

## 5.9 FORM STANDARDS

### 5.9.1. PURPOSE

The purpose and intent of these form standards are to:

- A.** Establish a minimum level of development quality for new development in the City of Norfolk;
- B.** Promote greater compatibility between different uses;
- C.** Encourage the establishment of a stronger sense of place;
- D.** Limit the impacts of automobile-oriented development in certain Character districts;
- E.** Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land; and
- F.** Improve the appearance of the city generally.

### 5.9.2. APPLICABILITY

#### A. GENERAL

Unless exempted in accordance with subsection B, below, the standards identified in this section shall apply to all development as identified in Section 5.9.3, Single-Family Detached Dwellings Form Standards, Section 5.9.4, Multi-Family Form Standards, and Section 5.9.5, Non-Residential and Mixed-Use Form Standards.

#### B. EXEMPTIONS

Development exempt from these standards includes the following:

- (1)** Adaptive re-uses of buildings designated Historic Landmark;
- (2)** Development in an HC or HO district that is determined by the ARB to be appropriate for the location and the district; and
- (3)** Any other development that is determined by the ARB to be architecturally appropriate in the context of the neighborhood, within the following limitations:
  - (a)** For the single-family detached dwellings form standards, the ARB may exempt development from complying with any form standard in Table 5.9.3, Single-Family Detached Dwellings Form Standards, except those found in Component 3, Ground Floor Height, and Component 4, Garage Location.
  - (b)** For the multi-family and non-residential and mixed-use form standards, the ARB may exempt development from complying with any form

**Article 5: Development Standards**

5.9 Form Standards

5.9.3 Single-Family Detached Dwellings Form Standards

standard in either Table 5.9.4, Multi-Family Form Standards, or Table 5.9.5, Non-Residential and Mixed-Use Form Standards.

- (4) Single-family detached dwellings located in the Suburban Character District, on lots of at least 10,000 sq. ft. and a minimum of 35 ft. setback except those found in Component 3, Ground Floor Height.
- (5) Work that does not alter a street-facing façade of an existing nonconforming structure per the regulations of Section 6.3.1.A(1)(a).

**5.9.3. SINGLE-FAMILY DETACHED DWELLINGS FORM STANDARDS**

**A. PURPOSE**

The purpose and intent of these single-family form standards are to:

- (1) Establish a minimum level of development quality for detached single-family dwellings;
- (2) Promote greater compatibility between detached single-family dwellings and other allowable uses in the Traditional and Coastal Character Districts; and
- (3) Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land.

**B. APPLICABILITY**



The standards identified in Table 5.9.3, Single-Family Detached Dwellings Form Standards, shall apply to all new detached single-family dwellings in the Traditional, Coastal, and Suburban Character Districts, and in the Downtown and Historic zoning districts, unless stated otherwise in this section.

**C. TIMING OF REVIEW**

Review for compliance with the standards of this section shall occur during review of a development application for a planned development (Section 2.4.5), major site plan (Section 2.4.18), minor site plan (Section 2.4.19) or Zoning Certificate (Section 2.4.14), as appropriate.

**D. FORM STANDARDS**

<b>TABLE 5.9.3: SINGLE-FAMILY DETACHED DWELLINGS FORM STANDARDS</b>				
<b>A = STANDARD APPLIES</b>		<b>NA = STANDARD DOES NOT APPLY</b>		
<b>STANDARD</b>	<b>CHARACTER DISTRICT</b>			
	<b>DOWNTOWN</b>	<b>TRADITIONAL</b>	<b>COASTAL</b>	<b>SUBURBAN</b>
<b>Component I: Building Orientation and Configuration</b>				
If located on an improved street, the primary entrance shall face the street.	NA	A	A	N/A
If located on a lot fronting the water, the primary entrance may face the water.	NA	A, if not on an improved street	A	A, if not on an improved street
Any building façade facing a public street shall have window or door openings.	NA	A	A	A


<b>TABLE 5.9.3: SINGLE-FAMILY DETACHED DWELLINGS FORM STANDARDS</b>				
<b>A = STANDARD APPLIES</b>		<b>NA = STANDARD DOES NOT APPLY</b>		
<b>STANDARD</b>	<b>CHARACTER DISTRICT</b>			
	<b>DOWNTOWN</b>	<b>TRADITIONAL</b>	<b>COASTAL</b>	<b>SUBURBAN</b>
All building façades shall have window or door openings.	NA	A	A	NA
<b>Component 2: Front Porches</b>				
A covered entryway shall be provided at the primary entrance.	NA	At least 48 sq. ft. with 6 ft. minimum dimension	At least 48 sq. ft. with 6 ft. minimum dimension	At least 16 sq. ft. with 4 ft. minimum dimension
A second-floor deck may be substituted in place of the front porch provided it meets the minimum dimensions established.	NA	NA	A	NA
				
<i>Figure 5.9.3(A): Example of Covered Entryway</i>				
<b>Component 3: Ground Floor Height</b>				
The ground story finished floor shall be elevated (subject to requirements of FPCH-O district).	NA	Minimum 24 inches	Minimum 24 inches	Minimum 16 inches
				
<i>Figure 5.9.3(B): Example of Raised Ground Story Elevation</i>				
<b>Component 4: Garage Location</b>				

**Article 5: Development Standards**

5.9 Form Standards

5.9.4 Multi-Family Form Standards

<b>TABLE 5.9.3: SINGLE-FAMILY DETACHED DWELLINGS FORM STANDARDS</b>				
<b>A = STANDARD APPLIES</b>		<b>NA = STANDARD DOES NOT APPLY</b>		
<b>STANDARD</b>	<b>CHARACTER DISTRICT</b>			
	<b>DOWNTOWN</b>	<b>TRADITIONAL</b>	<b>COASTAL</b>	<b>SUBURBAN</b>
The front façade of any attached garage shall be set back from the front façade of the building.	NA	At least 5 ft.	At least 5 ft.	Not project beyond front façade [1]
The front façade of any attached, side-loading garage shall have window or door openings.	NA	A	A	A
The total horizontal length of the garage doors facing the street, for any attached garage, shall not exceed the length established.	NA	8 ft.	16 ft.	16 ft.
The front façade of any detached garage shall be set back from the front façade of the building.	NA	At least 6 ft.	Not project beyond the front façade	Not project beyond the front façade



*Figure 5.9.3(C): Example of Detached Garage with Similar Form*

**Notes:**  
 [1] An attached garage, with a door no more than 8 feet wide, may project up to three feet beyond the front façade of a building if an architectural porch-like feature is installed above the garage door

**5.9.4. MULTI-FAMILY FORM STANDARDS**

**A. PURPOSE**

The purpose and intent of these multi-family form standards are to:

- (1) Establish a minimum level of development quality for multi-family, townhouse, and duplex residential development;
- (2) Promote greater compatibility between multi-family, townhouse, and duplex residential development and other allowable uses; and
- (3) Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land.

**B. APPLICABILITY**

**(1) General**

Unless exempted in accordance with subsection (2), below, the standards in Table 5.9.4, Multi-Family Form Standards shall apply to: