

CITY REVIEW OF DEVELOPMENT IN FLOOD ZONES – PERMIT REQUIREMENTS

DEVELOPMENT THAT REQUIRES AN INDIVIDUAL PERMIT

Building, Mechanical, Electrical, or Plumbing Permit:

See Virginia Construction Code § 108.1

- New buildings
- Additions to existing buildings
- Walls (interior or exterior)
- Means of ingress/egress
- Water supply/distribution (Plumbing)
- Sanitary drainage (Plumbing)
- Electric wiring
- Mechanical systems, if gas (HVAC)
- Stairs (exterior or interior)
- Gas lines
- Pools
- Decks
- Footing/foundation
- Basements
- Carports over 256 SF in area
- Sheds over 256 SF in area
- Gazebos over 256 SF in area
- Garages
- Retaining walls supporting 3'+ of fill
- Fireplaces
- Chimneys
- Patios/porches (including enclosing existing)
- Solar energy equipment
- Mobile homes
- Piers
- Handicap ramps
- Showers (**Λ**)
- Light fixtures (**Λ**)

Zoning Permit:

See Zoning Ordinance § 1-10

- Fences
- Signs
- Carports 256 SF or under in area
- Sheds under 256 SF or under in area
- Gazebos under 256 SF or under in area
- Any activity/clearing in **CBPD**
- Crypts, mausoleums less than 1,500 SF
- New/expanded parking lots less than 10,000 SF

Land Disturbing Permit:

See City Code § 13.1-3

- Land disturbance > 10,000 SF (not **CBPD**)
- Land disturbance > 2,500 SF (within **CBPD**)

DEVELOPMENT CONSIDERED COMPLIANT (DOES NOT REQUIRE AN INDIVIDUAL PERMIT)

- Replacement only (originals require permit):
 - Windows (**R**)
 - Doors (**R**)
 - Plumbing fixtures (e.g., faucet)
 - Electrical fixtures (e.g., switches) (**R**)
 - Roofing (1 or 2 family only)
 - Siding (1 or 2 family only)
 - Mechanical appliances not fueled by gas or oil (**R**)
- Finishes (e.g., flooring, paint, wallpaper)
- Cabinetry/trim
- Pools less than 24" deep
- Flagpoles under 30' in height
- Alteration of grade less than 3' if total area of disturbance is less than 10,000 SF (2,500 SF in **CBPD**)
- Temporary ramps
- Sandboxes
- Swing sets/play equipment
- Dog runs
- Mailboxes
- At-grade patios (when not in **CBPD**)
- Gardens not exceeding 2,500 SF (when not in **CBPD**)
- Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.

KEY:

(**Λ**) = New install only

(**R**) = Residential uses only (Groups R-2 R-3, R-4, R-5)

CBPD = Chesapeake Bay Preservation District

PLEASE NOTE:

- Development that is considered compliant without an individual permit may still require City review when the improvements, taken together, may exceed 40% of the assessed value of the improved structure not including the land. For more information, please call the City's **311 Customer Call Center at 757-727-8311**. You will be directed to the Development Services Center.