



## Legislation Text

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File #: 24-0156, Version: 1

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Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 9, Section 9-23 Entitled, "Modification to Permitted Uses" to Permit Outdoor Recreation Areas Associated with a Physical Recreational Facility in the Overlay - Coliseum Central (O-CC) District

### **Background Statement:**

The proposed amendment, if approved, seeks to authorize outdoor recreation areas in conjunction with a physical recreational facility as a permitted outdoor use in the Overlay - Coliseum Central (O-CC) District. Currently, several permitted uses are allowed to function wholly or partially outdoors in the O-CC District, and this amendment aims to include outdoor recreation areas in conjunction with physical recreational facilities to that list.

Coliseum Central plays a vital role as a prominent commercial, entertainment, and cultural hub within the city. However, the existing zoning regulations restrict physical recreational facilities within the Overlay - Coliseum Central (O-CC) District from having outdoor recreational areas.

This proposed amendment, in conjunction with Zoning Ordinance Amendments 24-0152 and 24-0153, aims to define and permit "Physical recreational facility" as a use, to permit any outdoor recreation area in conjunction with a physical recreational facility use in multiple districts, and to create screening, setback, and development standards for outdoor recreation areas. In the event that the "Physical recreational facility" definition and the amended use table are approved, outdoor recreation areas in the Overlay - Coliseum Central (O-CC) District would be permitted upon approval of this zoning ordinance amendment.

Allowing outdoor recreation areas in conjunction with a physical recreational facility within the O-CC District could provide a more diverse range of exercise options and a location for a wider range of workouts, sports activities, and fitness events for existing or future physical recreational facilities. By integrating indoor and outdoor exercise options, physical recreational facilities can provide individuals with holistic fitness experiences that offer a multitude of health benefits and promote overall well-being and quality of life.

### **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 City Council of the City of Hampton, Virginia that Chapter 9, Section 9-23 of

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

**CHAPTER 9 - OVERLAY DISTRICTS**

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**ARTICLE III. - O-CC DISTRICT - COLISEUM CENTRAL OVERLAY**

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**Section 9-23. - Modifications to permitted uses.**

(2) Permitted retail sales, services, and office uses shall be conducted wholly within an enclosed building except for:

- (a) Car wash, self-service or automated;
- (b) Gas station;
- (c) Motorcycle sales;
- (d) Outdoor dining;
- (e) Parking lots;
- (f) Vehicle sales, new;
- (g) Vehicle storage;
- (h) Those uses authorized by a Special Event Permit issued pursuant to the Hampton City Code;
- (i) Seasonal sales authorized by Section 34-7 of the City Code;
- (j) Permanent outdoor sales, displays, and storage, which shall be permitted only within a physically defined area that is shown on the site plan, and all physical improvements defining that area must be constructed of materials comparable to the primary building(s) on the site;
- (k) Food truck host sites;
- (l) Outdoor play areas associated with Day Care 1, Commercial and Day Care 2, Commercial which shall be permitted only within a physically defined and fenced area that is shown on the site plan; and
- (m) Outdoor recreation areas associated with a physical recreational facility.