

ZONING BULLETIN

TO: ALL BUSINESS OWNERS AND CONTRACTORS

SUBJECT: DETACHED ACCESSORY STORAGE BUILDINGS

It has come to the attention of the Department of Inspections that detached accessory structures, such as wooden sheds, metal utility buildings, aluminum carports and similar structures are being sold and installed without building permits in violation of the Chesapeake Zoning Ordinance (CZO).

Under Section 20-101.B of the Chesapeake Zoning Ordinance (CZO) it is a violation to erect or move any structure until the Zoning Administrator has issued a building permit. This includes all pre-manufactured structures that are delivered to a property as an assembled unit.

The requirement for a building permit is a legal responsibility that is shared equally by the property owner and the seller/installer of the structure.

Any seller/installer or builder that is engaged in placing a building on property within the City of Chesapeake must assure that a building permit has been issued. Any seller/installer or builder who places, erects or moves a structure to any property within the City of Chesapeake, where no building permit has been issued may be found guilty of causing or permitting a violation of the Chesapeake Zoning Ordinance (CZO) and fined up to \$1000 per incident.

Please Note: There is no exception to the requirement for building permits. All detached storage structures are subject to the building permit requirement regardless of size, type of foundation (skids or concrete) or length of stay on the property.

If you have any questions, please contact the Department of Inspections, Zoning Division at 383-8454.