

DEVELOPMENT STANDARDS: NON-RESIDENTIAL DISTRICTS

BUSINESS, MANUFACTURING, OFFICE / INSTITUTIONAL /ASSEMBLY, CONSERVATION, AND AGRICULTURAL

Note and Disclaimer: The lot sizes shown below are for **new development** and are to be used as a guide only. These development standards are not all-inclusive and may be modified administratively in some cases. For example, setbacks may be reduced by up to 30% in exchange for enhanced landscaping of the same percentage. Most existing sites that are lesser in size (non conforming lots) and that have water/sewer availability may still be developed in accordance with all relevant requirements (i.e. setbacks, buffer yards, landscaping, etc.). Further information can be obtained by accessing the Zoning Ordinance through our web site and the links below.

B-1 neighborhood business district (Reference Article 7 – Chesapeake Zoning Ordinance)

Minimum lot size - If lot is served an approved public sewer system, no minimum lot size. All others, 15,000 square feet or such greater size as may be required by the health department to ensure a functional septic tank system for the site.

Minimum Lot Width - none

Minimum Setbacks For Structures Generally

- Front yard - 30 feet.
- Side and rear yards (from property not zoned for than residential use)
None; however, if a setback (yard) is provided, it shall be at least four (4) feet.
- Side and rear yards (from property zoned for residential use)
Side yard - 20 feet.
Rear yard - 30 feet.

Off-Street Parking Setbacks – 10 feet front yard. Side and rear yards according to required landscape buffer yards (See **Section 19-600** of the Chesapeake Zoning Ordinance)

Outdoor Storage / Display of Merchandise - See **Section 7-302.F.** Chesapeake Zoning Ordinance

Maximum Building Heights

- If located adjacent to residentially – zoned property: 35 feet. Can be constructed to a height of up to 75 feet if building setbacks are at least 125 feet from the adjacent residentially – zoned property.

Maximum Coverage of Structures (Total) – 30% of lot area

Specific B-1 Development Standards(not applicable to other zoning districts)

- Only one principal structure is permitted per each lot
- Individual establishments may not exceed 10,000 square feet of gross floor area. The are exceptions for “drug stores”, general merchandise stores, and “supermarkets”. Refer to **Section 7-302.D** of the Chesapeake Zoning Ordinance for additional information.

B-2 (general business district), B-3 (highway business district), & B-4 (shopping center business district).

Note: All the development standards for B-3 and B-4 are incorporated into the B-2 zoning district.

Minimum Lot Width, Setbacks, Off-Street Parking Setback, Maximum Building Height, Lot Coverage

- Same as B-1 above *except required front yard setback is 35 feet.*

Maximum Building Heights

- If located adjacent to residentially – zoned property: 35 feet. Can be constructed to a height of up to 75 feet if building setbacks are at least 125 feet from the adjacent residentially – zoned property.
- 75 feet if not located adjacent to residential property
- Maximum building heights may be increased by approval of a conditional use permit from City Council

*Outdoor Storage / Display of Merchandise – See **Section 7-402 E.***

B-5 urban business (“downtown”) district.

Minimum lot size - If lot is served by an approved public sewer system, no minimum lot size. All other lots shall meet the minimum lot size required by Health Department regulations for sewage disposal.

Minimum lot width - No minimum lot width.

Minimum Setbacks

- Front yard - 5 feet from the right-of-way line or, for replacement structures and additions or along the established front yard building line, whichever is less stringent. Exception - if a building is to be added to an existing row of attached buildings having party walls, the setbacks are based upon established front yard building line of the structures.
- Side & rear yards (from property not zoned for residential use)
 - Side yard - none required; however, if a yard is provided, it shall be at least four (4) feet.
 - Rear yard – five (5) feet.
- Side & rear yards (from property zoned for residential use) - 10 feet. Under certain circumstances, this setback may be reduced to 5 feet (See Section 7-502.A.3.c for additional information)

Maximum Building Heights: Maximum 35 feet; conditional use permit approval from City Council is required for heights greater than 35 feet

Other Development Standards for the B-5 zoning district:

- Properties that are zoned B-5 may also be located in the South Norfolk Business Overlay District. Special architectural and / or use standards may apply.

MANUFACTURING / INDUSTRIAL DISTRICTS

M-1 Light Industrial, M-2 General Industrial & M-3 Waterfront Industrial Districts (Reference Article 8 – Chesapeake Zoning Ordinance)

Minimum lot size - If lot is served by an approved public sewer system, 15,000 square feet. . All others, 15,000 square feet or such greater size as may be required by the health department to ensure a functional septic tank system for the site.

Minimum lot width - 100 feet.

Minimum Setbacks

- Front yard - 25 feet.
- Side & rear yards
 - Side yard – 10 feet*
 - Rear yard – 25 feet*

* = If adjoining lots are part of a single, integrated industrial site plan or if the lot is adjacent to a railroad, a body of water or comparable feature where no occupied development will occur, a side and/or rear yard setback of zero (0) may be approved. A rear yard setback of zero (0) may be approved where the property adjoining the rear yard is also zoned for industrial use. Landscaping requirements of Article 19 this ordinance may require a greater setback in certain situations.

Maximum Coverage of Structures (Total) – 50% of lot area

Maximum Building Heights

- If located adjacent to residentially – zoned property: 35 feet. Can be constructed to a height of up to 75 feet if building setbacks are at least 125 feet from the adjacent residentially – zoned property.
- 75 feet if not located adjacent to residential property
- Maximum building heights may be increased by approval of a conditional use permit from City Council

Other Development Standards (M-3 Only): Land uses usually must include a “water-related” activity. Properties located in the M-3 waterfront industrial district must utilize its water access as an integral component of its operation and shall include a port or docking facility on the property as part of its operation. Nonwaterfront – related uses on M-3 sites may occur according to the standards listed in Section 8-502.C. of the Zoning Ordinance. Permitted uses in the M-3 zoning district can be found by clicking [here](#).

OFFICE, INSTITUTIONAL AND ASSEMBLY DISTRICTS

O&I office & institutional / AC assembly center districts (Reference Article 9 – Chesapeake Zoning Ordinance)

Minimum lot size - 10,000 square feet.

Minimum lot width - 80 feet.

Minimum Setbacks

- Front yard - 30 feet.
- Side & rear yards (from properties not zoned for residential use)

Side yard - 15 feet; however, if adjoining lots are part of a single, integrated commercial site plan, a side yard setback of zero (0) feet may be approved.

Rear yard - ten percent of the average lot depth or 30 feet, whichever is greater.

- Side & rear yards from property zoned for residential use.

Side yard - 20 feet.

Rear yard – 10% of the average lot depth or 35 feet, whichever is greater.

Maximum Coverage of Structures (Total) – 30% of lot area

Maximum Building Heights

- If located adjacent to residentially – zoned property: 35 feet. Can be constructed to a height of up to 75 feet if building setbacks are at least 125 feet from the adjacent residentially – zoned property.
- 75 feet if not located adjacent to residential property
- Maximum building heights may be increased by approval of a conditional use permit from City Council

OTHER NONRESIDENTIAL DEVELOPMENT STANDARDS

A-1 agricultural district – (Non-residential development only.)

Minimum lot size - 1 acre.

Minimum lot width - 150 feet.

*Minimum lot frontage on a street – 120 feet. Lots intended for conservation purposes may be exempt from this requirement. See **Section 70-1** of the City Code for details*

Minimum Setbacks

- Front yard - 30 feet.
- Side yards The sum of the widths of the two side yards must total at least 25 percent of the width of the lot. The minimum width of any one side yard can be 10 percent of the width of the lot, provided that no such side yard shall be less than 5 feet in width.
- Rear yard - 40 feet.

Maximum Coverage of Structures (Total) – 35% of lot area

Maximum Building Height – No height limitation for buildings and structures used in conjunction with and/or support of a bona fide agricultural use. Others – 35 feet. This height limit can be increased through the approval of a conditional use permit by City Council (See Section 19-205)

C-1 conservation district.

Note: This zoning district is primarily for conservation purposes. Certain developments and subdivisions can be exempt from development standards under certain conditions. (See Sections 70-1 & 70-89 of the City Code for more information or contact the Planning Department.)

Minimum lot size - 1 acre.

Minimum lot width - 150 feet.

Minimum Setbacks

- Front yard - 30 feet.
- Side yards - The sum of the widths of the two side yards must total at least 25 percent of the width of the lot. The minimum width of any one side yard can be 10 percent of the width of the lot, provided that no such side yard shall be less than 5 feet in width.
- Rear yard - 40 feet.

Maximum Coverage of Structures (Total) – 35% of lot area

C-2 conservation-recreation district & C-3 recreation district.

Minimum lot size - 1 acre.

Minimum lot width - 150 feet.

Minimum Setbacks

- Front yard - 50 feet.
- Side yard - 50 feet.
- Rear yard - 50 feet.

Maximum Coverage of Structures (Total) – 30% of lot area

*Maximum Building Height – 35 feet. This height limit can be increased through the approval of a conditional use permit by City Council **(See Section 19-205)***