



Legislation Details (With Text)

File #:	19-0134	Version:	1	Name:	ZOA19-00003 Stair Encroachments
Type:	Zoning Ordinance - Text	Status:	Passed		
File created:	3/22/2019	In control:	City Council Legislative Session		
On agenda:	4/10/2019	Final action:	4/10/2019		
Title:	Ordinance To Amend And Re-Enact Chapter 1 Section 1-23 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "General Provisions" By Amending Section 1-23 Pertaining To Projections Allowed in Yards				
Sponsors:					
Indexes:	,				
Code sections:					
Attachments:	1. Redline, 2. Presentation, 3. PC Resolution				

Date	Ver.	Action By	Action	Result
4/10/2019	1	City Council Legislative Session	approved	Pass

Ordinance To Amend And Re-Enact Chapter 1 Section 1-23 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "General Provisions" By Amending Section 1-23 Pertaining To Projections Allowed in Yards

Background Statement:

Section 1-23 of the Zoning Ordinance speaks to projections allowed in yards. Staff is proposing to rewrite bullet No. 2 to reflect the interpretation that the Zoning Administrator has upheld. This states that first floor stairs are allowed to encroach into required front, side, and rear yard setbacks, and that any steps that are above the level of the first finished floor can only encroach in the required rear yard setback.

As a housekeeping amendment, staff also added the word "required" to the description of setbacks in other areas of this ordinance for consistency.

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 Section 1-23 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Sec. 1-23. - Projections allowed in yards.

. . .
(2) Exterior stairways and access ramps which do not extend above the level of the first finished floor of the building may extend or project into any required front, side, rear yard or court, provided they do not encroach within three (3) feet of any lot line. Any portion of exterior stairways and access ramps which extend above the level of the first finished floor of the building may extend or project into any required rear yard or court, provided they do not encroach to within three (3) feet of any lot line.

. . .

(4) Terraces, platforms, or landing places which do not extend above the level of the first floor of the building may extend or project into any required front, side, rear yard or court not more than eight (8) feet, provided they do not encroach to within three (3) feet of the side lot line.

. . .