



City of Hampton Future Land Use

The Future Land Use Map is a general guide for character of development within the city. A description of each category is provided below with appropriate densities. At the end of this section is a matrix of the zoning categories and their appropriate Future Land Use designation. This is to assist in the review of properties seeking a rezoning.

Rural Residential-

The form of development includes farms, pastures, and forestry practices on large tracts of land; single-family residences associated with agricultural activities; and large-lot residential subdivisions. This land use category is appropriate for residential subdivisions where they do not conflict with existing agricultural practices or where appropriate transitions of buffers.

Low-Density Residential-

This category is the largest land use in terms of acreage of within Henry County. These areas consist of single family homes on a single lot. New development should provide pedestrian facilities, including sidewalks and crosswalks and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space.

If a project is near a proposed trail segment, right of way or trail construction should be provided.

Medium-Density Residential -

This residential category is for single family attached single family detached homes, or multi-family development, with public sewer and water service. Future residential development within the medium-density range should have accessibility to major arterial roads or state highways. New development should provide pedestrian facilities, including sidewalks and crosswalks and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. If a project is near a proposed trail segment, right of way or trail construction should be provided.

Downtown Mixed Use -

This category includes covers the downtown Hampton area which is envisioned to be a mixed-use district according to the Livable Centers Initiative Plan.

Commercial Mixed Use -

This category includes neighborhood and regional retail and commercial service activities with residential integrated within the site.

Public Institutional -

This category also includes buildings and facilities used by private non-profit institutions such as churches, private schools, and charitable organizations.

Industrial -

The purpose of this category is to provide for areas where light industry and warehouse uses can be located. Primary uses in this category include light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide large setbacks, buffers, and screenings from different adjacent uses.

Transportation/Communication/Utilities (TCU) -

This category includes such uses as landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc. These uses may be either public or private.

Parks and Conservation -

This category includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenways or land conservation.

Future Land Use Map Categories	Compatible Zoning Districts																	
	RA	R-1	R-2	R-3	R-4	PD	RMH	RD	MR1	MR2	O-I	C-1	C-2	C-3	MU	DT-MU	DT-RC	M-1
Rural Residential	*	*																
Low Density Residential			*	*		*	*	*										
Medium Density Residential					*						*	*						
Commercial/Mixed Use													*	*	*	*		
Downtown Mixed Use																	*	*
Industrial																	*	*
Public/Institutional													*					
Transportation, Communication, Utilities (TCU)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Parks, Recreation, Conservation	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Hampton Future Development

