



Legislation Text

File #: 21-0310, **Version:** 1

Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Section 3-2 entitled, "Table of Uses Permitted" and Section 3-3 Entitled, "Additional Standards on Uses," to Modify Where and How the Uses of Parking Lots and Parking Garages are Permitted

Background Statement:

Staff has received multiple requests for business to be able to develop nearby vacant lots as parking lots for their business. These business are often in existing buildings with minimal to no onsite parking available.

If adopted, this amendment would create the private parking lot/garage use and permit it in all districts with a use permit. This zoning ordinance amendment would allow parking lots and garages which are owned or operated by a governmental body in all districts by right.

This amendment is in conjunction with ZOA 21-0311 which would add definitions of public parking garage/lot and private parking garage/lot.

Recommendations:

Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

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 Sections 3-2 and 3-3 of the Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:

CHAPTER 3 - USES PERMITTED

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Sec. 3-2. Table of uses permitted.

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

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

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

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

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Section 3-3. - Additional standards on uses.

...

(59) Private parking garage/lots and public parking garage/lots, in all districts, which may be permitted as a primary use subject to a use permit, shall also comply with the following minimum conditions. Such conditions, as well as those that may be imposed by the City Council in accordance with Chapter 14 of the zoning ordinance, are intended to address the unique impacts of this use, including environmental, resilience and flooding, traffic circulation, and compatibility with the surrounding area.

- (a) A minimum of twenty-five (25) percent of the surface area of the parking lot must be shaded by tree canopy in accordance with the landscape guidelines. An alternative approach may be approved upon review by the Zoning Administrator if it meets the same intent. No tree canopy is required for parking spaces in structured parking.
- (b) Parking must be setback at least ten (10) feet from any existing or proposed public rights-of-way and any property line abutting a residential district.
- (c) Application requirements. In addition to a use permit, the following shall be included with the application:
 - a. A grading and drainage plan