

Permitted Development

A CBPA tree permit may be required for constructing [New Single-Family](#) homes or [Additions](#) located within the CBPAOD.

CBPA Violations

The removal of protected vegetation without a permit is a class 1 misdemeanor, subject to a summons to court, fines, and restoration orders.



Tree Permits within Chesapeake Bay Preservation Areas



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THE CITY OF
NORFOLKTM
CITY PLANNING

Tree Permits within Chesapeake Bay Preservation Areas (CBPA)

Background

In 1988, the Virginia General Assembly enacted the Chesapeake Bay Preservation Act (CBPA) which required all Tidewater Virginia localities to establish local programs to protect and improve water quality in the Chesapeake Bay watershed and its tributaries. In response to the CBPA, the City of Norfolk adopted regulations into its Zoning Ordinance in March of 1992 known as the Chesapeake Bay Preservation Area Overlay District (CBPAOD). In 2018, Norfolk updated its zoning ordinance and the [CBPAOD](#).

The CBPAOD protects trees and other vegetation located within a 100-foot buffer landward from the upper limits of tidal wetlands.



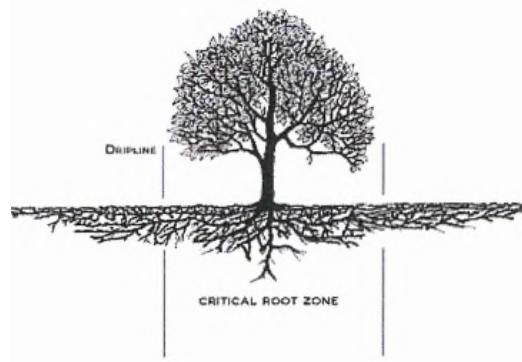
Is my property in the CBPA?

<https://air.norfolk.gov/#/> Go to legend on the top right of the map, select the zoning option and turn on CBPA. Red (IDA) or green (RPA) checker pattern are the CBPA boundaries. Can also be determined by selecting the planning tab center of screen within blue stripe and scrolling to CBPA reference.

When is CBPA tree permit required?

If your property is in CBPA and you plan to prune, remove, or disturb any tree, shrub or other vegetation on private property located within 100-foot CBPA Buffer. [Norfolk Tree Ordinance](#).

Working underground within the dripline of trees that cuts tree roots or changing the grade requires and inspection and [permit](#).



Why does the City of Norfolk require CBPA tree permits?

The City must comply with the Commonwealth's Chesapeake Bay Act regulations. The state regulations are intended to protect forested and vegetated buffers adjacent to the Chesapeake Bay and its tributaries. Trees contribute to improving the water quality of the Bay.

How to trees protect water quality?

Trees and other vegetation growing along shorelines remove excess nutrients and other chemicals reduce stormwater runoff/flooding, trap sediment, reduce erosion and provide channel/bank stability.

What are appropriate reasons for requesting a CBPA tree permit?

- Removing dead or diseased trees
- Pruning to provide minimal sight lines and vistas
- Providing minimal pervious access paths for shoreline access
- For approved development projects

How do I apply for a tree permit?

Contact Jack Erwin, Landscape Coordinator at 757-664-4751 or jack.erwin@norfolk.gov to schedule a site visit and inspection.

How long does the permit process take and what is the cost?

In most cases, a site visit and inspection can occur within two to three business days. There is no cost for the permit.

Do I have to replace trees and vegetation permitted for removal?

Yes, mitigation (plant replacement) is determined by the type, condition, size, and number of plants permitted for removal.