



## Legislation Text

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**File #:** 20-0010, **Version:** 1

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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" Pertaining To The Langley Business Park District

### **Background Statement:**

This proposal would amend the Chapter 3, Section 3-2 to add a new special zoning district, Langley Business Park (LBP), to the use table and add the new district to relevant portion of the Additional Standards contained in Section 3-3. This new special district would replace the current zoning of most parcels within the Langley Research and Development Park as well as certain adjacent properties, which are mostly zoned Limited Manufacturing (M-1) District.

This amendment is the culmination of a multiple year effort of staff and property owners, within the Langley Research and Development Park, working together to expand the number of allowed land uses within the park. As the dynamics of the economy and workforce have changed over the decades, the limiting of uses primarily to research and development became antiquated, and owners found it increasingly difficult to sell and lease their properties. The general purpose and intent of this district is to promote the development of a mix of office, distribution, light manufacturing, and support service uses within a modest campus setting. The central location of this district serves to support the commercial and high-tech interests located in the surrounding Magruder Corridor area including NASA Langley Research Center, Langley Speedway, and the business parks of Hampton Roads Center South, Central and North Campuses, along with long standing maritime interests in the area.

Approval of this amendment would create a new special zoning district that would better serve the property owners' interests and City policy by expanding the current list of permitted uses as compared to those currently permitted under the Limited Manufacturing (M-1) District. Expanding the number of permitted uses would help property owners within Langley Research and Development Park better utilize their properties and provide better support and services to surrounding employment centers.

This Zoning Ordinance Amendment is proposed in conjunction with Comprehensive Plan Amendment 19-00001; Zoning Ordinance Amendments 19-00010 and 19-00011; and Rezoning 19-00005.

### **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 and re-enacted as follows:

## **CHAPTER 3- USES PERMITTED**

### **Sec. 3-2. - Table of uses permitted.**

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#### **(b) Table of uses permitted in Special Zoning Districts.**

[The attached table entitled, "Table of Uses Permitted - City of Hampton Zoning Ordinance" is hereby declared to be a part of this ordinance as if fully set forth herein.]

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### **Sec. 3-3. - Additional Standards on uses.**

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(22) Live entertainment 1, in conjunction with a restaurant use in the C-1, C-2, C-3, RT-1, BB-3, BB-4, BB-5, PH-1, DT-1, DT-2, FM-1, FM-2, FM-3, and FM-4 districts, or;

Live entertainment 1, in conjunction with a micro-brewery/distillery/winery use in the LBP, M-1, M-2, M-3, HRC-1, HRC-2, PH-1, DT-1, DT-2, FM-2, FM-3, and FM-4 districts.

....

(23) Live entertainment 2, in conjunction with a restaurant use in the C-1, C-2, C-3, RT-1, BB-3, BB-4, BB-5, PH-1, DT-1, DT-2, FM-1, FM-2, FM-3, and FM-4 districts. or;

Live entertainment 2, in conjunction with a micro-brewery/distillery/winery use in the LBP, M-1, M-2, M-3, HRC-1, HRC-2, PH-1, DT-1, DT-2, FM-2, FM-3, and FM-4 districts.

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(31) Storage of materials, indoor or outdoor, including equipment rental and contractor's storage in the LBP, M-1, M-2, M-3, LFA-1, LFA-2, HRC-2, and HRC-3 districts.

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(33) Communication antenna, commercial building-mounted in the R-R, R-LL, R-43, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, MD-4, R-M, C-1, C-2, C-3, LBP, M-1, M-2, M-3, RT-1, BB-3, BB-4, BB-5, HRC-2, HRC-3, PH-1, DT-1, DT-2, DT-3, PO-1, FM-3, and FM-4 districts.

(34) Communication tower, commercial in the R-R, R-LL, R-43, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, R-M, C-1, C-2, C-3, LBP, M-1, M-2, M-3, RT-1, HRC-1, HRC-2, HRC-3, PH-1, DT-1, DT-2, DT-3, FM-3, and PO-1 districts.

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