



### Legislation Details (With Text)

**File #:** 20-0089      **Version:** 1      **Name:** ZOA - Chapter 3 - Uses Permitted in HRC-2 District  
**Type:** Zoning Ordinance - Text      **Status:** Passed  
**File created:** 2/13/2020      **In control:** City Council Legislative Session  
**On agenda:** 2/26/2020      **Final action:** 2/26/2020  
**Title:** Ordinance To Amend And Re-Enact Chapter 3 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Uses Permitted" By Amending Section 3-2(b) Pertaining to Uses Permitted in the Hampton Roads Center North (HRC-2) District

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Redline, 2. Special Zoning Districts Use Table - Clean, 3. Special Zoning Districts Use Table - Redline, 4. Presentation

Date	Ver.	Action By	Action	Result
2/26/2020	1	City Council Legislative Session	approved	Pass

Ordinance To Amend And Re-Enact Chapter 3 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Uses Permitted" By Amending Section 3-2(b) Pertaining to Uses Permitted in the Hampton Roads Center North (HRC-2) District

**Background Statement:**

This proposal would amend Chapter 3 to add "Manufacturing/processing/treatment1" to the uses permitted in the Hampton Roads Center North District.

"Manufacturing/processing/treatment 1" includes uses of the same general character as manufacturing/processing/treatment of aircraft and spacecraft (including component parts); medical, photographic and metering equipment; drafting, optical and musical instruments; watches and clocks ;toys, novelties and games; electronic apparatus; light mechanical and electrical devices; machines (including component parts); meters; wire products; pumps; vending and office machines; appliances; electronic equipment (including parts such as coils, thermostats, heaters, generators but excluding heavy parts such as electrical power generation components); bolts, nuts, screws and rivets; firearms (excluding ammunitions and explosives);tools, dies, machinery and hardware; bakery and dairy products; fruit, vegetable, meat and poultry products (excluding slaughtering and bulk storage of animal feed or grain); pillows, quilts, clothing and textiles; or boxes, furniture and light wood products.

This amendment is the result of the City's on-going assessment of land use regulations with respect to changing dynamics of the economy. More specifically, this amendment helps to ensure that zoning regulations reflect the current and projected trends with respect to the type of uses seeking locations in business parks such as Hampton Roads Center and Langley Business Park (the Langley Business Park zoning regulations have recently been updated through a separate action). The general purpose and intent of this change is to permit a wider range of development that will position Hampton's business parks to compete favorably with similar business parks in the Hampton Roads region. Business parks such as Hampton Roads Center are intended to provide attractive sites to

accommodate new and expanding business in Hampton and thus help facilitate a broader and more economically diverse tax base.

**Recommendations:**

Staff Recommendation:

Approve

Planning Commission:

Approve

**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 3 of the Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:

**CHAPTER 3 - USES PERMITTED**

....

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

....

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

[The attached Table, entitled, "Special Zoning Districts Use Table" is hereby declared to be a part of this ordinance as if fully set forth herein.]

....