



Legislation Details (With Text)

**File #:** 19-0133      **Version:** 1      **Name:** ZOA19-00002 Parking Reductions pertaining to the Infill Housing Overlay

**Type:** Zoning Ordinance - Text      **Status:** Passed

**File created:** 3/22/2019      **In control:** City Council Legislative Session

**On agenda:** 4/10/2019      **Final action:** 4/10/2019

**Title:** Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton, Virginia by Amending Section 11-8 Entitled "Parking credits, exemptions, and reductions" Pertaining to Parking Exemptions and Reductions in the O-IH - Infill Housing Overlay

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Presentation, 2. Redline, 3. PC Resolution

Date	Ver.	Action By	Action	Result
4/10/2019	1	City Council Legislative Session	approved	Pass

Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton, Virginia by Amending Section 11-8 Entitled "Parking credits, exemptions, and reductions" Pertaining to Parking Exemptions and Reductions in the O-IH - Infill Housing Overlay

**Background Statement:**

Chapter 11, Parking, has Section 11-8(6)(a) which pertains to parking exemptions, and reductions in the Infill Housing Overlay District. Staff proposes changing the lot frontage requirements from under forty (40) feet to under fifty (50) feet to receive a reduction from two (2) required parking spaces to one (1). Under the current development standards, staff noticed that variances have become necessary because of conflicts between requirements for two (2) parking spaces and 50% of the front yard required to be green area. The difficulty to meet both of these requirements is exacerbated further with the addition of a front porch. Approval of this zoning ordinance amendment would allow more applicants to be able to meet all of the regulations without needing a variance.

This application is being brought forward in conjunction with Zoning Ordinance Amendment No. 19-00001 to alter the development standards and create a façade zone in the Infill Housing Overlay District, and also Zoning Ordinance Amendment No. 19-00004 to update the definition of façade zone.

**Recommendations:**

Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

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

**BE IT ORDAINED** by the City Council of the City of Hampton, Virginia that Section 11-8 (6) of Chapter 11 of the Zoning Ordinance of the City of Hampton, Virginia be amended to read as follows:

Chapter 11 - PARKING

Sec. 11-8. - Parking credits, exemptions and reductions.

...

(6) *Parking exemptions and reductions.* To recognize the unique character of established urban neighborhoods and the provision of alternative parking options nearby, the following zoning districts shall have parking requirements exempted or reduced as described below:

- (a) O-IH District. Residential development on substandard lots, as set forth in Chapter 9 Article 5 of the Zoning Ordinance, shall be permitted a reduction from the parking requirements of section 11-2 herein to one (1) space per housekeeping unit when the lot frontage is less than fifty (50) feet.

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