AGENDA

Newport News City Council
Work Session

May 28, 2019

10th Floor Conference Room
City Hall

4:30 p.m.    I.   Chesapeake Bay Foundation
4:45 p.m.    II.  25-Foot Lot Guidelines
5:00 p.m.    III. Short-Term Rentals Update
5:15 p.m.    IV.  Cultural Attraction Awards
5:30 p.m.    V.   Comments/Ideas/Suggestions
5:45 p.m.    VI.  Closed Meeting

VII. Adjourn

6:00 p.m.    VIII. Dinner
Agenda

- Neighborhood Conservation District (NCD) Overview
- Current Regulations
- Proposed Guidelines
- Next Steps
Neighborhood Conservation District

- Boundary
- Purpose
Current Regulations

Nonconforming Lot of Record

• As of December 1994:
  • Two (2) or more contiguous lots held in single ownership
  • Ownership history certificate
  • Development on lot less than fifty (50) feet can proceed only after approval of a special exception

Special Exception

• Special Exception Criteria:
  • Single-family dwelling must be two (2) stories
  • Front yard setback must be average of block (not less than 15 feet)
  • Minimum side yard setback must be five (5) feet
  • Must have attached or detached garage
  • Proposed dwelling must be in harmony with surrounding neighborhood

Proposed Guidelines
Proposed Design Guidelines - Purpose

- Encourage reinvestment and stabilize the community
- Reduce conflict caused by incompatible and insensitive development
- Protect and strengthen desirable and unique physical features and design characteristics
- Promote new compatible development
- Protect and enhance the characteristic of a pedestrian oriented community
- Promote and retain all existing housing types
- Encourage the harmonious, orderly and efficient growth and redevelopment of the area

Proposed Design Guidelines

Goal of Guidelines
- Work in conjunction with NCD Overlay
- Identify common elements
  - (Guidelines do not specify architectural styles)
- Illustrate appropriate design of infill development on lot less than fifty (50) feet in width
- Illustrate appropriate design of any dwelling on any size parcel

How Will Guidelines Work?
- Department of Planning will administer design review process
- Property owner submits plans for construction on nonconforming lot
- Planning staff will review proposal for conformity with zoning overlay regulations and NCD guidelines
- Planning staff will render action on proposal (approve, disapprove or modify)
25-Foot Wide Lots
50-Foot Wide Lots

75-Foot Wide Lots of Record (25’ + 50’)

75-Foot Lots of Record (37.5’ + 37.5’)

Architectural Details
Height, Floors and Ground Floor Elevation

Roof and Pitch
Location and Dimension of Windows and Doors

Porches and Porch Additions
How Do We Get There?

**Amend Zoning Regulations**
- Division 3. Special Regulations for Neighborhood Conservation District
- Article XXXII. Board of Zoning Appeals
  - Special Exception
- Article V. General Regulations
  - Nonconforming lot of record

**Approve Design Guidelines**
- Setbacks, height, mass
- Parking, garages, driveways
- Development of non-standard lots
- Neighborhood compatibility
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Short Term Rentals
Why Regulate the Use

» Currently staff is aware that short-term rental use is occurring within the city with approximately 40-50 that can readily be found on numerous online sites.

» The regulations allow staff the ability to monitor the use and potential nuisances that may occur with these rentals.

» The regulations also allow the city to collect taxes from the use.

Current Newport News Short-term rentals

Based on online platform www.pillow.com
Proposed Zoning Regulation
Highlights

- Definition of short-term rental added
- Establishing which zoning districts short-term rentals would be allowed
- Establishing criteria for a short-term rental permit

Where would
Short-term rentals be allowed

Short-term rentals would be allowed within single-family residential districts.

Corporate apartments within multi-family residential districts currently can be rented out for shorter time periods.
Criteria for Short-Term Rental Permit

» Only allowed in dwelling units used as primary residence
» No more than 6 overnight lodgers
» Require one additional parking space for a total of 3 onsite spaces
» Concurrent rentals not allowed

Criteria for Short-Term Rental Permit

» Short-term rentals cannot be used for gatherings or meetings
» Dwelling must meet all applicable Virginia and city health and building codes
» Must have a business license and pay transient occupancy taxes to the city
What are other Municipalities doing

- Municipalities allow the use either by right or through a conditional/special use permit process.

- The use is currently allowed in York County, Hampton, Williamsburg, Norfolk, James City County and Virginia Beach.

- Other Virginia municipalities are currently in the process of reviewing regulations for the use.

Questions?