

Accessory Dwellings in Arlington & Virginia

July 2020

 *The Alliance for*
Housing Solutions

Why Create Accessory Dwellings?

For the Homeowner

- Housing for a family member
- Housing for a service provider
- Aging in place
- A second source of income

For the Community

- A form of gentle density to expand housing supply
- Helps provide more housing options in more places
- Naturally more affordable

What's Allowed in Arlington?

- 2008** First AD ordinance allows only internal ADs but with extensive restrictions
- 2017** Updated ordinance reduced restrictions and allowed retrofit of existing detached structures
- 2019** Arlington allows NEW construction of detached accessory dwellings!



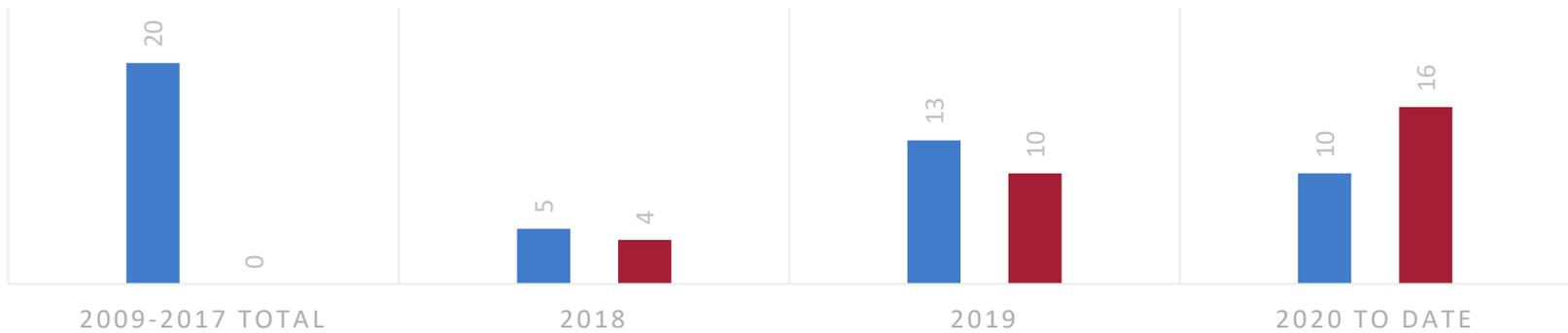
Evolution of Arlington's Ordinance

	 2008	 2017	 2019
Location	R zones (detached SF homes)	R zones (detached SF homes)	R zones (detached SF homes)
Deed Covenant	Required	Required	Required
Owner-Occupancy	Required	Required	Required
Occupants	Max 2	Max 3	Max 3
Design	Doors and stairs	Stairs	Stairs
Affidavit	Every tenant	at C/O, sale or renovation	at C/O, sale or renovation
Parking	Survey required; + if >65%	Cannot reduce	Cannot reduce
Unit Size	750 s.f. of 1/3 total	750 s.f. or 35% of total or unlimited in basement	750 s.f. or 35% of total or unlimited in basement
Type	Interior only	Interior + Detached conversions	Added new construction detached
Detached size	n/a	Existing structures	25' or 1.5 stories 560/650 s.f. footprint
Detached setback	n/a	Existing structures	5 feet
Waiting Period	Wait 1 year	-	-
Home Occupations	Limited	-	-
Lot size	Conforming to zone; 50' wide	-	-
Annual Limit	28 permits	-	-

A "Cottage Industry" is Growing

ACCESSORY DWELLING PERMITS IN ARLINGTON

■ Interior ■ Detached



Will Virginia's ADU Requirements Change?

Statewide Building Code



Current IRC Requirements
are Very Costly

Treats ADUs the same as a duplex
Full fire separation required
Separate HVAC and utilities required



Proposed Streamlining
Underway for VA

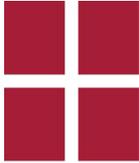
Creates definition of Accessory Dwelling in building
code to distinguish from a duplex unit
Does not require full fire separation or separate HVAC
IF an NFPA 72 household fire alarm system installed

General Assembly



Zoning for ADUs

Delegate Samirah's 2020 bill HB 151
with 19 co-sponsors



The Alliance for
Housing Solutions

Alliance for Housing Solutions

www.allianceforhousingolutions.org

Michelle Winters, Executive Director

michelle@allianceforhousingolutions.org