

Locality Research - Accessory Dwelling Units
August 13, 2025

Locality	Newport News	Norfolk	Portsmouth	Suffolk	Virginia Beach	Chesapeake
Attached vs Detached	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached AND Detached	Attached ONLY
Number Permitted Per Lot	One	One	One	One	One	Not listed
Minimum Lot Size	5,000 sq ft ADU may not exceed 30% of rear yard	Not listed	Not listed	Not listed	Not listed	Not listed
Setbacks	Side equal to main dwelling, rear 10 ft	Not listed	6 ft between principal dwelling and detached ADU	Not listed	Not listed	Not applicable
Square Footage	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
Exterior Access	Not permitted in front of house	No requirement	Not listed	No requirement	No requirement	No requirement
Parking	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
Owner-occupied	Yes	Yes	No	Yes, not permitted to be offered for rent	Yes; family members, elderly and disabled	Yes, must fit definition of family
Excluded Uses	Short term rental	Not listed	Not listed	Rental of ADU	Short term rental	Anything other than a family
Type of Permit	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