

ORDINANCE-3869

AN ORDINANCE TO AMEND SECTION 237
OF THE CITY ZONING ORDINANCE
PERTAINING TO MINI-WAREHOUSES

Section Amended: § 237

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 Section 237 of the City Zoning Ordinance is hereby amended and reordained to read as follows:

Sec. 237. Mini-warehouses.

In addition to general requirements, the following special requirements and limitations shall apply to mini-warehouses in all districts, excluding the B-4C district, in which they are generally permitted:

. . . .

(c) *Form.* Mini-warehouses in B-4C shall be a multi-story fully enclosed mixed-use building.

(1) Such building shall include two (2) or more uses within the building. Applicable uses include retail sales, services, office; institutional, recreational, and industrial, and those uses permitted by the applicable zoning district in which the mini-warehouse is located. The storage facility shall be counted as one of the uses.

(2) ~~No storage units shall be located on the ground floor; however, a maximum of thirty (30) percent of the ground floor area may be used as storage related office and/or retail space. Storage units located on the ground floor must not be visible or directly accessible from the exterior of the building.~~

Adopted by the Council of the City of Virginia Beach, Virginia on the 11th day of August, 2026.