



Legislation Text

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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 Light Manufacturing (M-2) District

Background Statement:

This proposal would amend Chapter 3 to add "manufacturing/processing/treatment1", "office, laboratory or research", and "utility infrastructure to house a government function" to the uses permitted by right in the M-2 District. This amendment would also add "railroad track spur" to the uses permitted with a use permit in the M-2 District.

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. Comparing where these uses are permitted in the other manufacturing districts (M-1 and M-3), the Hampton Roads Center districts (HRC-1, HRC-2, HRC-3), and the Langley Business Park district (LBP) show the general expansion of these uses to appropriate business and manufacturing parks. 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 throughout the Hampton Roads region. Business parks 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 and employment opportunities.

The use of "manufacturing/processing/treatment 1" is currently permitted in M-1, HRC-2, HRC-3, and LBP. "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.

The use of "laboratory or research office" is also currently permitted in M-1, all three of the HRC districts, and LBP, all with the additional standard that the districts do not permit the testing of explosives.

The use of "utility infrastructure to house a government function" is currently permitted in the M-1,

HRC-2, HRC-3, and LBP districts.

A railroad track spur is a branch line off of a more main railroad line. It is currently permitted in the M-1 and HRC-3 district. Because of its possible impacts on neighboring parcels, this amendment proposes the use in M-2 with a use permit, giving the City additional oversight.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

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.

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(b) Table of Uses Permitted in Standard Zoning Districts.

[See attached use table for changes.]

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Section 3-3. - Additional standards on uses.

...

(44) *Laboratory or research office* in the M-1, M-2, LFA-2 LFA-3, LFA-4, LFA-6, PH-1, PH-2, PH-3, HRC-1, HRC-2, and HRC-3 districts shall not permit the testing of explosives.

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