



# City of Hampton, Virginia

## Ordinance - Zoning Text

22 Lincoln Street  
Hampton, VA 23669  
[www.hampton.gov](http://www.hampton.gov)

File Number: 11-0358

Enactment Number: Z11-13

**Ordinance to amend and re-enact chapter 7 of the Zoning Ordinance of the City of Hampton, Virginia entitled “R-9 District – One family Residence District” by adding a new Chapter 7.1 entitled “R-4 District – One family Residence District”.**

**BE IT ORDAINED** by the Council of the City of Hampton, Virginia, that the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted to read as follows:

### Chapter 7.1

#### R-4 District – One family Residence District

##### Sec. 7.1-1. Intent and application of the district

This district is intended to accommodate the orderly development of residential neighborhoods in traditional lot patterns as found in the city’s earlier neighborhoods. This district is also intended to facilitate development of sizable infill parcels within established neighborhoods in a compatible manner. Such development makes efficient use of available land in well connected patterns helping to create a pedestrian friendly environment.

Application of this district shall be limited to two scenarios:

(1) Contiguous lots collectively comprising a minimum of 24,000 square feet of land area to justify consideration for applying the R-4 district within the context of the recommendations of the comprehensive plan and the surrounding zoning and development pattern; or.

(2) Geographic areas within the boundaries of adopted master plans, small area plans or neighborhood plans which recommend residential development on lots meeting R-4 standards and are further governed by a city adopted pattern book to which any development shall conform.

Sec. 7.1-2. Uses permitted;

The following uses are permitted in all R-4 districts.

- (1) All uses permitted in R-13 district except for:
  - a. Colleges and universities
  - b. Public or private libraries or museums
  - c. Schools, including public, private, nursery and/or kindergarten

Sec. 7.1-3. Height regulations;

No building in an R-4 district shall exceed thirty five (35) feet in height; provided that the height limit for any building may be increased by the number of feet necessary to sufficiently elevate the first habitable floor to the height necessary to meet flood zone requirements.

Sec. 7.1-4. Lot area; R-4 district

Structures in an R-4 district shall meet the following requirements:

- (1) A lot served by an alley shall contain a minimum of four thousand (4,000) square feet and such lot shall have a minimum frontage of forty (40) feet, unless located on a corner, in which case the lot shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet; or
- (2) Lots without alley access shall contain a minimum of five thousand (5,000) square feet and such lot shall have a minimum frontage of fifty (50) feet;
- (3) No provision set forth in this section 7.1-4 shall prohibit the application of the provisions of section 18-22 hereof.

Sec. 7.1-5. Dwelling area;

The minimum floor area within an R-4 district shall be twelve hundred (1200) square feet of heated living area, no credit shall be given for a fully enclosed garage.

Sec. 7.1-6. Building setback regulations;

(1) Front yard.

(a) The minimum required front yard setback shall be fifteen (15) feet for single family homes.

(c) Religious facilities and other places of assembly, as may be permitted in this section, shall be set back at least twenty (20) feet from the front property line. Parking shall be prohibited within this required setback.

(2) Side yard.

(a) The minimum required side yard setback shall be five (5) feet for single family homes, unless on a corner lot.

(b) The minimum required side yard setback shall be fifteen (15) feet for single family homes on a corner lot.

(c) Religious facilities and other places of assembly, as may be permitted in this section, shall provide minimum side yards of twenty (20) feet. Parking shall be prohibited within this required setback.

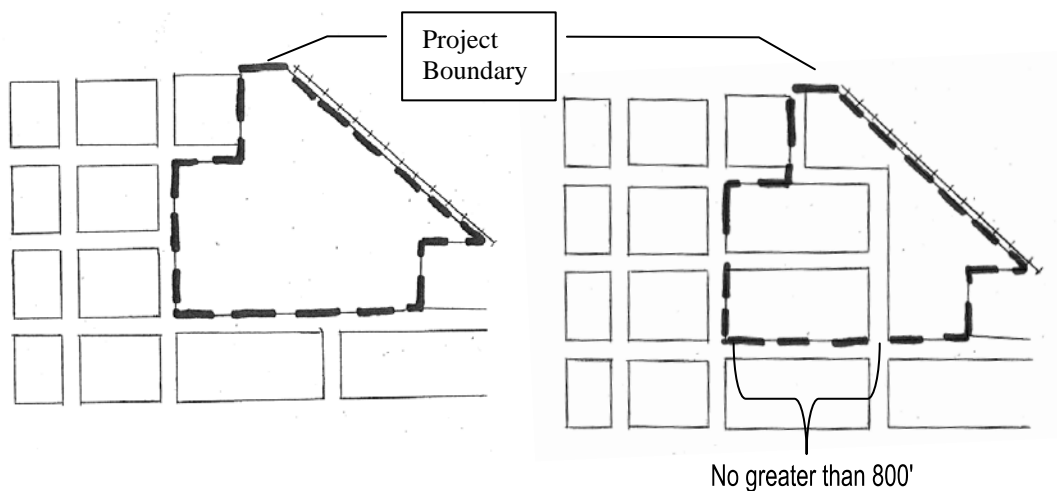
(3) Rear yard.

(a) The minimum required rear yard setback shall be fifteen (15) feet for single family homes. Garages, as permitted in this section, shall have a rear yard setback of not less than five (5) feet.

(b) Religious facilities, as may be permitted in this section, shall provide a minimum rear yard of thirty (30) feet. Parking within ten (10) feet of the rear property line shall be prohibited.

Sec. 7.1-7 Connectivity of streets;

In any R-4 district: Regular intersections with through streets shall be created at intervals no greater than 800', except for places where connections cannot be made because of physical obstacles, such as construction of existing buildings, wetlands, water bodies, railroad and utility rights-of-way, existing limited access rights-of-way, and parks or dedicated open space. New streets and street extensions shall align with existing streets and creating regular blocks as much as practicable. Cul de sacs shall not be utilized to the extent practicable.



Sec. 7.1-8. Accessory structures;

In any R-4 District:

(1) Accessory structures shall not cover more than twenty (20) percent (20%) of the rear yard.

(2) No accessory structure shall be located closer than five (5) feet to the rear property line.

(3) No accessory structure shall be located closer than five (5) feet to the side property line.

Sec. 7.1-9. Off-street parking;

Uses permitted in any R-4 district shall provide garage or vehicle parking space as required in chapter 19 hereof.

Sec. 7.1-10. Additional regulations applicable to R-4 zoned lots

Upon the approval of the rezoning of property to R-4 the following additional regulations shall apply.

(1) For structures to be constructed on R-4 lots, the following shall be submitted to the zoning administrator for approval:

(a) A plat showing a footprint of the proposed structure (s) along with the location of any proposed driveways, alleys, parking aprons, or similar feature

(b) Building elevations including description of proposed materials

(c) Floor plans

(d) A landscape plan

(2) The zoning administrator shall review the documents and render a determination, in writing, as to whether the proposed structure is consistent with either:

(a) The adopted pattern book, if one has been adopted by the city for the geographic area, in which the proposed R-4 structure is to be constructed; or

(b) If a pattern book has not been adopted by the city for the geographic area in which the proposed R-4 structure is to be constructed, the general visual character, placement and architectural scale (size, height, bulk etc.) of existing single family homes within three hundred (300) feet in all directions from the subject lot's property lines.

Adopted at the regular meeting of the City Council of the City of Hampton, Virginia held on November 9, 2011.

**Signed by** \_\_\_\_\_ **Date** \_\_\_\_\_  
Molly Joseph Ward, Mayor

**Attested by** \_\_\_\_\_ **Date** \_\_\_\_\_  
Katherine K. Glass, CMC  
Clerk of the Council