

ORDINANCE NO. 6528-08

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 45, ZONING ORDINANCE, OF THE CODE OF THE CITY OF NEWPORT NEWS, VIRGINIA, ARTICLE XXIV., C5 OYSTER POINT BUSINESS/MANUFACTURING DISTRICT REGULATIONS, SECTION 45-2403, AREA AND DIMENSIONAL REGULATIONS.

BE IT ORDAINED by the Council of the City of Newport News, Virginia:

That Chapter 45, Zoning Ordinance, of the Code of the City of Newport News, Virginia, Article XXIV., C5 Oyster Point Business/Manufacturing District Regulations, Section 45-2403, Area and dimensional regulations, be, and the same hereby is, amended and reordained as follows:

CHAPTER 45

ZONING ORDINANCE

**ARTICLE XXIV. C5 OYSTER POINT BUSINESS/
MANUFACTURING DISTRICT REGULATIONS**

Sec. 45-2403. Area and dimensional regulations.

- (a) *Minimum lot area:* None.
- (b) *Minimum yard setbacks:*
 - (1) *Minimum front yard for all buildings:* Thirty (30) feet.
 - (2) *Minimum side yard for all buildings:* Ten (10) feet.
 - (3) *Minimum rear yard for all buildings:* Fifteen (15) feet.
 - (4) *Special setback:* No improvements shall be closer than fifty (50) feet to Jefferson Avenue.
- (c) *Maximum height:* Forty (40) feet; provided, one (1) foot of additional height is permitted above forty (40) feet for each additional one (1) foot of setback from all required minimum setbacks.

(d) *Maximum lot coverage:* Fifty (50) percent of lot area.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON
SEPTEMBER 23, 2008

Mabel V. Washington, CMC
City Clerk

Joe S. Frank
Mayor

A true copy, teste:

City Clerk