



Welcome to the first edition of the City of Norfolk Department of City Planning Development Notice. This notice is designed to keep you informed about periodic important updates to land development regulations and processes in Norfolk. As a valued professional who has worked with the City in the past, we hope you find this information valuable for both your projects and your clients.

If you know others who would benefit from these updates, they can subscribe here: [Notify Me • City Planning - Development Notice](#) To subscribe, type in the email address at the top of the page and check the box next to City Planning - Development Notice. If you prefer not to receive future notices, simply use the unsubscribe link at the bottom of this message.

We appreciate your continued partnership and look forward to working with you on future developments!

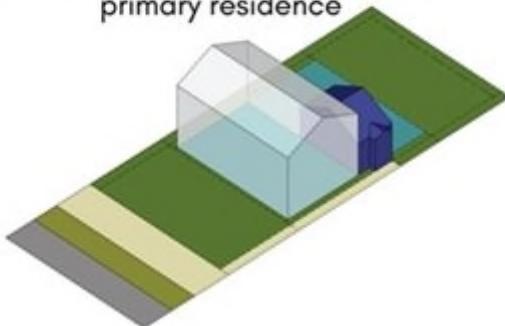
## **Accessory Dwelling Units – Zoning Ordinance Updates**

As of September 23, Norfolk City Council has adopted updates to the Zoning Ordinance that streamline the development of Accessory Dwelling Units (ADUs). Builders can now construct ADUs by-right in all residential zoning districts (except MF-AC), provided the lot meets dimensional requirements. Key changes include increased maximum size (up to 800 sq. ft. or 50% of the main home), allowance for separate utility services, and no additional parking required if the primary residence meets minimum standards.

ADUs may be attached or detached and must match the architectural character of the main dwelling. Only one ADU is allowed per lot, and the property owner must reside on-site. Builders can begin the process by applying for a residential building permit through the City's e-permitting portal. For projects with separate utilities, coordination with the Utility Department is required. A more detailed description of the changes can be found here: [Planning and Development Updates | City of Norfolk, Virginia - Official Website](#)

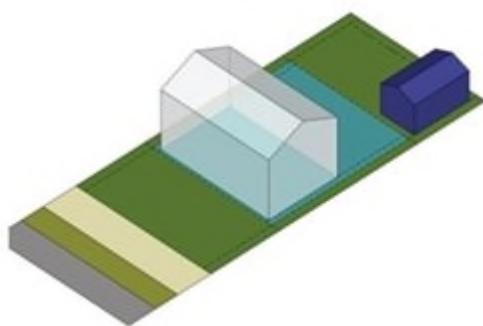
### Attached ADU

The ADU is attached to the rear of the primary residence, but is accessed through a separate entry and separated from the primary residence



### Detached ADU

The ADU is in a separate building behind the primary residence



## Upcoming Calendar Dates

The Planning Department supports the following City Boards and Commissions:  
Architectural Review Board, Board of Building Code Appeals, Board of Zoning Appeals, City Planning Commission, and the Wetlands Board.

Agendas, Blank Applications, Meeting Schedules, and Application Deadlines for those groups can be found here: [Boards & Commissions | City of Norfolk, Virginia - Official Website](#)

## Contact Us

General inquiries: [planning@norfolk.gov](mailto:planning@norfolk.gov) or 757-664-4752

Building / Trade Permit questions: [planreviewpermits@norfolk.gov](mailto:planreviewpermits@norfolk.gov) or 757-664-6565

E-Permitting Portal: <https://norfolkvapermits.force.com/s/login/>

Zoning questions: [zoningdsc@norfolk.gov](mailto:zoningdsc@norfolk.gov) or 757-664-6588

Business License / Zoning Approval questions: [zoningbl@norfolk.gov](mailto:zoningbl@norfolk.gov) or 757-664-6588

Staff Directory: <https://www.norfolk.gov/5276/About-Us>



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