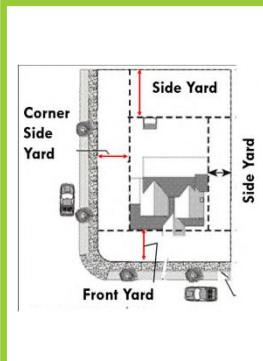


Department of City Planning

2025 MAINTAINING OUR METROPOLIS

11/15/2025

1



Key Enforcement Components

Building Inspections

- Permits and related construction

Environmental Inspection

- Protected vegetation
- Erosion and Sediment Control

Zoning Inspections

- Use of Land

2



Building Inspections – City Planning

Enforces the Virginia Construction Code for “new construction”

Regulates and inspects properties under permits

Issues stop work orders and violation notices for work without permits

Investigates complaints of “work without permits”

3

Permit
required?



4

Permit required?



NO



NO



Yes

5

Environmental Inspections




Enforces Chesapeake Bay
Preservation Area regulations

Enforces State regulations for
Erosion and Sediment Control

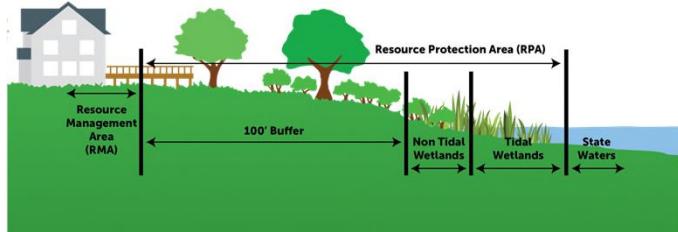



Diagram illustrating the Resource Protection Area (RPA) boundaries:

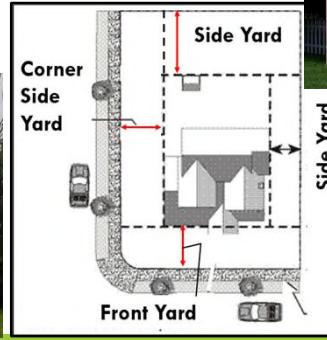
- Resource Management Area (RMA): The area immediately adjacent to a structure.
- 100' Buffer: The area between the RMA and the Non-Tidal Wetlands.
- Non Tidal Wetlands: The area between the 100' Buffer and the Tidal Wetlands.
- Tidal Wetlands: The area between the Non Tidal Wetlands and the State Waters.
- State Waters: The area beyond the Tidal Wetlands.

6

Zoning Enforcement

Enforces the location Zoning Ordinance requirements

- Use of land
- Location of structures/Property line issues
- Height of buildings
- Signs



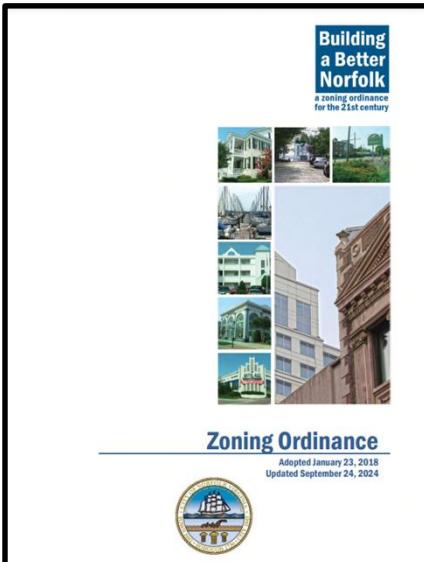
7

Zoning Ordinance

Local land use regulations passed by City Council used to protect “Health, Safety, Welfare and Morality” as determined by the City Council

Things that need zoning approval:

- Fences, sheds, etc. on corner or through lots
- Building permits
- Business licenses, including home occupations
- Signs



8

How to Obtain a Building Permit

To obtain a permit, please log on or create an account on our online portal. On our online portal, you can apply for permits, schedule inspections, request modifications, and request permit extensions.

Once you have applied for your building permit, download the building disclosure package on our website and complete it. Once completed, please send the disclosure package and your building plans to scale as one PDF via email to planreviewpermits@norfolk.gov

For any questions, please email planreviewpermits@norfolk.gov

 [Visit the Online Portal](#)

 [Learn about Applications and Forms](#)

Questions

Planning@norfolk.gov

City Planning Department customer service:

- 757-664-4752