

Accessory Dwellings

Accessory Dwelling Working Group
February 13, 2017

Agenda

1. Introduction
2. Role of the Working Group
3. Civic engagement and schedule
4. Overview of the current ordinance
5. Next Steps

What is an ADU?

accessorydwellings.org/video-introduction/



Background and History

- Approved in 2009
- Community Feedback
 - Overcrowding
 - Parking
 - Changing character of single-family neighborhood
- Very restrictive ordinance
- Only 20 approved since 2009

Background and History

Affordable Housing Master Plan

- Identified ADs as an existing tool to:
 - Provide an adequate supply of housing
 - Help older adults age in place
 - Provide a typically lower-priced housing alternative
 - Allow homeowners to receive additional income
- Recommends review of ordinance to encourage greater use
- Board directive during adoption was to look into adjustments over the next two years



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Progress

- Published informational article
 - What is currently allowed
 - Benefits of ADs
 - Why the County is reviewing the ordinance
- Hosted two design galleries with the Alliance for Housing Solutions (AHS) to get input on detached ADs
- Started working with AHS and Civic Federation to develop community process
- Staff working group identified ordinance issues



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Role of the Working Group

- Purpose:
 - Advisory group to staff
 - Determine changes to ordinance
- Scope:
 1. Review current ordinance and its effectiveness
 2. Best practices
 3. Examine ordinance issues that limit usage
 4. Provide guidance on draft recommended changes
 5. Input on community engagement plan



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Role of the Working Group

- Membership
 - Housing Commission (including chair)
 - Commission on Aging
 - Civic Federation
 - Alliance for Housing Solutions
- Meetings
 - February – April
 - Meetings every other week



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Civic Engagement

Other identified stakeholders include the following:

- Civic associations
- Homeowners associations
- Housing advocates
- Developers
- Low and moderate income residents
- Aging/senior residents
- Others?

Outreach Strategies

- ◎ Outreach/feedback strategies will include the following:
 - Resident survey
 - Community forum
 - HOME Show and Expo
 - Outreach to commission/community meetings
 - Housing News and Notes newsletter
 - Others?

Timeline

Activity	Lead		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Review										
Review current ordinance and effectiveness	Housing Commission/staff									
Review best practices from other jurisdictions	Housing Commission/staff									
Examine ordinance issues	Housing Commission/staff									
Provide guidance on draft recommendations	Housing Commission									
Recommendations to commissions (Housing, Planning, Aging, ZOCO)	County staff									
Request to Advertise	County staff									
County Board consideration	County staff									
Community engagement:										
Resident survey	County staff									
Educational presentation to civic associations, website, other organizations	Civic Federation/County staff/Housing Commission									
Public forum	County staff/Housing Commission									
Communications:										
County web page										
Housing News and Notes (housing e-newsletter)										
Civic group outreach (AHS, Civic Federation)										

Accessory Dwelling Provisions

- In Arlington, an Accessory Dwelling is an independent dwelling unit that:
 - Has its own kitchen and bath;
 - Is within a single family detached house;
 - Is designed, arranged, used or intended for occupancy by not more than two persons; and
 - Has a separate address & entrance.
- AD must meet building code requirements for a separate unit, e.g. fire separation, fire egress, separate heating and air handling.



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Accessory Dwelling Elements

Type of Unit	Interior only
Type of House	Single-Family Detached
Approval Process	Administrative process
Owner Occupancy	Required
Maximum Occupancy	Two occupants



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Accessory Dwelling Elements

Affidavit of Compliance	Owner agrees to cooperate with Code Enforcement staff, providing access to AD for annual inspections and in response to complaints.
Deed Covenant	Required <i>(Note: Alerts new buyer to need to transfer AD Permit.)</i>



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Accessory Dwelling Elements

Certificate of Occupancy	Required at initial occupancy.
Public Notification	Note approval in County's Real Estate Database.



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Lot Requirements

Lot must:

- Meet the zoning district's minimum area requirements and
- Have an average width of 50 feet.



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Size Limits

- Smaller of 750 sq. ft. or one third of accessory and main dwelling combined;
- but for a main dwelling smaller than 1000 sq. ft., allow ADs to be:
 - 80% of the main dwelling, up to 500 sq. ft.



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Parking Requirements

- Requires a parking survey for each AD
- If less than 65% parked, an AD can be added without a parking requirement.
- If the block is more than 65% parked, the owner must:
 - Add an off-street space if there are none; or
 - Agree to preserve existing off-street parking.



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Design Guidelines

- AD door cannot be on the same side of house as the main entrance.
- An AD on a corner lot cannot have its entrance visible from the street.
- Exterior stairs to a 2nd floor dwelling cannot be visible from the street.



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Home Occupations

- All Permit Home Occupations permitted in the AD, except “Contractor and Service Business;
- Occupant cannot have employees on the premises, except in the case of an employee providing assistance to a person with disabilities who resides in the AD.



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Next Steps

- Educate community
 - Educate the community on the benefits of ADUs
 - Work with AHS and Civ Fed to distribute information on what is currently allowed
- Working Group Meetings
 - Tuesday, February 28
 - Wednesday, March 15
 - Tuesday, March 28



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