

ORDINANCE-3844

1 AN ORDINANCE TO AMEND SECTIONS OF
2 THE CITY ZONING ORDINANCE TO
3 REFLECT THE IMAGINEVB 2040, CITY OF
4 VIRGINIA BEACH COMPREHENSIVE PLAN
5

6 Sections Amended: §§ 239.05, 283, 405, 500,
7 1500, 1501, 1502, 1507, 1520, 1521, 1524,
8 1526, 1804, 1810, 2106, 2211, and 2401
9

10 WHEREAS, the public necessity, convenience, general welfare and good zoning
11 practice so require;
12

13 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VIRGINIA
14 BEACH, VIRGINIA:
15

16 That Sections 239.05, 283, 405, 500, 1500, 1501, 1502, 1507, 1520, 1521, 1524,
17 1526, 1804, 1810, 2106, 2211, and 2401 of the City Zoning Ordinance is hereby
18 amended and reordained to read as follows:
19

20 **Sec. 239.05. Parking structures and parking garages.**
21

22 (a) In addition to the general standards set forth in section 220, the city council shall
23 consider the extent to which the following standards have been met in deciding
24 applications for conditional use permits:
25

- 26 (1) Access to the parking structure is designed so as not to disrupt or obstruct the
27 flow of traffic on adjacent public streets;
28
- 29 (2) The parking structure provides adequate ingress and egress to all parking
30 spaces, ample clearance, and safe pedestrian access;
31
- 32 (3) Safety features such as glass-backed elevators, interior scanning systems and
33 alarm systems have been incorporated to ensure the well being of pedestrians
34 and vehicles; and
35
- 36 (4) The architecture, building materials, signage and landscaping are of high
37 quality and conform to the design standards for parking structures set forth in
38 the Comprehensive Plan Reference Handbook (~~Special Area Development~~
39 ~~Guidelines for Urban Areas and Special Purpose Guidelines re: Parking~~
40 ~~Structure Standards~~) or, in zoning districts listed in section 102(a)(13), to the
41 design guidelines applicable in such district.
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Sec. 283. Optional by-right minimum front and front side setbacks.

(a) Notwithstanding any contrary provision of the regulations of the zoning district in which it is located, property that is subject to the provisions of section 282 may optionally be developed in accordance with the provisions of this section. Permitted principal, conditional and accessory uses shall be as allowed by the regulations of the zoning district in which the property is located.

(b) The table below shows minimum setback requirements for front and side yards adjacent to a street, as measured from the lot line adjoining the street; provided, however, that where a lot line adjoins a street having a lesser width than the right-of-way shown in Table 1 of the Major Street Network Ultimate Rights-of-Way (2010), which is incorporated into the Comprehensive Plan as an adopted by reference document in the Reference Handbook of the Comprehensive Plan, the setback shall be measured from the ultimate right-of-way shown therein.

| Building Type | Mixed Use | | Commercial | | Office | | Hotel | | Industrial, Flex, Institutional | | Multi-Family | |
|----------------|-----------|---|------------|---|--------|----|-------|----|---------------------------------|----|--------------|----|
| | A | O | A | O | A | O | A | O | A | O | A | O |
| Burton Station | 10 | 5 | 10 | 5 | 10 | 10 | 10 | 10 | 10 | 10 | 15 | 10 |
| Centerville | 10 | 5 | 10 | 5 | 10 | 10 | 10 | 10 | 10 | 10 | 15 | 10 |
| Hilltop | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 10 | 15 | 10 |
| Lynnhaven | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 10 | 15 | 10 |
| Newtown | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 10 | 15 | 10 |
| Pembroke | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 5 | 10 | 10 | 15 | 10 |
| Rosemont | 10 | 5 | 10 | 5 | 10 | 10 | 10 | 10 | 10 | 10 | 15 | 10 |

(c) The following conditions shall apply to any development in which front or side street setbacks have been reduced pursuant to this section:

(1) *Prohibited features.* No parking, drive aisles other than those associated with drop-off areas, mechanical equipment or service areas shall be placed between the building and the street;

(2) *Blank walls.* Exterior walls on any building façade facing a street shall have a substantial material change, such as windows, doors, columns, pilasters or other articulation greater than twelve (12) inches in depth, at least every thirty (30) feet in both a vertical and horizontal direction and on both ground and upper story street-facing facades;

(3) *Transparency.* The combined area of windows and doors on a ground story street-facing façade, as measured between two (2) and eight (8) feet above the adjacent sidewalk or, if none, ground level at the building façade, shall for all building types other than multifamily, be no less than thirty (30) percent of the

80 area of the building façade, and for upper stories, no less than fifteen (15)
81 percent. Multifamily buildings shall have a minimum transparency of no less
82 than fifteen (15) percent on all stories. When there is no floor above, upper-
83 story transparency shall be measured from the top of the finished floor to the
84 top of the wall plate on upper-story street-facing facades; and
85

- 86 (4) Building façades facing a street shall substantially conform to applicable design
87 guidelines contained in the ~~Special Area Design Guidelines (Building Design—~~
88 ~~Urban Areas)~~ contained in the ~~Reference Handbook of the Comprehensive~~
89 ~~Plan~~ Chapter 7 of the Comprehensive Plan.

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93 **Sec. 405. Alternative residential development pursuant to conditional use**
94 **permits.**

95
96 Except as provided in section 1806, as an alternative to the residential
97 development permitted by right in the agricultural districts, the city council may grant a
98 conditional use permit to allow residential development at a density greater than that
99 which is permitted by right. The following regulations shall apply to residential
100 development outside of the Interfacility Traffic Area in the AG-1 and AG-2 Agricultural
101 Districts pursuant to this section:

- 102
103 (a) Council may attach conditions to the use permit governing the number of
104 residential lots allowed on the tract. In so doing, council shall apply the
105 following development criteria that are consistent with the adopted provisions
106 of the comprehensive plan:
107
108 (1) On land that is nearly level well-drained or moderately well-drained soils,
109 as described in the comprehensive plan, ~~technical report appendix~~, as soil
110 area #1, with a seasonal high-water table from one and five-tenths (1.5)
111 feet below grade as determined by the Virginia Department of Health and
112 meeting the density allowances in section 200(a) of this ordinance, the
113 maximum density shall be one (1) dwelling unit for each five (5) acres of
114 land.
115
116 (2) On land that is nearly level with somewhat poorly, poorly, or very poorly
117 drained soils, as described in the comprehensive plan, ~~technical report~~
118 appendix, as soil area #2, with a seasonal high-water table ranging from
119 zero (0) to one and five-tenths (1.5) feet below grade as determined by the
120 Virginia Department of Health which occurs at or above an elevation of
121 five and five-tenths (5.5) feet, based on National Geodetic Vertical Datum
122 (NGVD) of 1929 ('72 ADJ), and meeting the density allowances in section
123 200(a) of this ordinance, the maximum density shall be one (1) dwelling
124 unit for each ten (10) acres of land.
125

126 (3) Evaluation of the soils of a parcel for the purpose of determining the
127 density shall be conducted by a certified soil scientist with confirmation of
128 the results provided by the director of agriculture.

129
130 (4) Development proposals shall be in substantial conformance with all
131 applicable provisions of the plan's ~~rural residential development guidelines~~
132 place type policies and design guidelines.

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135
136 **Sec. 500. Legislative intent.**

137
138 The purpose of the Residential Districts is to provide areas for residential housing
139 types at a variety of densities, provide for harmonious neighborhoods located so as to
140 create compatibility and to provide for certain other necessary and related uses within
141 residential communities but limited as to maintain neighborhood compatibility. The
142 Comprehensive Plan's Context Areas and Place Types, as described in Chapter 1 and
143 Chapter 7, respectively, provide insight on design recommendations for residentially
144 zoned properties throughout the City. The R-40, R-30 and R-20 Residential Districts
145 provide for larger minimum lot sizes for use in areas where lower residential densities
146 are necessary to address environmental and public facilities constraints as
147 recommended by the comprehensive plan. The R-15, R-10 and R-7.5 Residential
148 Districts provide for medium density single-family residential development in areas
149 where these densities are recommended by the comprehensive plan. The R-5D
150 Residential Duplex District is created in recognition of the existence of developed areas
151 where single-family and semidetached dwellings exist on lots averaging five thousand
152 (5,000) square feet in area and where duplexes exist on lots of ten thousand (10,000)
153 square feet in area. It is not the intention to create additional R-5D Districts or to enlarge
154 the limits of existing R-5D Districts. The R-5R Residential Resort District is created in
155 recognition of the existence of developed areas where single-family and duplex
156 dwellings exist on lots of less than seven thousand five hundred (7,500) square feet of
157 area and where the character of the neighborhood includes both permanent yearround
158 residents as well as seasonal residents. It is not the intention to create additional R-5R
159 Districts or to enlarge the limits of existing R-5R Districts. The R-5S Residential Single-
160 Family District is created in recognition of the existence of developed areas where
161 single-family dwellings exist on lots with fifty- and sixty-foot frontages. It is not the
162 intention to create additional R-5S Districts or to enlarge the limits of existing R-5S
163 Districts. The R-2.5 Residential Townhouse District provides for the development of
164 residential townhouses in areas where such development is recommended by the
165 comprehensive plan.

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169 **Sec. 1500. Legislative intent.**

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171 The purpose of the RT-1 Resort Tourist District is to provide areas which can
172 accommodate high density hotels and their related needs and where a high
173 concentration of resort facilities are desirable. This district is not intended for general
174 application but should be limited generally to those properties contiguous to Atlantic
175 Avenue. Development in the district should advance Resort Area land use and design
176 goals and, as expressed in the Comprehensive Plan, conform to the Resort Area
177 Strategic Area Plan and ~~the Special Area Design Guidelines (Urban Areas) set forth in~~
178 ~~the Reference Handbook of the Comprehensive Plan~~ the identified applicable Place
179 Type design guidelines, either Coastal Neighborhood, Center Core, and Center Edge, in
180 Chapter 7 of the Comprehensive Plan. While under the Navy's OPNAV Instruction
181 11010.36 C (October 9, 2008), hotels and motels in accident potential zones or in noise
182 zones 65-70 dB DNL or higher are not deemed to be compatible with operations arising
183 out of Naval Air Station Oceana, such uses are the historical base of the City of Virginia
184 Beach's Resort Area. The development and enhancement of high-quality hotel and
185 motel uses is thus encouraged, but such uses should be sensitive to their proximity to
186 Naval Air Station Oceana and should, therefore, be compatible with air operations to the
187 greatest extent possible.

188
189 **Sec. 1501. Use regulations.**

190
191 (a) The following chart lists those uses permitted within the RT-1 Resort Tourist District
192 as either principal uses, as indicated by a "P" or as conditional uses, as indicated
193 by a "C." Conditional uses shall be subject to the provisions of Part C of Article 2
194 (section 220 et seq.). No uses or structures other than those specified shall be
195 permitted. All uses, whether principal or conditional, should to the greatest extent
196 possible adhere to the provisions of the Oceanfront Resort Area District Design
197 Guidelines.

198

200
201 (c) Proposed conditional uses shall be evaluated for consistency with the following
202 criteria regarding general land use, transportation, and aesthetic provisions in order
203 to further the legislative intent of the RT-1 District and the goals of the
204 Comprehensive Plan and Resort Area Strategic Action Plan:

- 205
206 (1) Any development or redevelopment in this area should contribute to creating
207 an attractive wholesome family resort destination;
208
209 (2) The use should be consistent with the resort area goal to promote a safe, day
210 and night, year round resort destination;
211
212 (3) The use and structure should complement resort activity centers and corridors
213 and advance the area's public and private investments;
214
215 (4) All development and other physical improvements, such as landscaping, signs,
216 lighting, and other similar elements should strive to achieve a high level of

217 design excellence and contribute to a quality image as expressed in the
218 ~~Special Area Design Guidelines (Urban Areas) set forth in the Reference~~
219 ~~Handbook of the Comprehensive Plan Coastal Neighborhood, Center Core,~~
220 ~~and Center Edge Place Types in Chapter 7 of the Comprehensive Plan.~~
221 Applicable Place Type will be determined by spatial data provided on Virginia
222 Beach's VB Map;

223
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225
226 **Sec. 1502. Dimensional requirements.**

- 227
- 228 (a) Minimum lot size: Fourteen thousand (14,000) square feet.
 - 229
 - 230 (b) Minimum lot width: Seventy (70) feet.
 - 231
 - 232 (c) Minimum yard requirements: Five (5) feet front yard, five (5) feet side yard when
233 adjacent to a street, other than the boardwalk; provided, however, that the planning
234 director may allow a lesser or zero setback where:
 - 235
 - 236 (1) The proposed development is of a type and quality consistent with applicable
237 standards set forth in the comprehensive plan's place type design guidelines in
238 Chapter 7;
 - 239
 - 240 (2) The amenities and architectural features of the proposed development,
241 particularly the design of building facades facing connector parks or east-west
242 oriented streets, are provided in such manner as to create an attractive and
243 pedestrian-scale streetscape; and
 - 244
 - 245 (3) No mechanical equipment, other than public utility facilities, or refuse
246 receptacles are visible from grade level on the public right-of-way.

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250 **Sec. 1507. Performance standards and incentives.**

- 251
- 252 (a) For uses on lots with a minimum area of twenty thousand (20,000) square feet and
253 having architectural features, site design and landscaping consistent with the
254 Comprehensive Plan, and the Resort Area Strategic Action Plan, ~~and the Special~~
255 ~~Area Design Guidelines (Urban Areas) set forth in the Reference Handbook of the~~
256 ~~Comprehensive Plan,~~ the maximum density of hotel and motel uses shall be one
257 hundred seventy-five (175) units per acre, of which no more than fifteen (15)
258 percent of the allowable number of units may be dwelling units, and uses in
259 conjunction with hotels and motels may occupy a maximum of twenty (20) percent
260 of the floor area of all structures (excluding parking) located on the lot.

261

262 (b) For uses on lots with a minimum area of forty thousand (40,000) square feet and
263 having architectural features, site design and landscaping consistent with the
264 Comprehensive Plan, and the Resort Area Strategic Action Plan, ~~and the Special~~
265 ~~Area Design Guidelines (Urban Areas) set forth in the Reference Handbook of the~~
266 ~~Comprehensive Plan~~, the maximum density of hotel and motel uses shall be two
267 hundred (200) units per acre, of which no more than fifteen (15) percent may be
268 dwelling units, and uses in conjunction with hotels and motels may occupy up to but
269 not more than twenty-five (25) percent of the floor area of all structures located on
270 the lot.

271
272 (c) For uses on lots with a minimum area of eighty thousand (80,000) square feet or on
273 separate lots under common ownership totaling at least eighty thousand (80,000)
274 square feet in area, where: (i) such lots are separated solely by a public street of no
275 more than one hundred (100) feet in width and by a distance not exceeding the
276 width of the public street, (ii) at least twenty (20) percent of the floor area of the use
277 is for convention or related facilities, (iii) the entire lot or lots are developed in a
278 functionally integrated fashion, and (iv) the uses have architectural features, site
279 design and landscaping consistent with the Comprehensive Plan, and ~~the~~, Resort
280 Area Strategic Action Plan ~~and the Special Area Design Guidelines (Urban Areas)~~
281 ~~set forth in the Reference Handbook of the Comprehensive Plan~~, the following shall
282 apply:

283
284 (1) The maximum density for hotel and motel uses shall be two hundred twenty-
285 five (225) units per acre, of which no more than fifteen (15) percent may be
286 dwelling units, for the entire accumulation of parcels

287
288 (2) Uses in conjunction with a hotel may occupy up to fifty (50) percent of the floor
289 area of the structures; and

290
291 (3) Required parking shall be at least one (1) space per lodging or dwelling unit or
292 one (1) space per two hundred (200) square feet of floor area used for uses in
293 conjunction with the hotel, whichever is greater.

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295

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297 **Sec. 1520. Legislative intent.**

298
299 The purpose of the RT-3 Resort Tourist District is to provide an area for a mixture
300 of uses primarily devoted to resort and complementary resort uses that promote
301 convention, entertainment, residential, civic and related activities, increase the
302 economic tax base, protect and leverage public investment with private investment,
303 ensure land use compatibility with existing residential areas, ensure good pedestrian
304 movement systems, and provide exceptional design quality.

305
306 Development in this district shall advance Resort Area land use and design goals
307 and, as expressed in the Comprehensive Plan, conform to the Resort Area Strategic

308 Action Plan and the ~~Special Area Design Guidelines (Urban Areas)~~ set forth in the
309 Reference Handbook of the Comprehensive Plan, and shall be appropriate in use and
310 design to its proximity to Naval Air Station Oceana.

311
312 **Sec. 1521. Use regulations.**

313
314 (a) The following chart lists those uses permitted within the RT-3 Resort Tourist District
315 as either principal uses, as indicated by a "P" or as conditional uses, as indicated
316 by a "C." Conditional uses shall be subject to the provisions of Part C of Article 2
317 (section 220 et seq.). Except for single-family, duplex, semidetached and attached
318 dwellings, buildings within the RT-3 District may include any principal or conditional
319 uses in combination with any other principal or conditional use. No uses or
320 structures other than those specified shall be permitted. All uses, whether principal
321 or conditional, should to the greatest extent possible adhere to the provisions of the
322 ~~Special Area Design Guidelines (Urban Areas)~~ set forth in the Reference Handbook
323 Coastal Context Area and applicable Place Type Design Guidelines of the
324 Comprehensive Plan.

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328 **Sec. 1524. Off-street parking regulations.**

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331
332 (c) Parking requirements for uses within the RT-3 Resort Tourist District may be
333 satisfied by any one, or a combination of, the following:

334
335 (1) On-site parking;

336
337 (2) Off-site parking facilities, as set forth in section 1521 of this ordinance; or

338
339 (3) Public parking, if the planning director determines (a) that there is at least a
340 sufficient number of public parking spaces located within one thousand (1,000)
341 feet of the proposed use to meet public parking demands; (b) that such public
342 parking spaces are not used to satisfy the parking requirements of any other
343 use, and (c) that the use of such public parking spaces to satisfy the parking
344 requirements of the proposed use, either wholly or partially, is warranted in
345 light of the following considerations:

346
347 a. The extent to which the proposed use advances the goals and objectives of
348 the RT-3 Resort Tourist District and the Resort Area Strategic Action Plan;

349 b. The extent to which the proposed use conforms to the provisions of the
350 ~~Special Area Design Guidelines (Urban Areas)~~ set forth in the Reference
351 Handbook of to the Place Type Policies and Design Guidelines in the
352 Comprehensive Plan; and
353

354 c. The amount of the projected tax revenue to be generated by the proposed use
355 and improvements.

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359 **Sec. 1526. Performance standards and incentives.**

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362
363 (b) *Multi-family residential and hotel and motel use.* To achieve the legislative intent of
364 the RT-3 Resort Tourist District and the goals and objectives expressed in the
365 Resort Area Strategic Action Plan, multi-family residential development and hotel
366 and motel development within the RT-3 District should strive to comply with the
367 criteria provided in the ~~Special Area Design Guidelines (Urban Areas)~~ set forth in
368 the ~~Reference Handbook of the Comprehensive Plan~~. As an incentive to develop
369 lots within the RT-3 District in a compatible and appropriate manner, compliance
370 with the criteria of the design guidelines and to the additional provisions below shall
371 result in allowed deviations to density requirements of this ordinance. Determination
372 of compliance with the criteria provided below shall be made by the director of
373 planning or his or her designee. Any appeal by the applicant of the determination of
374 compliance by the director of planning shall be to the city council.

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378 **Sec. 1804. Discretionary development applications; city council policy.**

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382 (c) *Special regulations in the 65—70 dB DNL Noise Zone.* The following regulations
383 shall apply to discretionary development applications for residential uses on
384 property within the 65—70 dB DNL Noise Zone. Residential uses shall include all of
385 the uses listed under the heading of "Residential and Related" in Table 1 of this
386 section.

387
388 (1) For property within Sub-area 1 of the 65—70 dB DNL Noise Zone,
389 discretionary development applications for residential uses may be granted
390 only if the city council finds that the proposed development:

391 (i) Conforms to the applicable provisions of the city zoning ordinance,
392 including all requirements of the zoning district; and

393
394 (ii) Conforms to the applicable provisions of the Comprehensive Plan,
395 including, without limitation, the Resort Area Strategic Action Plan, and
396 Old Beach Design Guidelines or ~~Special Area Design Guidelines (Urban~~
397 Areas) set forth in the ~~Reference Handbook of the Comprehensive Plan~~.
398
399

400 (2) For property within Sub-area 2 of the 65—70 dB DNL Noise Zone,
401 discretionary development applications for residential uses may be approved
402 only if the city council finds that the proposed development:

403
404 (i) Is at a density similar to or lower than that of surrounding properties
405 having a similar use and no greater than recommended by the
406 Comprehensive Plan; and

407
408 (ii) Conforms to the applicable provisions of the Comprehensive Plan,
409 including, without limitation, ~~the Princess Anne Corridor Study, Princess~~
410 ~~Anne Commons Design Guidelines, or Mixed Use Development~~
411 Guidelines.

412
413

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415 **Sec. 1810. Design, etc., features; notice.**
416

417 (a) Any of the uses enumerated in section 1809 shall be allowed as a principal use in
418 the zoning districts designated therein if, in addition to all other applicable
419 requirements of this ordinance, the Planning Director finds that the utilization of the
420 following features is clearly sufficient to prevent any adverse impacts to residential
421 or apartment uses or other property within APZ-1:

422
423 (1) The use conforms to all general and specific conditions applicable to such
424 use under Part C of Article 2 of this ordinance;

425
426 (2) Enhanced site and parking lot landscaping exceeding applicable
427 requirements, both qualitatively and quantitatively, is provided;

428
429 (3) Exterior lighting is of low intensity and residential in character and shielded
430 in such manner as to direct light and glare away from residential areas;

431
432 (4) Hours of operation are limited so as to avoid disturbances to residential
433 neighborhoods;

434
435 (5) Signage is either nonilluminated or, where freestanding, is externally
436 illuminated from ground level, no neon lighting visible from any adjoining
437 property is used, and freestanding signs are located as far from residential
438 or apartment districts as is practicable;

439
440 (6) Storage of materials, waste containers, or merchandise, except for boats,
441 motor vehicles, motor homes or similar items for sale, is within the interior
442 of the building or is screened so as to not be visible from streets or
443 adjoining properties;

444

445 (7) Where adjacent to residential or apartment districts, enhanced landscape
446 buffering exceeding applicable requirements, both qualitatively and
447 quantitatively, is provided; and
448

449 (8) Building design and exterior building materials should substantially
450 conform to the design guidelines ~~such of General Community Appearance~~
451 ~~Guidelines, Special Area Development Guidelines and Special Purpose~~
452 ~~Guidelines, as set forth in the Comprehensive Plan Reference handbook,~~
453 ~~as well as the design recommendations of any Strategic Growth Area Plan~~
454 ~~as are applicable.~~
455

456

457
458 **Sec. 2106. Bonus density; workforce housing unit requirements.**
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460 The dwelling unit density in the Workforce Housing Overlay District may be
461 increased by a maximum of thirty (30) percent over the density allowed in the underlying
462 zoning district if all of the following conditions are met:
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464

465
466 (d) Workforce housing shall conform to the ~~Workforce Housing Design Criteria and~~
467 ~~any other applicable~~ design standards in the Comprehensive Plan, including,
468 but not limited to, the following standards:
469

470 (1) The exterior of workforce housing units shall have the same building
471 materials and finish, and be effectively indistinguishable from, non-
472 workforce housing units of the same housing type;
473

474 (2) Workforce housing units shall be comparable in bedroom mix, design, and
475 overall quality of construction to the market rate units in the development,
476 except that workforce housing units shall not be required to exceed three
477 (3) bedrooms per unit; and
478

479 (3) The square footage and interior features of workforce housing units shall
480 not be required to be the same as other dwelling units in the development
481 units, so long as they are reasonably similar in size and quality and are
482 consistent with the current building standards for new housing in the City
483 of Virginia Beach.
484

485

486
487 **Sec. 2211. Central Business Core District Design Guidelines.**
488

489 The Central Business Core District Design Guidelines, ~~October 2016~~ ("Design
490 Guidelines") appended hereto are hereby incorporated by reference into this Article.

491 ~~Such Design Guidelines shall supersede Section V (Architectural Guidelines) and~~
492 ~~Sections VII through X (Signage Guidelines/Design Review Process) of the Central~~
493 ~~Business District Urban Guidelines (February 4, 2004), and the Special Area Design~~
494 ~~Guidelines, Urban Areas, set forth in the Reference Handbook of the Comprehensive~~
495 ~~Plan.~~

496
497 The Planning Director shall determine whether or not a proposed design
498 conforms to the Design Guidelines and may, in making such determination, seek the
499 advice of the Central Business District Association Design Review Committee or a
500 designated subcommittee thereof. Such determination shall be appealable to the Board
501 of Zoning Appeals.

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504
505 **Sec. 2401. District boundaries.**

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507 The Pembroke Strategic Growth Area boundaries shall be as designated in
508 ~~Section 1.2~~ Chapter 3 of the Comprehensive Plan.

509
510 The Western Campus Overlay District boundaries shall be as designated on the
511 official zoning map of the city.

Adopted by the Council of the City of Virginia Beach, Virginia on the 21st day of
April, 2026.