

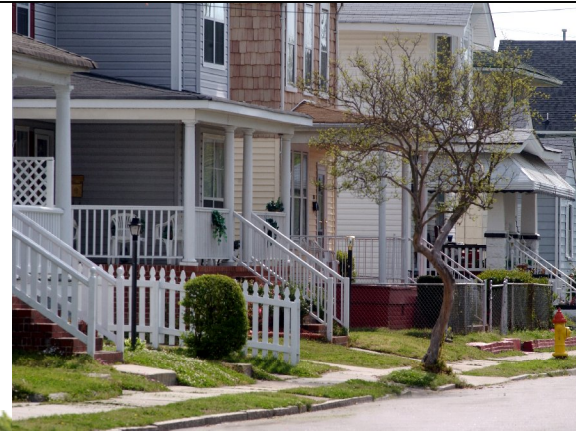


Narrow Lot House Plans Catalog



N O R F O L K

Life. Celebrated Daily.



COME HOME TO
NORFOLK
Now



Narrow Lot House Plans *Patterns for Norfolk's Neighborhoods*

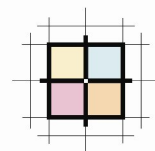
Norfolk's narrow lots can be a major challenge to everyday designers and builders when trying to design affordable and contextually sensitive housing that responds sufficiently to consumer demand and lifestyles, neighborhood desires, zoning and building requirements. Where today's market preferences may be to have the car on-site (in garages) with the living spaces, many of Norfolk's existing neighborhood patterns or the specific lot size will define placement on-site to be incompatible with the character of the neighborhood or street. Although not preferred the City does recognize, these lots can provide great opportunities for affordable housing.

In 2005, Norfolk's City Council passed an ordinance permitting the construction of single family houses on non-standard lots by the granting of a Special Exception by the City Council. The Ordinance, while not being able to regulate design elements, does allow review of scale and massing, set backs, height, and compatibility to neighborhood character. The process requires several levels of review including those of the City Planning Commission and City Council. As an alternative to this process, City Council has authorized staff level approvals when applicants elect to build house plan concepts that have been pre-approved and included in publication, **Narrow Lot House Plans Catalogue, Patterns for Norfolk's Neighborhoods** or other plans that meet the criteria of *Norfolk's Pattern Book for Norfolk's Neighborhoods* and approved by the staff at the Neighborhood Design and Resource Center.

This catalogue illustrates specific designs that can be constructed affordably for the entry-level buyers as well as other home buyers in the city. Since, most of the narrow lots are located in neighborhoods with more urban and traditional development patterns, plan concepts are categorized by lot widths between 25ft. and 50ft. Each plan concept has been identified by designer, vendor and contact information. If there is interest in purchasing any of the featured plans, builders may contact the designer directly with use of the contact information. However, given the qualities of each building site may be different, obtain agreement by the Neighborhood Design and Resource Center of all selected plans prior to ordering plans.

Strengthening Norfolk's Neighborhoods

COME HOME TO
NORFOLK
Now



Neighborhood Design
and Resource Center