entertainment shall be conducted inside the building only;
- (iii) A floor plan shall be provided and approved showing the arrangement of tables, chairs, and performance area. The layout shall remain in place for live entertainment performances and no dance floor or similar open gathering space shall be permitted;

- (iv) *The live entertainment 1 venue shall comply with section 22-9 of the City Code, as amended, pertaining to noise;*
- (v) *Each ingress/egress point in the building shall be monitored by an attendant during the hours of operation, and additional attendants may be required to monitor vehicle parking areas that serve the building and maintain and control patron behavior upon exit of the building into the parking areas;*
- (vi) *The live entertainment 1 venue shall maintain compliance with all applicable federal and state laws and requirements of licensing agencies, including but not limited to ABC licensing;*
- (vii) *The zoning administrator permit shall be valid for eighteen (18) months from the date of approval by the zoning administrator. After twelve (12) months of operation, prior to the expiration date, the zoning administrator permit will be scheduled for review by the zoning administrator to consider if the continuation of the zoning administrator permit would not be detrimental to the public health, safety and welfare and that to continue the activities under the zoning administrator permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district. The review will be based, in part, upon a physical site review, hours and manner of operation, noise, light, neighborhood complaints, police service calls, and any violations of any federal, state or local law. If, after review, the zoning administrator determines that the zoning administrator permit would not be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator may administratively extend the zoning administrator permit in five-year increments. Each such extension shall be subject to the same administrative review. If the zoning administrator determines that the zoning administrator permit would be detrimental to the public health, safety and welfare and that to continue the activities under the zoning administrator permit would cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator will notify the permittee of a denial of the extension in writing in the same manner as required under chapter 25 of the zoning ordinance. A permittee aggrieved by the decision of the zoning administrator may appeal the decision of the zoning administrator to the board of zoning appeals in the manner set forth in chapter 22 of the zoning ordinance. Nothing contained herein shall limit the rights of a permittee to seek a new restaurant permit; and*

- (viii) The zoning administrator, or appointed designee, shall have the ability to revoke the zoning administrator permit upon violations of any of the above conditions.
- (b) Restaurants or micro-breweries/distilleries/wineries requesting to operate beyond the conditions set forth under the provisions of Section 3-3(55)(a) are subject to obtaining a use permit by city council. The city will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions when the proposal is adjacent to residential land uses. Conditions shall include, but are not limited to, the following:
- (i) Hours of operation;
- (ii) Sound or noise;
- (iii) Expiration of the use permit upon change in: ownership of the property; possession; or the operation or management of the facility.
- (56) Live entertainment 2, in conjunction with a restaurant, with or without a retail alcoholic beverage license or live entertainment 2, in conjunction with a micro brewery/distillery/winery in all districts shall comply with the following minimum conditions:
- (a) Live entertainment 2 venues are subject to obtaining a use permit by city council. The city will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions when the proposal is adjacent to residential land uses. Conditions shall include, but are not limited to, the following:
- (i) Hours of operation;
- (ii) Sound or noise;
- (iii) Term limitation on the use permit, administrative review, and extension or denial of use permit.
- (b) Live entertainment 2 venues, with a retail alcoholic beverage license, are subject to the conditions listed in sec. 3-3(56)(a) and the following condition:
- (i) Expiration of the use permit upon change in: ownership of the property; possession; or the operation or management of the facility.
- (57) Brewery/distillery/winery shall comply with the following minimum conditions:
- (a) All breweries/distilleries/wineries in the M-3, HRC-1, HRC-2, LBP, and FM-3 districts are subject to a zoning administrator permit with the following attached conditions:
- (i) The hours of operation of the brewery/distillery/winery shall not extend beyond 6:00 a.m.—10:00 p.m.;
- (ii) The brewery/distillery/winery shall comply with section 22-9 of the City Code, as amended, pertaining to noise;
- (iii) The brewery/distillery/winery shall be subject to the provisions of the Hampton Zoning Ordinance and Hampton City Code, to include, but not be limited to, parking, setbacks, and building code requirements;

(iv) The zoning administrator permit shall be valid for eighteen (18) months from the date of approval by the zoning administrator. After twelve (12) months of operation, prior to the expiration date, the zoning administrator permit will be scheduled for review by the zoning administrator to consider if the continuation of the restaurant permit would not be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district. The review will be based, in part, upon a physical site review, hours and manner of operation, noise, light, neighborhood complaints, police service calls, and any violations of any federal, state or local law. If, after review, the zoning administrator determines that the restaurant permit would not be detrimental to the public health, safety and welfare zoning administrator that to continue the activities under the zoning administrator permit would not cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator may administratively extend the zoning administrator permit in five-year increments. Each such extension shall be subject to the same administrative review. If the zoning administrator determines that the zoning administrator permit would be detrimental to the public health, safety and welfare and that to continue the activities under the restaurant permit would cause public inconvenience, annoyance, disturbance or have an undue impact on the community or be incompatible with other uses of land in the zoning district, the zoning administrator will notify the permittee of a denial of the extension in writing in the same manner as required under chapter 25 of the zoning ordinance. A permittee aggrieved by the decision of the zoning administrator may appeal the decision of the zoning administrator to the board of zoning appeals in the manner set forth in chapter 22 of the zoning ordinance. Nothing contained herein shall limit the rights of a permittee to seek a new zoning administrator permit; and

(v) The zoning administrator, or appointed designee, shall have the ability to revoke the zoning administrator permit upon violations of any of the above conditions.

(b) All breweries/distilleries/wineries in the M-3, HRC-1, HRC-2, LBP, and FM-3 districts requesting to operate outside the conditions set forth under the provisions of Section 3-3(57)(a) and breweries/distilleries/wineries in the LFA-2, LFA-3, LFA-4, and LFA-6 districts are subject to obtaining a use permit by city council. The City will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions when the proposal is adjacent to residential land uses. Conditions shall include, but are not limited to, the following:

- (i) Hours of operation;
- (ii) Sound or noise; and
- (iii) Expiration of the use permit upon change in: ownership of the property; possession; or the operation or management of the facility.

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	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	
pawn shop																		UP	UP		UP		
print shop/private postal service, max. 500 sq. ft.																	P						
print shop/private postal service, max. 3000 sq. ft.																		P					
print shop/private postal service, no max.																			P	P	P		
restaurant, without a drive-through <i>or drive-in, without a retail alcoholic beverage license</i>																	P	P	P	P	P		
<i>restaurant, without a drive-through or drive-in, with a retail alcoholic beverage license</i>																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		<i>Sec. 3-3(54)</i>
restaurant, with drive-through <i>or drive-in, without a retail alcoholic beverage license</i>																	P	P	P	P	P		
<i>restaurant, with a drive-through or drive-in, with a retail alcoholic beverage license</i>																	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*		<i>Sec. 3-3(54)</i>
restaurant, drive-in																		P	P		P		
restaurant, accessory, not to include drive-through																							
retail sales, general ^A																	P	P	P		P		
rummage sale, temporary																	P*	P*	P*		P*		Sec. 3-3(15)
second-hand store																		P*	P*		P*		Sec. 3-3(16)
sign painting shop																		P	P		P		
storage facility 1																		P*	P*	UP*	P*	P*	Sec. 3-3(52)
storage facility 2																		UP*	UP*	UP*	P*	P*	Sec. 3-3(53)
storage facility 3																			UP		UP	UP	
tattoo parlor																		UP	UP		UP		
tire sales																		P*	P*		P*		Sec. 3-3(17)
tire repair																		P*	P*		P*	P	Sec. 3-3(17)
Turkish bath																	P	P	P		P		
upholstery shop																		P	P		P		
vehicle repair, heavy																			P		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		P		
vehicle sales, of used vehicles																			P		P		
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																		UP*					Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair																			UP*		UP*	UP*	Sec. 3-3(18)
vending stand, food																							
INSTITUTIONAL																							
college/university, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P				
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP				
hospital			UP													UP	UP	UP	UP				
library, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
museum, public	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP		UP	UP	UP	UP		UP	UP	
post office																	P	P	P		P	P	
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)
mental health/substance abuse treatment facility																			P				
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)
school, public	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	UP	UP		UP	UP	UP		UP	UP	UP	UP	UP			
RECREATIONAL																							
adult entertainment establishment																			P*		P*		Sec. 3-3(20)
amusement center																		UP	P		P		
amusement operations																			P		P		
auditorium																		P	P		P		
banquet hall																							Sec. 3-3(51)
billiard hall																		P	P		P		
boat tour/charter boat docking facility																							
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	
bowling alley																		P	P		P		
carnival																			UP		P		
club/lodge, private or fraternal																UP	UP	UP	UP		UP	UP	
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
coin-operated amusement devices, accessory																	P*	P*	P*				Sec. 3-3(21)
dance hall																			P				
golf course/country club	P	P	P	P	P	P																	

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	
trash or junk collection, storage, sorting or baling																						UP	
yard, railroad freight classification																						P	
yard, trucking terminal or draying																				P	P	P	
warehouse/distribution center																				P	P	P	
wrecking; automobile, indoor																						P	
wrecking; automobile, outdoor																						P*	Sec. 3-3(32)
UTILITIES & TRANSPORTATION																							
bus terminal																							
communication antenna, commercial building-mounted	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(33)
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	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	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP	
heliport/helistop																				UP			
parking garage, commercial																			P		P	P	
parking lot, commercial																	P	P	P		P	P	
parking lot, accessory to PO-2 uses																							
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P							
pier, dock, seawall related to commercial or industrial water transport																					UP	UP	
railroad track spur																				P			
transit station																							
transmission center, government-operated																							
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	P	P	
utility plant/power plant																					P	P	
OTHER																							
cemetery			UP																				
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing																					P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																							
promotional event																	ZA*	ZA*	ZA*		ZA*		Sec. 3-3(36)
rescue mission																			P				
wholesaler																			P	P	P	P	

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			Langley Business Park	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	LBP	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																													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*														Sec. 3-3(6)
home occupation					P*		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	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	P		UP	UP	UP			UP				
bank, without drive-through		P	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		UP	P	P		P	P	P		UP	UP				
bed & breakfast 1							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	P			
bicycle sales and repair							P			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	P			UP	P			
clothing maker, custom		P		P		P	P			P	P	P				P	P	P		P	P	P							
computer equipment repair		P											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	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		UP													
farm supplies/equipment sales and service	P	P																											
funeral home/mortuary							UP													P	P	P							
gas station	P	P												P		UP	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											
laundromat							P										P	P		P	P	P							
liquor store				P		P	P			P	P	P		P		UP	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	P	UP	P				
office, government		P	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*	P	UP	P				Sec. 3-3(44)
office, medical		P		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*	ZA*			Sec. 3-3(12)
outdoor dining 2							UP*			UP*	UP*	UP*				UP							UP*	UP*	UP*	UP*			Sec. 3-3(13)
outdoor dining, downtown																	ZA*	ZA*											

	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	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
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														P													
warehouse/distribution center	P	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*	P*		Sec. 3-3(33)
communication tower, commercial							UP*						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	P						UP				
communication tower, noncommercial 75' to 125'					UP		UP						UP			UP	UP	UP	UP						UP				
heliport/helistop													UP	UP	UP												P		
parking garage, commercial	P	P															P	P							UP	UP	P		
parking lot, commercial	P	P					P																		UP	UP	P		
parking lot, accessory to PO-2 uses																												P	
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																													
pier, dock, seawall related to commercial or industrial water transport																													
railroad track spur															P														
transit station														UP															
transmission center, government-operated													UP																
utility infrastructure/structure to house a government function	P	P		P		P								P	P	P	P	P	P	P	P	P							
utility building/substation	PC	PC		PC		PC	PC							PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
utility plant/power plant																													
OTHER																													
cemetery	UP	UP																											
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	UP*								UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing																													Sec. 10-4(11)
open-air version of any use permitted in HRC-2														UP			ZA*	ZA*		ZA*	ZA*	ZA*							
promotional event							ZA*										ZA*	ZA*		ZA*	ZA*	ZA*							Sec. 3-3(36)
rescue mission																													
wholesaler	P	P		P		P									P	P													