

Sec. 904. - Height regulations

(b) Where a zoning lot within the B-2 Community Business District, B-3 Central Business District, B-4 Mixed Use District, B-4C Central Business Mixed Use District or B-4K Historic Kempsville Area Mixed Use District adjoins the side or rear yard of a zoning lot in a residential or apartment district without an intervening street or alley over twenty-five (25) feet in width or a body of water over fifty (50) feet in width, the following maximum height regulations shall apply on that portion of the commercial zoning lot within one hundred (100) feet of the adjoining residential or apartment district. In cases where more than one (1) of the following apply, the most restrictive shall apply.

(1) When adjacent to residential district, the maximum height shall be thirty-five (35) feet.

(2) When adjacent to A-12 or A-18 Apartment Districts, the maximum height shall be thirty-five (35) feet.

(3) When adjacent to A-24 Apartment District, the maximum height shall be forty-five (45) feet.

(4) When adjacent to A-36 Apartment District, the maximum height shall be one hundred twenty (120) feet.

Sec. 903. - Landscape screening and buffering regulations.

(b) When a zoning lot within the B-2, B-3, B-4, B-4C or B-4K District adjoins a residential or apartment district without an intervening street, alley or body of water over twenty-five (25) feet in width, a fifteen-foot minimum yard shall be required along all lot lines adjoining the residential or apartment district. Category IV landscape screening shall be required within the yard area. No other uses or structures shall be permitted in such yards.

In B2 Zoning: 0 set back HOWEVER: Minimum side yard setback in feet, unless a greater setback is required by [section 903](#):