

## UNDERSTANDING REZONING – IF THE BOULEVARD PROJECT IS NOT APPROVED, WHAT COULD BE NEXT?

The Willis site is in a **B-2 Community Business District**

The purpose of the **B-2 Community Business District** is to provide land needed for community-wide business establishments. This district is intended for general application in the city. It is intended that, by the creation of this district, business uses will be geographically concentrated.

The purpose of the **B-4 Mixed Use District** is to provide for retail and commercial service facilities and residential uses in those areas of the city *where a mixture of such uses is desirable and recommended by the policies of the Comprehensive Plan.* (Emphasis added)

**WORKFORCE HOUSING** (Section 2100 of the City Zoning Ordinance, City Code, Appendix A) The purpose and intent of this article is to encourage the development of high-quality housing that is: (1) affordable by households with annual incomes of between eighty (80) percent and one hundred twenty (120) percent of Area Median Income (AMI); or (2), for rental purposes, by households with annual incomes of between sixty (60) percent and ninety (90) percent of AMI, adjusted for family size, who live or work in Virginia Beach. Because such households generally, although not uniformly, consist of one (1) or two (2) working members, such housing is termed "workforce housing." In order to accomplish that goal, this article establishes incentives for the construction of workforce housing in areas of the city, including Strategic Growth Areas, in which the Comprehensive Plan recognizes increased density to be appropriate. Equally importantly, this article also ensures that workforce housing will be well-designed, of high quality, and well-integrated into the overall development of which it is a component.

### **B-2 ZONED SITES CAN INCLUDE THE FOLLOWING ESTABLISHMENTS:**

#### **Principal permitted uses, subject to established restrictions:**

Animal hospitals, veterinary establishments, pounds, shelters, commercial kennels

Bakeries, confectioneries and delicatessens

Beverage manufacturing shops NTE 3000 SF

Boat sales

Business and vocational schools except woodwork shops, machine shops or other similar facilities, with 7500 SF of floor area or less

Business studios, offices and clinics

Commercial parking lots, parking garages, parking structures and storage garages

Communication towers and temporary towers (in compliance with applicable codes)

Day-care centers and childcare education centers

Drugstores, beauty shops and barbershops and other similar personal service establishments

Eating and drinking establishments with and without drive-through windows (exceptions apply)

Financial institutions

Florists, gift shops and stationery stores

Funeral homes

Furniture repair and upholstery, repair services for radio and television and household appliances other than those with gasoline engines; carpet and linoleum laying; tile setting, sign shops and other small service businesses

Greenhouses and plant nurseries

Grocery stores, carry-out food stores and convenience stores both freestanding and in a structure with a maximum gross floor area of greater than 45000 SF

Laboratories and establishments for the production and repair of eye glasses, hearing aids and prosthetic devices

Laundry and dry-cleaning agencies  
Liquor stores, package only  
Medical and dental offices and clinics  
Medical laboratories  
Museums and art galleries  
Newspaper printing and publishing, job and commercial printing  
Outdoor cafes  
Outdoor plazas  
Personal service establishments, other than those listed separately  
Public buildings and grounds  
Public utilities installations and substations provided storage and maintenance facilities shall not be permitted  
Public utilities offices  
Recreational facilities other than those of an outdoor nature, with a maximum floor area of 7500 SF  
Religious uses with a maximum floor area of 4000 SF  
Repair and sales for radio and television and other household appliances and small business machines  
Retail establishments, other than those listed separately, including the incidental manufacturing of goods for sale only at retail on the premises; retail sales and display rooms and lots...(restrictions)  
Small wireless facilities meeting the requirements of [section 207](#)  
Specialty shops  
Storage garages  
Wholesaling and distribution operations,...(restrictions)  
Wind energy conversion systems, freestanding, except as provided below  
Wind energy conversion systems, roof-mounted, except as provided below  
Wine-tasting rooms, subject to the provisions of [section 209.4](#)

**Conditional permitted uses in a B-2 zoned site include:**

Assembly uses, automobile museums, auto and small engine repair shops and service stations, bars and nightclubs, body piercing establishments, borrow pits, building mounted antennas, Business and vocational schools with floor area over 7500 SF, car wash facilities, colleges and universities, commercial parking garages and storage garages, communications towers other than those meeting applicable codes, craft breweries, craft distilleries, craft wineries, Fiber-optics transmission facilities, Heliports and helistops, Home-based wildlife rehabilitation facilities, Hospitals and sanitariums, Marinas, commercial, mini-warehouses, mobile home sales, motor vehicle sales (restrictions), Open-air markets, Passenger transportation terminals, Passenger vessels permitted by U.S. Coast Guard regulations to carry more than one hundred forty-nine (149) passengers and used for commercial purposes, Personal watercraft rentals, Public utility storage or maintenance installations, Radio and television broadcasting stations, Recreation facilities other than outdoor, 7500 SF or more, Recreational and amusement facilities of an outdoor nature (restrictions), Religious uses with a floor area greater than 4000 SF, Satellite wagering facility, Small wireless facilities not placed on existing structures, Tattoo parlors, Wildlife rehabilitation centers, Wind energy conversion systems, freestanding, in excess of one (1), Wind energy conversion systems, roof-mounted, in excess of one (1) per principal structure

***Cite: Virginia Beach VA Code of Ordinances, Appendix A, Article 9 version December 9, 2019 (current)***