

August 3, 2010

To the Honorable Mayor, Vice-Mayor,  
and City Council Members

Re: RESOLUTION REQUESTING THE CHESAPEAKE  
PLANNING COMMISSION TO CONSIDER AND MAKE  
RECOMMENDATIONS CONCERNING PROPOSED  
AMENDMENTS TO SECTION 6-2100 AND SECTION 14-300  
OF THE CHESAPEAKE ZONING ORDINANCE TO MODIFY  
REQUIREMENTS FOR PROFESSIONAL OFFICES IN  
RESIDENTIAL DWELLING UNITS LOCATED IN THE  
SOUTH NORFOLK HISTORIC PRESERVATION OVERLAY  
DISTRICT. (Mayor Krasnoff)

This item was requested by Mayor Krasnoff, and if adopted, the resolution asks the Chesapeake Planning Commission to consider and make recommendations concerning proposed amendments to Section 6-2100 and Section 14-300 of the Chesapeake Zoning Ordinance to modify requirements for professional offices in residential dwelling units located in the South Norfolk Historic Preservation Overlay District ("South Norfolk Historic District").

Under current regulations, certain professional offices, such as medical and legal offices, may be located in an occupied residence as a conditional use in all residential districts. As a "home occupation," the office must clearly be incidental and subordinate to the residential use of the property and cannot exceed twenty-five percent (25%) of the gross floor area of the dwelling unit. Off-street parking must also be provided for customers.

In order to promote the revitalization of South Norfolk, Mayor Krasnoff has suggested an amendment to the Chesapeake Zoning Ordinance to allow certain professional offices to occupy residential buildings as a principal use in the South Norfolk Historic District. Such an amendment could eliminate the requirements for residency of the dwelling unit and off-street parking spaces. The amendment could also modify restrictions on the number of employees, size of the office, and hours of operation.

Once the enclosed resolution is adopted, the Department of Planning will solicit input from the City Council liaisons in developing the framework of the ordinance. One key issue to consider is whether professional offices in residential structures should be a permitted or conditional use. Once this and other issues are decided and the ordinance drafted, the Planning Commission will consider and make recommendations concerning the amendment. The Planning Commission must act on the amendment within one-hundred (100) days of the first Planning Commission meeting after the date on which the initiating resolution is approved. After the Planning Commission makes its recommendations, the City Council will take final action on the amendment.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Hallman', with a long horizontal flourish extending to the right.

Ronald S. Hallman  
City Attorney

RSH:fmh  
enclosures

cc; William E. Harrell, City Manager  
Anna M. D'Antonio, Assistant to the City Manager  
Brent R. Nielson, Planning Director

**RESOLUTION REQUESTING THE CHESAPEAKE PLANNING COMMISSION TO CONSIDER AND MAKE RECOMMENDATIONS CONCERNING PROPOSED AMENDMENTS TO SECTION 6-2100 AND SECTION 14-300 OF THE CHESAPEAKE ZONING ORDINANCE TO MODIFY REQUIREMENTS FOR PROFESSIONAL OFFICES IN RESIDENTIAL DWELLING UNITS LOCATED IN THE SOUTH NORFOLK HISTORIC PRESERVATION OVERLAY DISTRICT.**

**WHEREAS**, the public necessity, convenience, general welfare and good zoning practice require that amendments to Section 6-2100 and Section 14-300 of the Chesapeake Zoning Ordinance, and any necessary or correlating amendments thereto, be considered by the Planning Commission and City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Chesapeake, Virginia, that the Planning Commission is requested to consider and make recommendations concerning proposed amendments to Section 6-2100 and Section 14-300 of the Chesapeake Zoning Ordinance, and any necessary or correlating amendments thereto, to modify requirements for certain professional offices in residential dwelling units located in the South Norfolk Historic Preservation Overlay District.

**ADOPTED** by the Council of the City of Chesapeake, Virginia, this \_\_\_\_ day of \_\_\_\_\_, 2010.

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Clerk of the Council