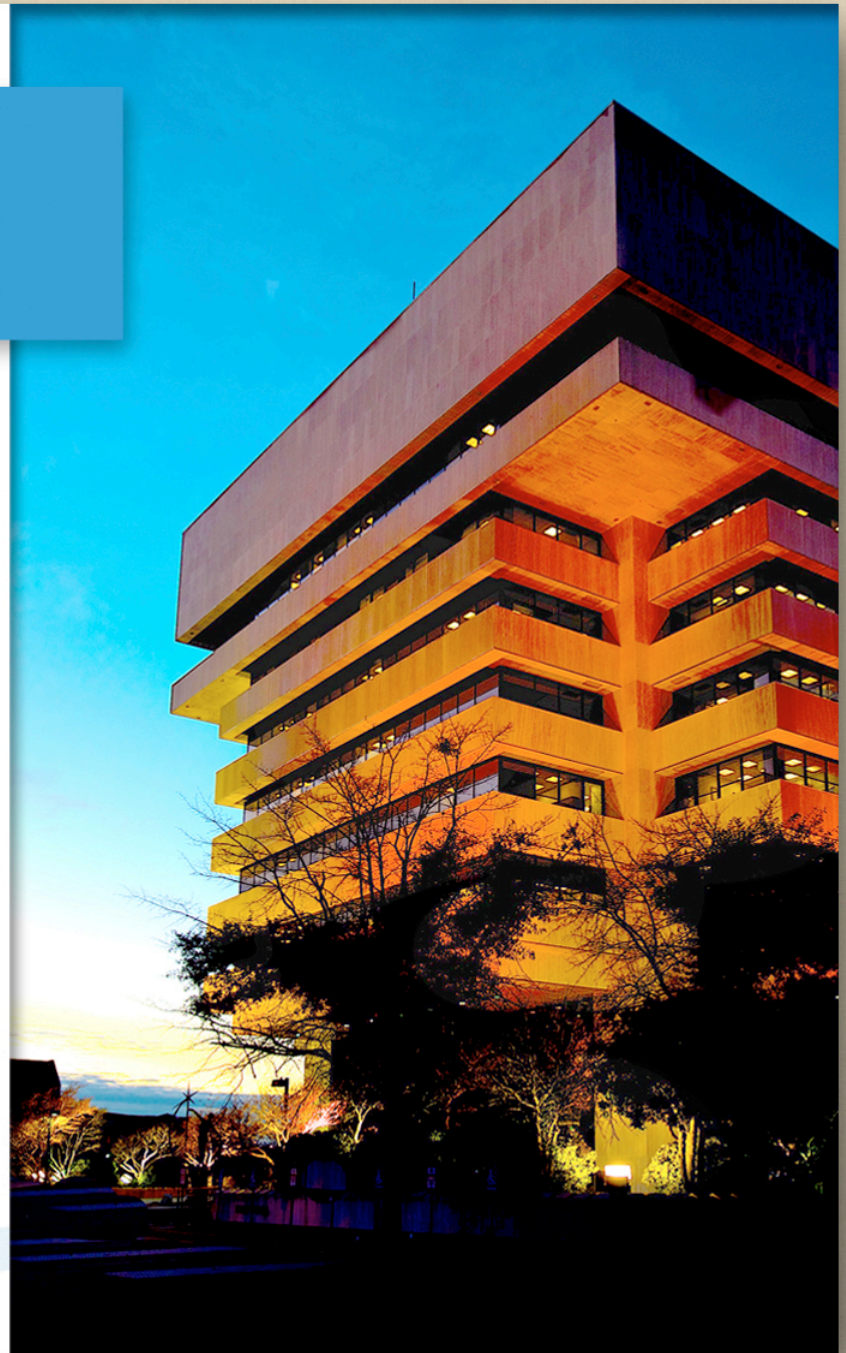


HAMPTON VA

Zoning Ordinance Amendment #21-0198

Parking on Residential Lawns

**City Council
September 8, 2021**



Background

- Requested by neighborhood groups and citizens
- September 2020 - City Council deferred the amendment due to the economic uncertainty associated with COVID-19 with the intent to bring it back at a later date
- May 2021 - City Council requested parking on lawns be brought back after COVID-19 restrictions were lifted
- July 15, 2021 - Planning Commission recommended approval of this amendment
- August 11, 2021 - Briefing to City Council on amendment

Goals

- Preserve green area
- Improve character - make a positive impact on neighborhoods
- Property values
- Environmental impacts
- Limit cost burden
- Provide necessary exceptions
- Outreach

Parking on Lawns Example



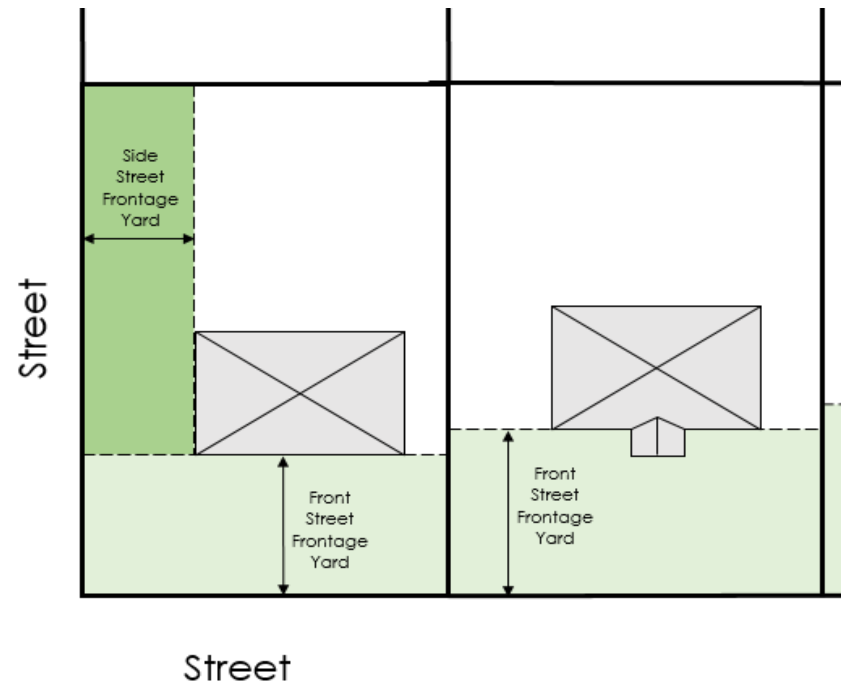
Parking on Lawns

Jurisdiction	Regulates?	Details
Hampton	No	N/A
Newport News	No	N/A
Portsmouth	No	N/A
Virginia Beach	No	N/A
Chesapeake	No	N/A
Suffolk	Yes	Unlawful to park on the grass in front yards
Norfolk	Yes	Unlawful to park or store any motor vehicle on an unimproved surface in the front or side yard; regulation pertaining to maximum amount of impervious surface
Blacksburg	Yes	Unlawful for any person to park a vehicle in a front yard of a residence
Williamsburg	Yes	For single-family detached dwellings, parking spaces/driveways cannot occupy more than 30% of front or rear yard. Must park in that approved area.

Parking on Residential Lots

Street Frontage Yard

- only on an improved driveway
 - concrete, asphalt, pavers designed to support the weight of motor vehicles, rock, gravel, oyster shells, etc.
- unless meeting exception



Rear Yard or Interior Side Yard

- no limit to operable, personal vehicles in the rear yard

Improved Driveways

A strip of land providing a vehicular connector between a right-of-way and a parking space or garage, includes the parking space

Materials:

- Concrete, asphalt, pavers designed to support the weight of motor vehicles
- rock, gravel, oyster shells when contained by a border
- or any other similar improved surface, not to include grass, dirt or compacted soil



Driveways Cont.

- Ribbon driveways extending continuously from the adjacent right-of-way to the parking location are permitted
- Must be setback 3' from side property line unless a parking agreement is in place with the adjoining property owner
- Green area requirements allow an improved driveway of 12' x 25' regardless of yard size



Exceptions

- When either side of adjacent street is labeled as no parking permitted
- Reasonable accommodation (ADA)
- City approved special event permit
- Street closure
- Street sweeping/maintenance
- Flooding or other severe weather events
- When washing the car

Enforcement

Zoning Permit

- required for all new impervious area
- \$15
- 3 day review

Notice of Violation

- 10 days
- can be sent to home owner or vehicle owner

Previous Concerns

- **Outreach**

- Door hangers
- Social media
- Round Robin

- **Cost**

- Existing homes: driveway is not required
- Surveys not required majority of the time
- Lot cost material options like gravel and ribbon driveways

Previous Concerns

- **Exceptions**
 - Balance effectiveness with accommodations
- **Driveways are not required on existing lots**
 - New homes already require a driveway on the parcel, unless credits apply
 - Existing homes without an improved driveway:
 - On street parking
 - ADA reasonable accommodation

Summary

- Regulation applies to yards adjacent to streets
- Must park on improved surface or on permitted street parking
 - With exceptions
- Proposed effective date of January 1, 2022

Recommendations

Planning Commission and Staff
recommend **approval** of
Zoning Ordinance Amendment
21-0198