



Legislation Details (With Text)

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Title: Ordinance to Amend And Re-Enact Chapter 2 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Definitions" By Amending Section 2-2 Pertaining to Bed and Breakfasts

Sponsors:

Indexes: , Economic Vitality

Code sections:

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

Date	Ver.	Action By	Action	Result
3/14/2018	1	City Council Legislative Session	approved	Pass

Ordinance to Amend And Re-Enact Chapter 2 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Definitions" By Amending Section 2-2 Pertaining to Bed and Breakfasts

Background Statement:

Currently, the Zoning Ordinance does not allow bed and breakfasts to host events. Conversations with property owners interested in hosting events on their property, or who are currently doing so, prompted staff to consider whether bed and breakfasts should be allowed to host events. Staff agreed that there are instances in which it may be appropriate to allow a bed and breakfast to host events, and inquiries should be evaluated on a case by case basis by requiring a use permit. A use permit will allow staff to evaluate and Planning Commission and City Council to consider a bed and breakfast's on-site characteristics such as capacity for guests and parking, as well as the character of the surrounding neighborhood.

If approved, this amendment will replace the existing bed and breakfast definition by providing definitions for bed and breakfast 1, bed and breakfast 2, and events in Chapter 2, entitled "Definitions". The City of Hampton Zoning Ordinance currently defines a bed and breakfast, and this definition is carried over to bed and breakfast 1. Bed and breakfast 2 is only distinguished from bed and breakfast 1 in that events are allowed to be held in conjunction with the bed and breakfast. Events are also defined.

This item is proposed in conjunction with Zoning Ordinance Amendment No. 17-00010 to replace bed and breakfast with bed and breakfast 1 and bed and breakfast 2 in the use table, and Zoning Ordinance Amendment No. 17-00016 to provide additional standards for signage for bed and breakfasts 1 and 2 in One and Two Family Residential Districts.

Recommendations:

Staff Recommendation:
Approve ZOA 17-00009

Planning Commission Recommendation:
Approve ZOA 17-00009

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 2-2 of Chapter 2 of the Zoning Ordinance of the City of Hampton, Virginia be amended to read as follows:

Section 2-2. - Definitions

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Bed and breakfast 1. A building or portion thereof containing not more than nine (9) sleeping rooms, in which room and board or room are offered to transient residents.

Bed and breakfast 2. A building or portion thereof containing not more than nine (9) sleeping rooms, in which room and board or room are offered to transient residents, and in which events may be held.

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Event. Any announced gathering of people, including but not limited to weddings, reunions, receptions, and birthday parties.

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