



Legislation Text

File #: 19-0020, **Version:** 1

Ordinance To Amend And Re-Enact Chapter 11 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Parking" By Amending Section 11-8 Pertaining To Parking Credits, Exemptions And Reductions As Part Of The Adoption Of New Zoning Districts For The Commercial District Of The Phoebus Neighborhood

Background Statement:

Chapter 11 of the Zoning Ordinance governs parking regulations. Specifically, this amendment will allow on-street parking credits to apply to all lots in all zoning districts. If approved, this amendment will also allow most non-residential uses to be exempt from parking requirements for the first 5,000 square feet of the building footprint measured for the purposes of determining parking in PH-1 and PH-2.

In recognition of the on-street and public parking widely available in Phoebus, and the typical lot size of properties in the historic commercial core, this amendment exempts many uses from the standard parking requirements if the structure is less than 5,000 square feet. Buildings larger than 5,000 square feet will be required to provide parking based on the existing "Required Minimum and Maximum Parking Table" in Section 11-2 of the Zoning Ordinance for every square foot over 5,000 square feet. Large draws, such as theaters, schools, and religious facilities will continue to be required to meet the parking requirements set forth in Section 11-2 of the Zoning Ordinance. .

This Zoning Ordinance Amendment is proposed in conjunction with Zoning Ordinance Amendments 18-00008, 18-00009, 18-00010, 18-00011, 18-00012, 18-00013, and Rezoning Applications No. 18-00009, and No. 18-00010 (file nos. 19-0011, 19-0012, 19-0015, 19-0016, 19-0018, 19-0019, 19-0021, and 19-0022).

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 11, Section 11-8 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Chapter 11 - PARKING

...

Sec. 11-8. - Parking credits, exemptions and reductions.

(2) *On-street parking and off-site parking.* All on-street and off-site parking credits shall only apply to parking that is generally available to the public and not restricted in any way which would limit its ability to meet the parking demands of the intended land use.

(a) *On-street parking credit.* On-street parking credits may be applied to any lot. On -street parking within the public rights-of-way immediately adjacent (and on the same side of the street) to the subject site may be counted towards the minimum required parking.

...

(6) Parking exemptions and reductions. To recognize the unique character of established urban neighborhoods and the provision of alternative parking options nearby, the following zoning districts shall have parking requirements exempted or reduced as described below:

...

(d) PH-1 and PH-2 Districts.

(i) All non-residential uses, except religious facilities, colleges/universities, schools, auditoriums and theaters shall be exempt for the first 5,000 (five thousand) square feet measured for the purposes of determining the parking requirement of section 11-2 herein.

(ii) Multifamily residential uses shall be exempt from the guest parking requirement of section 11-2 herein.