

Accessory Dwelling Working Group Agenda

April 18, 2017

7:00 PM

Azalea Room, 2100 Clarendon Blvd.

1. Outstanding Issues:
 - a. Maximum Occupancy
 - b. Lot Area and Width
 - c. Detached Accessory Dwelling
 - d. Townhomes
2. Staff Updates:
 - a. Owner Occupancy Requirement
 - b. Parking Requirements
 - c. Deed Covenant
3. Community Forum Update
4. Next Meeting:

Tuesday, April 25 @ 7pm in Room 715

Detached Size Requirements

Portland, OR

- Size: 800 sf
- Height: 15-20 feet
- Location: Set back 40 feet from front line or behind the rear wall of the house

Minneapolis, MN

- Size: 1000 sf
- Height: 20 feet
- Location: Interior side yard = 3'; rear yard = 3-5'; distance to house = 20'

Seattle, WA

- Size: 800 sf and 650 sf in lowrise zones, lot must be at least 4,000 sf

Santa Cruz, Ca

- 500-800 sf based on lot size
- Height: 1 story = 13'; 1 ½ story = 22' in height measured to roof peak
- Location: Side and rear setbacks shall not be less than 3' and distance between buildings on same lot must be a minimum of 10'

Fairfax, VA

- Size: shall not exceed 35% of GFA of accessory freestanding structure and the principle dwelling unit
- Location: lot must be 2 acres or greater

Montgomery, MD

- Size: Be less than 50 percent of the total floor area in the principal dwelling; or 1,200 sf, whichever is less
- Location: Lot must be larger than 1 acre
 - Is located a minimum distance of 500 feet from any other approved or pending accessory apartment, measured in a line from side lot line to side lot line along the same block face.