



Zoning Ordinance Update for Houseboats at Marinas

At their January 13 meeting, City Council adopted a Zoning Text Amendment allowing houseboats in marinas, subject to certain performance standards. All marinas operating houseboats must follow these standards:

- Houseboats shall be compliant with all local, state, and federal regulations, including any Virginia Department of Health regulations relating to live-aboard slips.
- The houseboat is maintained in a state of good repair with no rust, peeling paint, or other visible deterioration.
- No discharge of sewage, treated or untreated, is permitted into any waterway.
- The Marina annually files written documentation with the Department of Planning indicating that it intends to allow houseboat rentals and identifying the maximum number of houseboats to be available for rental and their location.
- The Marina shall maintain a record of all stays, including names of each guest, dates of stays, and lengths of stays and makes its records available to any law enforcement officer promptly upon request.
- Any law enforcement officer, fire marshal or any of his assistants, fire inspector or city-sworn special police officer, shall have access at all reasonable times to all houseboats, for the purpose of investigating any complaint or enforcing any law, ordinance or regulation.

The following standards must also be followed unless City Council approves a Conditional Use Permit to modify them:

- The houseboat is owned and operated exclusively by the operator of the marina.
- The marina provides no fewer than 50 slips.
- No more than 5% of boat slips are occupied by houseboats that are available for such rentals.
- A marina employee capable of assisting persons renting the houseboat remains on-site throughout the rental period.

Where can I get additional information?

Norfolk AIR: air.norfolk.gov

Norfolk Zoning Ordinance: www.norfolkva.gov/norfolkzoningordinance

(757) 664-6588

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