

ACCESSORY DWELLINGS

GENERAL GUIDELINES FOR THE
REVIEW AND APPROVAL PROCESS

OCTOBER 15, 2018

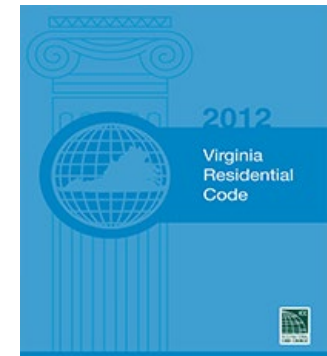


ARLINGTON
VIRGINIA

REGULATION OF ACCESSORY DWELLINGS (ADs)

- Arlington County Zoning Ordinance (ACZO)
 - Administered by the Zoning Division
 - The Arlington County Board approves text amendments
 - Last update was November 27, 2017
 - No set timeframe for when future amendments may be approved

- Uniform Statewide Building Code (USBC)
 - Administered by the Inspection Services Division (ISD)
 - The Virginia Department of Housing and Community Development adopts and amends the USBC
 - Last update was September 4, 2018
 - 3 year cycle



AD REVIEW PROCESS

- **STEP 1:** Pre-Submission – Determine Eligibility of Property
 - We strongly recommend that you schedule a code consultation meeting with Zoning and ISD staff
- **STEP 2a:** Submit AD Application
- **STEP 2b:** Submit a Building Permit
- **STEP 3:** AD Application and Building Permit Review

UNIFORM STATEWIDE BUILDING CODE VIRGINIA RESIDENTIAL CODE


- Consult a professional architect or an experienced contractor.
- ADs are considered a second dwelling under the USBC. Common building code implications include, but are not limited to, the following:
 - Dwelling Unit Separation
 - Mechanical, Electrical, and Plumbing Systems
 - Ceiling Height
 - Means Of Egress
 - Light, Ventilation & Heating



UPDATE TO AD REGULATIONS (CONT'D)

| | PREVIOUS | CURRENT |
|-----------------------------|--|---|
| Lot Area/Width Requirements | <ul style="list-style-type: none"> • Lot must meet minimum area requirements of district. • Lot must be a minimum of 50-foot wide. | <ul style="list-style-type: none"> • ADs allowed on all lots with one-family detached dwellings. |
| Maximum Size Requirements | <ul style="list-style-type: none"> • 1/3 of combined GFA up to maximum of 750 SF. | <ul style="list-style-type: none"> • No limitation on size of an AD wholly within a basement. • Maximum of 35% of the combined floor area, up to maximum of 750 SF when outside the basement. |

UPDATE TO AD REGULATIONS (CONT'D)

| | PREVIOUS | CURRENT |
|---------------------|---|---|
| Design Requirements | <ul style="list-style-type: none"> AD on a corner lot can <u>not</u> have entrance visible from street. Entrance to AD can <u>not</u> be on same side of house as main entrance to main dwelling. AD with an entrance above the first floor can <u>not</u> have exterior stairs visible from the street. | <ul style="list-style-type: none"> AD with an entrance above the first floor can <u>not</u> have exterior stairs on the side of the lot fronting a street.  |
| Annual Limit | No more than 28 ADs can be approved annually. | <ul style="list-style-type: none"> No limit on the number of ADs that can be approved annually. |

UPDATE TO AD REGULATIONS (CONT'D)

| | PREVIOUS | CURRENT |
|-------------------------|--|---|
| Occupancy Requirements | <ul style="list-style-type: none"> • Maximum occupancy of 2 persons. • Owner must live in the main dwelling for at least one year prior to approval of an AD. • No contractor or service businesses home occupations allowed in the AD. | <ul style="list-style-type: none"> • Maximum occupancy of 3 persons. |
| Compliance Requirements | <ul style="list-style-type: none"> • Affidavit of Compliance required at initial occupancy, whenever structural changes are made to the AD, annually, and whenever a new tenant moves-in. | <ul style="list-style-type: none"> • Affidavit of Compliance required whenever structural changes are made to the AD and whenever there is a change in ownership of the main dwelling. |

UPDATE TO AD REGULATIONS (CONT'D)

| | PREVIOUS | CURRENT |
|--------------------------|---|---|
| Detached AD Requirements | <ul style="list-style-type: none">N/A (not permitted) | <ul style="list-style-type: none">Detached accessory building must have existed prior to 11/27/2017.Can <u>not</u> exceed either 1-1/2 stories or 25 feet. |

NOTE: Minor revisions were also made to parking requirements, use standards for home occupations and accessory homestay in ADs, and an increase in the maximum size of a family/caregiver suite.

ADs IN DETACHED ACCESSORY BUILDINGS

- Final building permit for detached accessory building must have been issued by November 27, 2017.
- Only interior alterations are permitted (must comply with **both** the ACZO §12.9.2 and §16).
- Maximum size depends on the size of the main dwelling, but can never exceed 750 sq. ft.
- Detached accessory building must meet **both** of the following criteria:
 - No more than 25' in height.
 - No more than 1-1/2 stories in height.

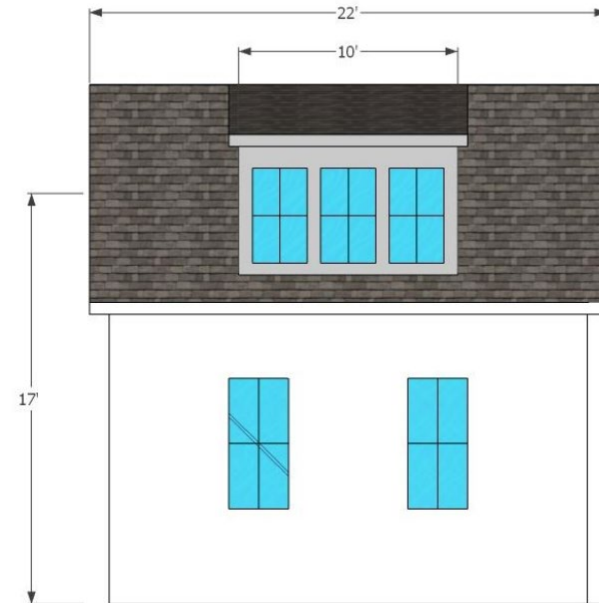
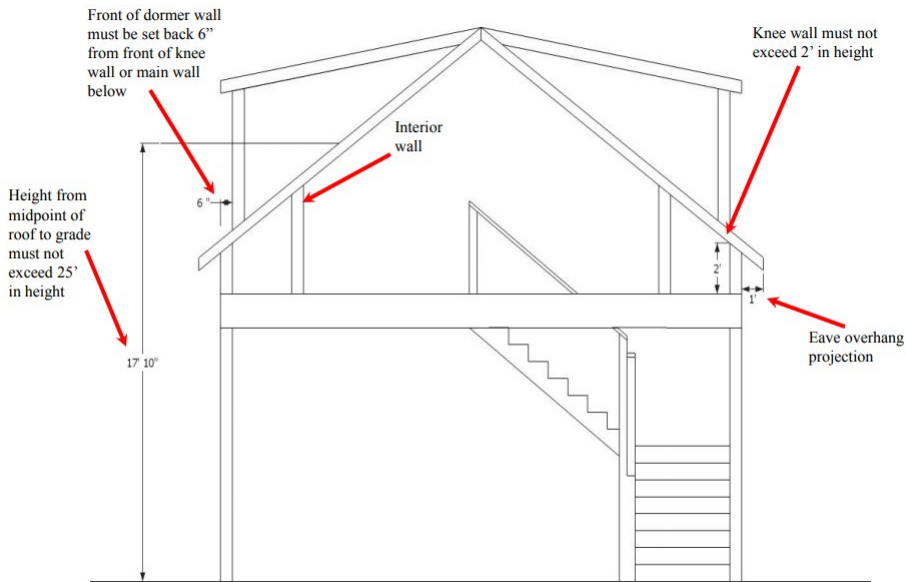


AD above a garage
Mt. Pleasant, SC



Backyard Bungalow AD
Santa Cruz, CA

ADs IN DETACHED ACCESSORY BUILDINGS (CONT'D)



The width of the dormer may not exceed 50% of the width of the main roof otherwise it will be classified as a two-story building.

Example
 $10'/22' = 45.5\%$
The width of this dormer takes up less than 50% of the width of the main roof therefore the structure is a 1 1/2-story building.

Illustration of a 1-1/2 story Accessory Building

RELEVANT WEBSITES & LINKS

- **Accessory Dwellings:**

<https://building.arlingtonva.us/project/accessory-dwellings/>

- **ADs – Top Tips for Success:**

<https://building.arlingtonva.us/resource/accessory-dwellings-top-tips-success/>

- **Family/Caregiver Suites:**

<https://building.arlingtonva.us/project/family-caregiver-suites/>

- **Accessory Homestay:**

<https://building.arlingtonva.us/project/starting-accessory-homestay/>

QUESTIONS?



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