

Locality Research - Accessory Dwelling Units  
August 13, 2025

Locality	Newport News	Norfolk	Portsmouth	Suffolk	Virginia Beach	Chesapeake
<b>Attached vs Detached</b>	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached ONLY
<b>Number Permitted Per Lot</b>	One	One	One	One	One	Not listed
<b>Minimum Lot Size</b>	5,000 sq ft ADU may not exceed 30% of rear yard	Not listed	Not listed	Not listed	Not listed	Not listed
<b>Setbacks</b>	Side equal to main dwelling, rear 10 ft	Not listed	6 ft between principal dwelling and detached ADU	Not listed	Not listed	Not applicable
<b>Square Footage</b>	Max 800 sq ft or first floor of principal dwelling	Max 500 sq ft or 25% of primary dwelling <i>Considering expanding to 800 sq ft</i>	Min. 300 sq ft, max 25% of principal dwelling	Max. 1,000 sq ft, or 50% of principal dwelling Max 1 occupant per 200 sq ft	Attached: Max 500 sq ft or 30% of principal dwelling Detached: Max 800 sq ft	Not listed
<b>Exterior Access</b>	Not permitted in front of house	No requirement	Not listed	No requirement	No requirement	No requirement
<b>Parking</b>	No requirement	1 additional on-site space <i>Considering eliminating</i>	1 additional on-site space	1 additional on-site space	1 additional off-street space	Not listed
<b>Owner-occupied</b>	Yes	Yes	No	Yes, not permitted to be offered for rent	Yes; family members, elderly and disabled	Yes, must fit definition of family
<b>Excluded Uses</b>	Short term rental	Not listed	Not listed	Rental of ADU	Short term rental	Anything other than a family
<b>Type of Permit</b>	Not referenced	Use permit in some districts, <i>considering switching to by right</i>	Not listed	Attached is permitted by-right, detached Use Permit in some districts	Administrative Permit, must be renewed every 2 years	Not listed