

# Important Dates in Chesapeake Land Use History

1636	Norfolk County created.
October 9, 1934	Norfolk County zoning ordinance adopted.
1953	South Norfolk became a city of the first class.
September 1, 1953	Norfolk County adopted a subdivision ordinance. Recorded plat required.
November 1, 1954	Norfolk County amended the subdivision ordinance to define subdivision as a subdivision of a tract of land less than three acres into 5 or more lots.
January 20, 1955	South Norfolk adopted a zoning ordinance.
January 1, 1963	Norfolk County and the City of South Norfolk merged to create the City of Chesapeake.
June 25, 1963	Chesapeake adopted a subdivision ordinance. Recorded plat required. Subdivisions of agricultural land for non-development purposes and court ordered subdivisions exempted.
May 27, 1969	The original Chesapeake Zoning Ordinance (CZO) was adopted. (MB50, P77)
March 16, 1972	The General Plan for Chesapeake, Virginia adopted.
October 10, 1972	Wetlands Zoning Ordinance adopted.
April 26, 1973	Greenbrier Planned Unit Development approved (the first planned unit development in the City).
1975	Chesapeake Land Use Element prepared and implemented by Planning Department.
April 17, 1979	The Future Land Use Element adopted.
February 16, 1988	Noise Ordinance adopted.
February 23, 1988	Basic Policies and Future Land Use Plan adopted.

June 19, 1990	Landscape Ordinance adopted.
July 19, 1990	Sexually Oriented Business Ordinance adopted
July 24, 1990	Comprehensive Plan adopted.
October 16, 1990	Fentress Airfield Overlay adopted.
February 12, 1991	Flood Plain Ordinance recodified.
March 19, 1991	The Sign Ordinance (1969 CZO) was revised and adopted.
January 21, 1992	Chesapeake Bay Preservation Ordinance (CBPA) adopted.
April 20, 1993	South Norfolk Business Overlay adopted.
April 20, 1993	Excavation ordinance revisions adopted.
October 21, 1993	The original 1969 Chesapeake Zoning Ordinance (CZO) is comprehensively revised and codified. (MB107, P110)
February 8, 1994	Proffer Policy adopted.
September 27, 1994	Solid Waste Management Facility Ordinance comprehensively revised and adopted.
March 21, 1995	Planning and Land Use Policy, an amendment to the Comprehensive Plan, adopted. Policy establishes Level of Service standards for Schools, Roads and Utilities and be applied to all rezoning applications.
March 21, 1995	Western Branch Area Plan, an amendment to the Comprehensive Plan, adopted.
June 28, 1995	City Attorney Office issues opinion that Planning and Land Use Policy overrides Proffer Policy.
December 17, 1996	South Norfolk Area Plan, an amendment to the Comprehensive Plan, adopted.
July 15, 1997	Amendments to the Planning and Land Use Policy adopted.
October 21, 1997	HRSD Sewer Service Expansion Policy adopted.

- October 20, 1998 Significant amendments to the Subdivision Ordinance to redefine the term “subdivision” and review of preliminary and final subdivision plans are adopted.
- September 28, 1999 Airport Safety Zone Ordinance adopted.
- December 21, 1999 Significant amendments to the Subdivision ordinance to authorize administrative waivers and deferrals of public improvements are adopted.
- June 13, 2000 Transportation Corridor Overlay District, an amendment to the Comprehensive Plan, adopted.
- September 12, 2000 Storm Water Management Ordinance adopted.
- September 18, 2000 Public Utilities Franchise Area Expansion Policy adopted.
- November 28, 2000 Historic and Cultural Preservation Overlay District established, including local historic district in South Norfolk.
- February 20, 2001 Planning and Land Use Policy revised to include final plan approval when calculating level of service for schools and roads.
- December 18, 2001 Clearfield Avenue Plan adopted as an amendment to the Comprehensive Plan.
- September 25, 2002 Planning Commission delegates preliminary plan review to the Planning Director allowing for administrative approval of site and subdivision plans.
- October 15, 2002 Significant amendments to the Parks and Open Space Ordinance including fee increase.
- February 25, 2003 Chesapeake Open Space and Agricultural Preservation (OSAP) program adopted.
- December 9, 2003 Significant amendments to the Chesapeake Bay Preservation Area ordinance as mandated by State law.
- May 18, 2004 Significant amendments to the cluster ordinance to permit cluster developments by right as mandated by State law.
- December 21, 2004 Proffer policy resurrected and approved to include cash proffers for schools.

- June 15, 2004 Planning and Land Use Policy revised to include preliminary plan approval when calculating level of service for schools and roads.
- June 22, 2004 Greenbrier Tax Increment Financing District established.
- December 21, 2004 Route 17/Dismal Swamp Canal Corridor Study, an amendment to the Comprehensive Plan, adopted.
- March 9, 2005 2026 Comprehensive Plan and 2050 Master Transportation Plan adopted.
- March 22, 2005 South Norfolk Tax Increment Financing District established.
- May 24, 2005 City Council adopts the Hampton Roads Land Use Study (JLUS) report to address land use issues relating NALF Fentress.
- June 16, 2005 Flood Plain Ordinance recodified
- June 21, 2005 Northwest River Watershed Protection Ordinance adopted.
- September 20, 2005 Proffer policy revised to include cash proffers for roads, libraries and fire/EMS.
- October 18, 2005 Environmental and Contaminated Properties Ordinances adopted.
- November 22, 2005 Significant amendments to the Fentress Overlay District adopted to comply with Base Closure and Realignment Commission directives.
- December 20, 2005 South Military Highway Corridor Study, an amendment to the Comprehensive Plan, adopted.
- February 21, 2006 Amendments to Western Branch Land Study approved and incorporated into the 2026 Comprehensive Plan.
- February 21, 2006 City Council adopts amendments to the Zoning Ordinance to provide for a reduced side yard setbacks for dwellings on lawfully nonconforming lots and to provide for the merger of contiguous lawfully nonconforming lots having less than forty feet in lot width and under the same ownership.
- May 16, 2006 Urban Planned Unit Development district established.
- November 21, 2006 City Council approves its first Purchase of Development Rights under the City's Open Space and Agriculture Preservation program.

- December 19, 2006 City Council adopts amendments to the 2026 Comprehensive Plan to include the final report of the Affordable Housing Task Force and to add language to the policies relating to the implementation of educational goals.
- March 20, 2007 City Council approves the Belharbour Station mixed use redevelopment project, including a comprehensive development agreement, representing the first significant investment of Tax Increment Financing funds for purposes of revitalizing South Norfolk.
- May 15, 2007 City Council adopts amendments to the 2026 Comprehensive Plan to include Design Guidelines Manual for Mixed-Use, Infill, Gateways and Rural Areas in its entirety as Appendix M.
- June 19, 2007 City Council adopts amendments to the 2026 Comprehensive Plan to revise the Public Utility Franchise Area Policy and Public Water Service Policies to authorize connections to existing water lines located outside the public utility franchise area under certain stated conditions and to modify the public utility franchise area map to refine and correct the location of the franchise area boundaries and to expand the public utility franchise area to include certain un-served properties covered by the 2006 Cost Participation Policy.
- October 16, 2007 City Council adopts amendments to the Zoning Ordinance establishing an Urban Mixed Use District.
- December 16, 2008 City Council adopts amendments to the 2026 Comprehensive Plan to replace Appendix H with the Great Bridge Village District Design Guidelines and correlating amendments to the 2026 Land Use Plan.