

ORDINANCE-3863

AN ORDINANCE TO AMEND SECTIONS 501 AND 502
OF THE CITY ZONING ORDINANCE PERTAINING
USES AND DIMENSIONAL REQUIREMENTS IN THE R-
2.5 ZONING DISTRICT

Sections Amended: §§ 501 and 502

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

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

That Sections 501 and 502 of the City Zoning Ordinance is hereby amended and
reordained to read as follows:

Sec. 501. Use regulations.

- (a) *Principal and conditional uses.* The following chart lists those uses permitted within
the R-40 through R-2.5 Residential Districts. Those uses and structures in the
respective residential districts shall be permitted as either principal uses indicated
by a "P" or as conditional uses indicated by a "C." Uses and structures indicated by
an "X" shall be prohibited in the respective districts. No uses or structures other
than as specified shall be permitted.

Uses	Residential Districts									
	R- 40	R- 30	R- 20	R- 15	R- 10	R- 7.5	R- 5D	R- 5R	R- 5S	R- 2.5
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Dwellings, semidetached	X	X	X	X	X	X	P	P	X	X
Dwellings, single-family	P	P	P	P	P	P	P	P	P	X P
Family day-care homes	C	C	C	C	C	C	C	C	C	C
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Sec. 502. Dimensional requirements.

The following chart lists the requirements within the R-40 through R-5S
Residential Districts for minimum lot area, width, yard spacing and maximum lot
coverage for single-family dwellings.

- (a) For single-family dwellings:

Residential Districts										
	R-40	R-30	R-20	R-15	R-10	R-7.5	R-5D	R-5R	R-5S	<u>R-2.5</u>

(1) Minimum lot area in square feet:	40,000	30,000	20,000	15,000	10,000	7,500	5,000	5,000	5,000	<u>3,000</u>
(2) Minimum lot area outside of water, marsh, or wetlands:	24,000	24,000	20,000	15,000	10,000	7,500	5,000	5,000	5,000	<u>3,000</u>
(3) Minimum lot width in feet:	125	100	100	100	80	75	50	50	50	<u>30</u>
(4) Minimum front yard setback in feet:	50	50	50	30	30	30	20	20	20	<u>20</u>
(4.1) Minimum front yard setback for lots fronting on the east side of Sandfiddler Road in feet:	NA	NA	30	NA	NA	NA	NA	NA	NA	<u>NA</u>
(5) Minimum front yard setback when adjacent to a 40-foot right-of-way created in accordance with section 4.1(m) of the subdivision ordinance in feet:	55	55	55	35	35	35	25	25	25	<u>25</u>
(6) Except as	20	15	15	10	10	5 & 10	8	8	5 & 10	<u>5</u>

provided in subdivision (6.1), minimum side yard setback except when adjacent to a street in feet:										
(6.1) Minimum side yard setback for accessory structures no larger than 150 square feet in area and with an eave height no greater than 8 feet except when adjacent to a street:	5	5	5	5	5	5	5	5	5	<u>5</u>
(7) Minimum side yard setback adjacent to a street in feet:	30	30	30	30	30	30	18	18	15	<u>15</u>
(8) Minimum side yard setback when adjacent to a 40-foot right-of-way created in accordance with section 4.1(m) of	35	35	35	35	35	35	23	23	20	<u>20</u>

the subdivision ordinance in feet:										
(9) Minimum rear yard setback except for accessory structures in feet:	20	20	20	20	20	20	20	20	20	<u>20</u>
(10) Except as provided in subdivision (10.1), minimum rear yard setback for accessory structures in feet:	20	15	15	10	10	10	10	10	10	<u>10</u>
(10.1) Minimum rear yard setback for accessory structures no larger than 150 square feet in area and with an eave height no greater than 8 feet except when adjacent to a street:	5	5	5	5	5	5	5	5	5	<u>5</u>
(11) As an exception, the minimum setback in	NA	NA	NA	NA	NA	NA	NA	30	NA	<u>NA</u>

any yard adjacent to the public beach of the Atlantic Ocean for any structures, except in-ground swimming pools, shall be 30 feet in the R-5R District. For purpose of this section, "beach" shall include any bulkheaded area contiguous to, and any unimproved public right-of-way within, the sandy beach:										
(11.1) Minimum setback on through lots for accessory structures that are physically located to the rear of the principal structure in feet:	20	20	20	20	20	20	20	20	20	<u>20</u>
(12) Maximum	25	25	25	30	30	35	40	35	40	<u>40</u>

lot coverage in percent:										
(13) Maximum total of building floor area and area of garages greater than 500 square feet expressed as a percentage of maximum allowable lot coverage:	NA	NA	NA	NA	NA	NA	NA	200%	NA	<u>NA</u>
(14) Maximum area of impervious cover, as defined in 103 of the Chesapeake Bay Preservation Area Ordinance expressed as a percentage of the lot size:	NA	NA	NA	NA	NA	NA	NA	60%	NA	<u>NA</u>

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Adopted by the Council of the City of Virginia Beach, Virginia, on the 7th day of July, 2026.