



City of Hampton

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

Official Record

Zoning Ordinance - Text: Z22-0010

File Number: 22-0320

Enactment Number: Z22-0010

Ordinance to Amend and Re-Enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Sections 3-2 Entitled, "Table of Uses Permitted" and Section 3-3 Entitled, "Additional Standards On Uses," to Expand Where "Mental Health/Substance Abuse Treatment Facility" Is Permitted with Additional Standards

WHEREAS, the public necessity, convenience, general welfare and good zoning practice so require;

BE IT ORDAINED by the City Council of the City of Hampton, Virginia that Sections 3-2 and 3-3 of Chapter 3 of the Zoning Ordinance of the City of Hampton, Virginia be amended to read as follows:

Section 3-2. Table of uses permitted

(a) Table of Uses Permitted in Standard Zoning Districts.

[See attached use table for changes.]

(b) Table of Uses Permitted in Special Zoning Districts.

[See attached use table for changes.]

...

Section 3-3. - Additional standards on uses

...

(22) Mental health/substance abuse treatment facility in the C-2 district shall comply with the following additional standards:

(a) The facility shall only be permitted if it is located within the Coliseum Central Overlay District and is operated by a community services board established pursuant to Section 37.2-501 of the Code of Virginia ; or

(b) The facility is located within the Coliseum Central Overlay District and is operated by a hospital, as defined in Chapter 2.

[The attached Tables, entitled, "Table of Uses Permitted in Standard Zoning Districts" and "Table of Uses Permitted in Special Zoning Districts" is hereby declared to be a part of this ordinance as if fully set forth herein.]

approved by the Hampton City Council on 12/14/2022.

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

Signed by: 
Donnie R. Tuck

Date DEC 14 2022

Attested by: 
Katherine K. Glass

Date DEC 14 2022

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Standard Zoning Districts																					*Additional standards on uses	
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing			
	R-LL	R-43	R-R	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	M-1	M-2		M-3
RESIDENTIAL - 1, 2 & MULTIFAMILY																							
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*								Sec. 3-3(1)
2-family dwelling (on one lot)															P								
duplex dwelling (on two fee-simple lots)															P								Sec. 3-3(2)
multifamily dwelling												UP	UP*	UP*	UP*	UP*	UP	UP*					Sec. 3-3(42)
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P					
manufactured home																							Sec. 3-3(3)
manufactured/mobile home park			P*												UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(4)
manufactured/mobile home subdivision															UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(4)
upper-floor dwelling units																			UP*				Sec. 3-3(5)
dwelling unit for resident caretaker/watchman																							Sec. 3-3(6)
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	Sec. 3-3(7)
GROUP LIVING																							
boarding/rooming house																			P	P			
detention facility																			UP	UP	UP		
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
group home 2												UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(8)
halfway house																			UP	UP	UP		
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(8)
nursing home																			UP	UP	UP		
orphanage																			UP*	UP*	UP*	UP*	Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																							
bank, with drive-through																			P	P	P	P	P
bank, without drive-through																			P	P	P	P	P
barber shop/beauty salon																			P	P	P	P	P
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
bicycle sales and repair																			P	P	P	P	
boat repair																			P	P	P	P	
boat sales																			P	P	P	P	Sec. 3-3(45)
car wash, hand/auto detailing																			P	P	P	P	
car wash, self-service or automated																			P	P	P	P	
catering service																			P	P	P	P	
clothing maker, custom																			P	P	P	P	
computer equipment repair																			P	P	P	P	
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3-3(10)
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial																			ZA*	ZA*	ZA*		Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*					Sec. 3-3(50)
day spa																			P	P	P	P	
dry cleaning, collection or pick-up station																			P	P	P	P	
dry cleaning, closed type using nonflammable liquid																			UP	P	P	P	
dry cleaning																			P	P	P	P	
farm supplies/equipment sales and service																			P	P	P	P	
funeral home/mortuary																				UP	UP	UP	UP
gas station																			P	P	P	P	
hotel																				UP	UP	UP	UP
hotel, extended stay																				UP	UP	UP	UP
laundromat																			P	P	P	P	
liquor store																			P	P	P	P	
loan office																			P	P	P	P	
motorcycle sales																			P	P	P	P	Sec. 3-3(40)
motorcycle service																			P	P	P	P	Sec. 3-3(41)

	R-LL	R-43	R-R	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	M-1	M-2	M-3		
trash or junk collection, storage, sorting or baling yard, railroad freight classification yard, trucking terminal or draying warehouse/distribution center																							UP	
																					P	P	P	
																					P	P	P	
UTILITIES & TRANSPORTATION																								
bus terminal																								
communication antenna, commercial building-mounted	P*	Sec. 3-3(33)																						
communication tower, commercial	P*/UP*	Sec. 3-3(34)																						
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
communication tower, noncommercial 75' to 125'	UP																							
heliport/helipad																								
parking garage/lot, public	P*	Sec. 3-3(59)																						
parking garage/lot, private	UP*	Sec. 3-3(59)																						
parking lot, accessory to PO-2 uses																								
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P								
pier, dock, seawall related to commercial or industrial water transport																						UP	UP	
railroad track spur																					P	UP		
transit station																								
transmission center, government-operated																								
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
utility building/substation	PC	P	P																					
utility plant/power plant																						P	P	
OTHER																								
cemetery	UP*	UP*	UP	UP*												Sec. 3-3(58)								
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	Sec. 3-3(35)																						
off-premises advertising signs, existing																						P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																								
promotional event																	ZA*	ZA*	ZA*			ZA*	Sec. 3-3(36)	
rescue mission																								
wholesaler																					P	P	P	

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Special Zoning Districts																				*Additional standards on uses									
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Langley Business Park	Downtown			Phoebus				Fort Monroe				Parks		
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6		RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2		HRC-3	LBP	DT-1	DT-2		DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1
RESIDENTIAL - 1, 2 & MULTIFAMILY																														
1-family detached dwelling					P		P*	P	P	P													P	P	UP					
2-family dwelling (on one lot)							P*	P	P	P													P	P	UP					
duplex dwelling (on two fee-simple lots)							P*	P	P	P													P	P	UP					
multifamily dwelling							UP*		P	P	P	P					P*/UP*	P*/UP*	P*/UP*	P	P	P			UP					
townhouse (on a fee-simple lot)							P*										P	P	P	P	P	P			UP					
manufactured home																														
manufactured/mobile home park							UP*												UP*											
manufactured/mobile home subdivision							UP*												UP*											
upper-floor dwelling units										P*	P*	P*					P*	P*		P*	P*	P*			P*	P*				
dwelling unit for resident caretaker/watchman home occupation	P*	P*		P*		P*	P*	P*	P*	P*	P*	P*			P*		P*	P*	P*	P*	P*	P*			P*	P*				
GROUP LIVING																														
boarding/rooming house							P										P	P												
detention facility																														
group home 1				P			P	P	P	P							P	P	P				P	P						
group home 2																														
halfway house																														
juvenile residence																							P	P						
nursing home							UP										UP	UP	UP											
orphanage																														
shelter																														
RETAIL SALES, SERVICES & OFFICE																														
bank, with drive-through		P		P		P	P			P	P	P			P	P	P	P		UP	UP	UP			UP					
bank, without drive-through		P	P	P		P	P			P	P	P			P	P	P	P		P	P	P			UP	UP				
barber shop/beauty salon		P					P			P	P	P			P	UP				P	P	P			UP	UP				
bed & breakfast 1							UP*	UP	UP	UP	UP	UP					UP	UP	UP	UP	UP	UP	UP	UP	UP	P				
bed & breakfast 2							UP*	UP	UP	UP	UP	UP					UP	UP	UP	UP	UP	UP	UP	UP	UP	P				
bicycle sales and repair							P			P	P	P			P		P	P	P						UP					
boat repair	P	P																	P						UP					
boat sales	P*	P					P			P	P	P			P		P	P	P						UP					
car wash, hand/auto detailing	P	P					P																							
car wash, self-service or automated	P	P																												
catering service															P		P			P	P	P			UP	P				
clothing maker, custom		P		P		P	P			P	P	P				P	P	P		P	P	P								
computer equipment repair		P													P	P				P	P	P								
day care 1, family	P*	P*	P*	P*	P	P*	P	P	P	P	P	P	P*	P*	P*		P	P	P	P	P	P	P	P	P	P*	P*	P*		
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	P*	P*	P*			
day care 2, commercial																UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			
day spa							P									P	P	P		P	P	P			UP	UP				
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P					P	P	P						UP	UP				
dry cleaning, closed type using nonflammable liquid							UP*										UP	UP												
dry cleaning															P		UP													
farm supplies/equipment sales and service	P	P																		P	P	P								
funeral home/mortuary							UP													P	P	P								
gas station	P	P													P	UP	P	P		UP	UP	UP								
hotel										UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
hotel, extended stay										UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
laundromat							P										P	P		P	P	P								
liquor store				P		P	P			P	P	P			P	UP	P	P		P	P	P								
loan office							P										P	P		P	P	P								
motorcycle sales																														
motorcycle service																														

	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
office, general		P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP	P				
office, government		P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP	P				
office, laboratory or research		P*	P*	P*		P*							P*	P*	P*	P*				P*	P*	P*	P	UP	P			Sec. 3-3(44)	
office, medical		P		P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P		UP	P				
office, taxicab	P	P					P										P	P											
pawn shop																													
print shop/private postal service, max. 500 sq. ft.							P										P	P											
print shop/private postal service, max. 3000 sq. ft.																													
print shop/private postal service, no max.		P	P	P		P				P	P	P	P	P	P	P				P	P	P			P				
restaurant 1		P*					P*			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		Sec. 3-3(12)
restaurant 2		ZA*					ZA*			ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		Sec. 3-3(13)
restaurant 3		UP*					UP*			UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		Sec. 3-3(14)
retail sales, general		P		P		P	P			P	P	P				UP	P	P		P	P	P	UP	UP	UP	UP			
rummage sale, temporary							P*										P*	P*		P*	P*	P*			P*	P*		Sec. 3-3(15)	
second-hand store																				P	P	P						Sec. 3-3(16)	
sign painting shop	P	P														P				P	P	P							Sec. 3-3(52)
storage facility 1																	UP												Sec. 3-3(53)
storage facility 2																	UP												
storage facility 3	P	P		P		P																							
tattoo parlor																					UP	UP	UP						
tire sales	P	P																											Sec. 3-3(17)
tire repair	P	P																											Sec. 3-3(17)
Turkish bath							P										P	P											
upholstery shop				P		P															P	P	P				P		
vehicle repair, heavy	UP	UP																											
vehicle repair, light	P	P												P			P	P											
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales	P	P																											
vehicle sales, new vehicle inventory lot	UP	UP																											
vehicle sales, of used vehicles	UP	UP																											
vehicle repair, accessory to new vehicle sales	P	P																											
vehicle repair, accessory to used vehicle sales	UP	UP																											
vehicle storage, indoor	UP	UP																											Sec. 3-3(18)
vehicle storage, outdoor	UP	UP																											Sec. 3-3(32)
vending stand, food																													P
INSTITUTIONAL																													
college/university, public							P						P	P		P	P	P		P	P	P	P	UP	P				
college/university, private							UP						P	P		UP	UP	UP		UP	UP	UP	P	UP	P				
hospital							UP										UP	UP	UP		UP	UP	UP	P	UP	P			
library, public							P						P			UP	P	P	P	P	P	P	P	UP	P				
library, private							UP						P			UP	UP	UP	UP	P	P	P	P	UP	P				
museum, public							P						P			UP	P	P	P	P	P	P	P	UP	P				
museum, private							UP						P			UP	UP	UP	UP	P	P	P	P	UP	P				
post office							P						P	P		P	P	P		P	P	P	P	UP	P				
religious facility							P*	P*	P*	P*	P*	P*					P*	P*	P*	P*	P*	P*	P	P					Sec. 3-3(24)
mental health/substance abuse treatment facility																													Sec. 3-3(22)
school, horse riding																													Sec. 3-3(19)
school, public							UP						P	P		UP	UP	UP	UP	UP	UP	UP	P	UP	P				
school, private							UP						P	P		UP	UP	UP	UP	UP	UP	UP	P	UP	P				
RECREATIONAL																													
adult entertainment establishment																													Sec. 3-3(20)
amusement center																					UP	UP	UP						
amusement operations																													
auditorium														P			P	P		P	P	P	P	UP	P				
banquet hall																					ZA*		ZA*	ZA*	ZA*	ZA*	ZA*		Sec. 3-3(51)
billiard hall										UP	UP	UP	P	P							P	P	P						
boat tour/charter boat docking facility																													
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP			UP	UP	UP	UP	UP
bowling alley													P	P							P	P	P						

