



Legislation Details (With Text)

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Title:	Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 9, Entitled "Overlay Districts" to Update the Separation Requirements Contained Within the Overlay Related to Short-Term Rentals				

Sponsors:

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Attachments: 1. Redline, 2. Redline_Table 9-75.1, 3. Clean_Table 9-75.1, 4. Staff Report, 5. Presentation

Date	Ver.	Action By	Action	Result
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Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 9, Entitled "Overlay Districts" to Update the Separation Requirements Contained Within the Overlay Related to Short-Term Rentals

Background Statement:

On June 12, 2024, City Council adopted zoning ordinance amendments which established new regulations regarding short-term rentals. The Council adopted the amendments with an effective date of September 1, 2024, in order to have staff bring forward a set of amendments for consideration prior to the effective date. This amendment, in conjunction with Zoning Ordinance Amendments No. 24-0276, and No. 24-0277 achieve that goal.

The first requested set of changes is to establish new restrictions on how and where homestay rentals can operate within the City, separate from the short-term rental use. The second requested change is to reduce the separation requirement related to short-term rentals from 500 feet to 300 feet. This proposed amendment would change that separation distance from 500 feet to 300 feet.

There are three exemptions to that separation standard which will remain unchanged. They are to permit two short-term rentals to operate side-by-side, to permit the short-term rentals who received a 2-year grace-period due to their legal operation prior to December 14, 2022 to continue to operate if they receive the necessary approval prior to the end of 2024, and to indicate that the separation does not apply to multifamily dwelling buildings seeking to operate a short-term rental.

Recommendations:

Staff Recommendation:

Approve with an effective date of September 1, 2024

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

BE IT ORDAINED by the Council of the City of Hampton, Virginia that Chapter 9 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Chapter 9 - OVERLAY DISTRICTS

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ARTICLE VIII. - O-STR DISTRICT - SHORT-TERM RENTAL OVERLAY

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Sec. 9-75. - Density and Separation Standards for Short-term Rentals.

(1) The standards contained within Table 9-75.1 shall apply. [See attached table for changes.]

Secs. 9-76 - 9-80. - Reserved.

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