



Legislation Text

File #: 20-0012, **Version:** 1

Ordinance To Amend And Re-Enact Chapter 10 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Signs" By Amending Articles II and III Pertaining to Langley Business Park District Signs

Background Statement:

This proposal would amend Chapter 10, Article 2, Section 10-19, adding language pertaining to signage with the creation of the new business/industrial special zoning district, Langley Business Park (LBP). More specifically, this amendment adds signage regulations for the LBP District. In addition, Section 10-31 and 10-32 would be amended to add the new LBP District to the freestanding and wall signage tables respectively; thus, enabling properties within the new district to qualify for freestanding and wall signage.

This amendment is the culmination of a multiple year effort of staff, Planning Commission representatives, 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 limitation of the park to primarily research and development land uses had become antiquated and owners found it increasingly difficult to sell and lease their properties. The general purpose and intent of the new LBP 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 along the Magruder Corridor serves to support the commercial and high-tech interests located in the surrounding 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 creates sign regulations for the new district and enables applicable freestanding and wall signage for properties within the new special district. The signage criteria would be consistent with what is currently allowed under the Limited Manufacturing (M-1) District.

This Zoning Ordinance Amendment is proposed in conjunction with Comprehensive Plan Amendment 19-00001 ; Zoning Ordinance Amendments 19-00009 and 19-00010 ; 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 10 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

CHAPTER 10 - SIGNS

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ARTICLE II. - SUPPLEMENTAL SIGN REGULATION IN CERTAIN ZONING DISTRICTS

Sec. 10-20. - LBP District sign regulations.

- (1) Sign area shall be as permitted in article I of this chapter, however the following shall also apply in the LBP District:
- (a) No sign shall be painted on a building, accessory structure or fence.
 - (b) Parcels are required to have at least 50 feet of frontage on a public right-of-way in order to place a freestanding sign facing that right-of-way.
 - (c) No freestanding sign shall be located closer than 50 feet to any other freestanding sign.
 - (d) All freestanding signs shall be ground-mounted monument signs as defined in this chapter.

Sec. 10-21 - 10-30. - Reserved.

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ARTICLE III. - TABLES OF SIGNAGE PERMITTED

Sec. 10-31. - Table of Freestanding Signage Permitted.

[The attached table entitled, "Table of Freestanding Signage Permitted" is hereby declared to be a part of this ordinance as if fully set forth herein.]

Sec 10-32. - Table of Wall Signage Permitted.

[The attached table entitled, "Table of Wall Signage Permitted" is hereby declared to be a part of this ordinance as if fully set forth herein]

