



To the Honorable Council
City of Norfolk, Virginia

June 22, 2021

From: Jared M. Chalk
Director of Development

Subject: Amend & Reordain Chapter 45.6 -
Technology Zones

Reviewed:

Wynter C. Benda, Chief Deputy
City Manager

Ward/Superward: Citywide

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: R-5

- I. **Recommendation:** Adopt ordinance.
- II. **Applicant:** City of Norfolk
- III. **Description:**
The ordinance would create additional Technology Zone incentives providing a fifty percent (50%) reduction in planning, zoning and building permit fees as referenced in the Planning Department fee schedules "Building Permit Fee Schedule" and "Fee Schedule for Planning and Zoning Applications."
- IV. **Analysis:**
The City Council created Technology Zone to foster the development and location of new technology businesses in the city, which will increase capital investment and create jobs. Current incentives are limited to reductions of the BPOL and Machinery & Tools taxes. The addition of planning and building fee reductions is comparable to the incentives offered by other Virginia Technology Zones including those in Chesapeake, Chesterfield County, Fredericksburg, Manassas Park and Stafford County.
- V. **Financial Impact:**
Given the relatively small number of eligible firms, the incentive is not anticipated to have a significant financial impact in the current fiscal year and outyears.

VI. Environmental:

N/A

VII. Community Outreach/Notification:

The proposed changes discussed with members of the Norfolk Innovation Corridor organization.

VIII. Board/Commission Action:

N/A

IX. Coordination/Outreach:

This letter and ordinance have been coordinated with the Office of the City Attorney, Department of Development, Department of Budget and Strategic Planning and City Manager's Office.

Supporting Material:

Department of Development.

- Description of fees to be waived.

Office of the City Attorney:

- Ordinance

Supporting Material:

- Building Permit Fee Schedule (PDF)

Form and Correctness Approved: *BAP*

Contents Approved:

By: _____
Office of the City AttorneyBy: _____
DEPT. Development

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 45.6 OF THE NORFOLK CITY CODE, 1979, AS AMENDED, REGARDING TECHNOLOGY ZONES, **SO AS TO** ADD ONE NEW SUBSECTION 45.6-6(3) TO PROVIDE ADDITIONAL TAX INCENTIVES AS A MEANS OF RETAINING EXISTING TECHNOLOGY BUSINESSES, ENCOURAGING EXISTING TECHNOLOGY BUSINESSES TO EXPAND WITHIN THE CITY, AND ATTRACTING NEW TECHNOLOGY BUSINESSES TO THE CITY.

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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 45.6 of the Norfolk City Code, 1979, regarding technology zones, is hereby amended and reordained so as to add the following new subsection 45.6-6(3) regarding technology zone incentives:

(3) *Planning, zoning and building permit fees waivers.*

Notwithstanding any other provision of the Norfolk City Code and pursuant to § 59.1-543, as amended, no qualified technology business as defined in this chapter shall be required to pay more than fifty (50) percent of the fee for obtaining planning, zoning and building permit fees required to undertake work on property located in the zone that is related to its technology business as follows:

(a) Building Permit Fee Schedule:

i. Administrative Fees Waiver. Appeal to the Board of Building Code Appeals; Re-inspection Fee; Changes or corrections to the application or

approved plans; Certificate of Occupancy or Certificate of Compliance; and Temporary C.O. for 30 days.

ii. Building Plan Review Fees Waiver. New Construction, Alterations, and Repairs; Fire Protection Systems (includes all Fire Protection Systems and Alarms); and Commercial fences, riprap, bulkheads, piers and similar accessory structures (includes signs, elevators, communication towers, pump stations, vaults).

iii. Building Permit/Inspection Fees waiver. New Construction (including additions), Alterations, and Repairs; Demolition (any building or structure); Hydraulic Elevators; Traction Elevators; Escalators/Moving Walkways; Miscellaneous Elevators (chair lifts, dumbwaiters, pneumatics, material lifts, etc.); Commercial bulkhead and piers; Re-roof and Siding (Commercial); and Signs (new or alteration or modification of an existing sign).

iv. Electrical Fees waiver. Electrical Service (Single-Phase or Three Phases); and Temporary Release Temporary Electrical Construction Pole.

v. Mechanical Fees waiver. Burner Replacement; Chiller; Cooling Tower/Water Tower; Commercial Hoods; Condensate; Hydronic Piping; Air Conditioning Equipment; Boiler; Combination Unit; Furnace; Heat Pump; Space Heater; Replacement Water Heater; Gas Line; Regulated equipment not addressed; Air Handler; Commercial Clothes Dryer; Kitchen Cooking Equipment; Refrigerator Equipment; Dispenser; Air Distribution System; Exhaust Duct System; Fan Exhaust; Make Up Air; Fire/Smoke Dampers; Fueling Piping System; Gas Light; VAV Box; Ventilation Duct System; and Medical Gas Piping.

vi. Plumbing Fees waiver. Plumbing Equipment/Fixtures/Piping Systems (indoor); Plumbing Site Work (outdoor); Backflow Device; and Sewer Caps.

(b) Fee Schedule for Planning and Zoning Applications:

i. Architectural Review Board Fees Waiver. Certificate of Appropriateness; and Design Review (Under Norfolk City Code section 32-63).

ii. City Planning Commission Fees Waiver. Conditional Use Permit; Rezoning / Conditional Rezoning; Zoning Text Amendment; General Plan Amendment (with or without concurrent application); and Development Certificate (with or without waivers and right-of-way closures).

iii. Board of Zoning Appeals Fees Waiver. Variance/Appeal; Wetlands Board/Environmental; Wetlands Permit and Land Disturbance Permit.

iv. Staff Review/Approval Fees Waiver. Ownership Review Request/Buildable Lot Letter; Zoning Compliance Letter; Nonconforming Zoning Lot Review (lots greater than 37.5 ft. in width); Nonconforming Zoning Lot Review (lots less than 37.5 ft. in width); Site Plan Review (Major); Site Plan Review (Minor); and Moving Storage Container Registration.

Section 2:- That this ordinance shall be in effect from and after its date of adoption.