



City of Hampton

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

Official Record

Zoning Ordinance - Text: Z20-15

File Number: 20-0134

Enactment Number: Z20-15

Ordinance To Amend And Re-Enact Chapter 1, Article II Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled, "Regulations Applicable to Many or All Zoning Districts" By Amending Section 1-18 Entitled "Fence and Wall Regulations"

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 1-18 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Chapter 1 - GENERAL PROVISIONS

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ARTICLE II. - REGULATIONS APPLICABLE TO MANY OF ALL ZONING DISTRICTS

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Sec. 1-18. - Fence and wall regulations

1. In any R, MD, or RT district, a fence, screen, wall, natural fence, hedge or thick growth of shrubs or trees shall be permitted and shall not be subject to any residential setback requirements provided that the height of any such permitted feature not exceed six (6) feet in side or rear yards, and four (4) feet in front yards, or such lesser height as may be prescribed by law. This provision shall not be interpreted to prohibit the erection of an open-mesh type fence enclosing any school or playground site, or landscape features such as trees, shrubs, flowers, or plants, provided they do not produce a natural fence contrary to the provisions of this section. The use of electrified fences is prohibited except as set forth in section 24-40 of the Hampton City Code.
 - a. The following uses shall be permitted a feature height of six (6) feet in front yards, provided all other requirements of the zoning ordinance are met:
 - i. Communication tower, commercial;
 - ii. Utility infrastructure/structure to house a government function;
 - iii. Utility building/substation.
2. In the BB-1, BB-2, BB-3, BB-4 and BB-5 districts, the following shall apply:
 - a. In a front yard, the minimum height shall be twenty-four (24) inches and the maximum height shall be forty-two (42) inches. Pillars, posts, and gateways may be taller. The height of walls, fences, natural fences, and hedges may be required to be shorter by other sections of city code for the purposes of increased visibility and safety, such as at street intersections, in such cases, the safety provisions take precedent.

- b. In a rear or side yard, the minimum height shall be thirty-six (36) inches and the maximum height shall be six (6) feet.
- c. In a rear yard on single-family lots adjacent to a rear alley, the minimum setback is five (5) feet.
- d. Permitted material and design shall be the following;
 - i. Wood: picket fences with corner posts.
 - ii. Wrought iron: vertical, five-eighths-inch minimum dimension, four-inch to six-inch spacing
 - iii. Brick
 - iv. Stone
 - v. Natural fences
- 3. A fence, screen, wall, natural fence, hedge, or thick growth of shrubs or trees may be located in any zoning district on vacant property owned by the City of Hampton or a political subdivision of the commonwealth.
- 4. A fence, screen, wall, natural fence, hedge, or thick growth of shrubs or trees shall comply with Section 1-17, Vision clearance of corner lots.
- 5. No fence, screen, wall, natural fence, hedge, or thick growth of shrubs or trees shall project or encroach into a City right-of-way or easement without the written permission of the City of Hampton or an approved encroachment agreement pursuant to Chapter 34 of the City Code, as amended.
- 6. A fence, screen, or wall is considered impervious area for purposes of Chapter 9, Article II, Chesapeake Bay Preservation Overlay.

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approved by the Hampton City Council on 7/8/2020.

Aye: 7 Councilmember Hobbs, Councilmember Snead, Mayor Tuck, Councilmember Bowman, Councilmember Weston Brown, Councilmember Brown and Vice Mayor Gray

Signed by: Donnie R. Tuck
 Donnie R. Tuck

Date 7 JUL 08 2020

Attested by: Katherine K. Glass
 Katherine K. Glass

Date 7 JUL 08 2020