

# HAMPTON VA

## NEWS RELEASE

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## Planning Commission approves zoning changes for construction in flood hazard area

**Aug. 8, 2014** - The Hampton Planning Commission Thursday approved a change in the city's zoning ordinance that would raise the required base height of any new construction or any substantial improvement to property in special flood hazard areas.

The change still has to be approved by City Council.

The zoning ordinance now says that the lowest level of any new construction in a special flood hazard area has to start one foot above predicted flood levels. The proposed change calls for new construction in special flood hazard areas to start three feet above predicted flood levels.

Both the current ordinance and the proposed ordinance require elevation for homes that are substantially damaged (beyond 50% of value) or substantially improved.

A member of the Community Development Department staff told Planning commissioners that the proposed changes would result in lower flood insurance premiums for property owners. He also said the new buildings would be less likely to face flooding damage. But the changes would add to the cost of new construction or any substantial improvements in special flood hazard areas.

The Planning Commission also approved several other zoning amendments Thursday afternoon, and was briefed by Community Development on the current status of Fort Monroe and city services at the former military base.

For more information, contact Planning and Zoning at 757-727-6140.

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