



Purpose of the Manual

This Design Guidelines Manual provides guidance on site planning, streetscape design, architecture, and landscape design associated with mixed-use development, infill development, and gateway design in the City of Chesapeake’s Urban and Suburban overlay districts. Rural character guidelines are included for the Rural overlay district.

The manual contains information for land owners, developers, builders, architects, engineers, and city staff on the physical forms that should contribute to making the City a vibrant and desirable place to live, work, and

play consistent with the goals of the 2026 Comprehensive Plan.

The manual provides a design framework and communicates the “ground rules” to facilitate discussions with the City about proposed development plans, provides a check list on conformance with the design guidelines during the plan review process, and is a road map to the plan approvals process.

Issues addressed in the manual include land use and building density, neighborhood framework design (grid or curvilinear), site planning (build to lines, building siting, and parking accommodation), streetscape and open space

design (landscape, street furniture, and public art), architecture (building height and massing, materials, facade design, and rooflines), and the location and design of signage and lighting.

These guidelines represent policy only. To the extent that any provision in these guidelines conflicts with the Chesapeake City Code or the Chesapeake Zoning Ordinance, such conflicting guidelines shall be considered aspirational only. In every case of conflict or inconsistency, the provisions in the City Code and Zoning Ordinance shall control.