

# Monthly Contractor's Meeting

## Accessory Dwellings & Accessory Homestay

February 8, 2018

# Update to Accessory Dwellings (AD) Regulations

- New AD regulations were adopted by the Arlington County Board on November 27, 2017.
- New AD regulations became effective on January 1, 2018.
- In conjunction with this update, new web content and application materials were developed for ADs. These materials can be accessed at the below link:

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

# Update to AD Regulations (Cont'd)

- ADs are allowed in detached accessory buildings if the building existed prior to November 27, 2017.
- ADs located entirely within a basement have no size restriction (other than the footprint of the basement).
- Otherwise:
  - If the main dwelling is less than 1,000 SF, the maximum size is 45% of the combined area of the main dwelling and the AD, up to a maximum of 500 SF.
  - If the main dwelling is at least 1,000 SF, the maximum size is 35% of the combined area of the main dwelling and the AD, up to a maximum of 750 SF.
- If the AD entrance is located above the first floor, no stairs to that entrance can be located on the side of the lot fronting a street.

# Update to AD Regulations (Cont'd)

Size of Main Dwelling	Maximum Permitted Size of AD Given Size of Main Dwelling
500 SF	For a 500 SF main dwelling, the maximum permitted size of the AD is <b>approximately 409 SF</b> . 500 SF (the main dwelling) + 409 SF (the AD) = 909 SF (Combined GFA). 409 SF/909 SF = 45%.
750 SF	<b>500 SF</b> . Approximately 613 SF (the AD) would be 45% of the Combined GFA (1,363 SF) when the main dwelling measures 750 SF. However, 500 SF is the maximum size of the AD when the main dwelling is below 1,000 SF.
1,000 SF	For a 1,000 SF main dwelling, the maximum permitted size of the AD is <b>approximately 538 SF</b> . 1,000 SF (the main dwelling) + 538 SF (the AD) = 1,538 SF (Combined GFA). 538 SF/1,538 SF = 35%.
1,500 SF	<b>750 SF</b> . Approximately 807 SF (the AD) would be 35% of the Combined GFA (2,307 SF) when the main dwelling measures 1,500 SF. However, 750 SF is the maximum size of the AD when the main dwelling is at least 1,000 SF.

**NOTE:** Chart is for illustration purposes only. Actual size of permitted AD may vary depending on site-specific application of ACZO and building code requirements.

# Update to AD Regulations (Cont'd)

- The maximum number of occupants living in the AD was raised to three (3).
- An Affidavit of Compliance is required when any structural alterations are made to the AD, as well as when the ownership of the main dwelling changes.
- If the owner does not occupy either the main dwelling or the AD as their primary residence, then the entire property can only be occupied by one (1) family.
- The annual cap on the total number of ADs that can be approved was removed.
- 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 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.
- Must meet **both** of the following criteria:
  - No more than 25' in height.
  - No more than 1-1/2 stories in height.

# ADs in Detached Accessory Buildings (Cont'd)

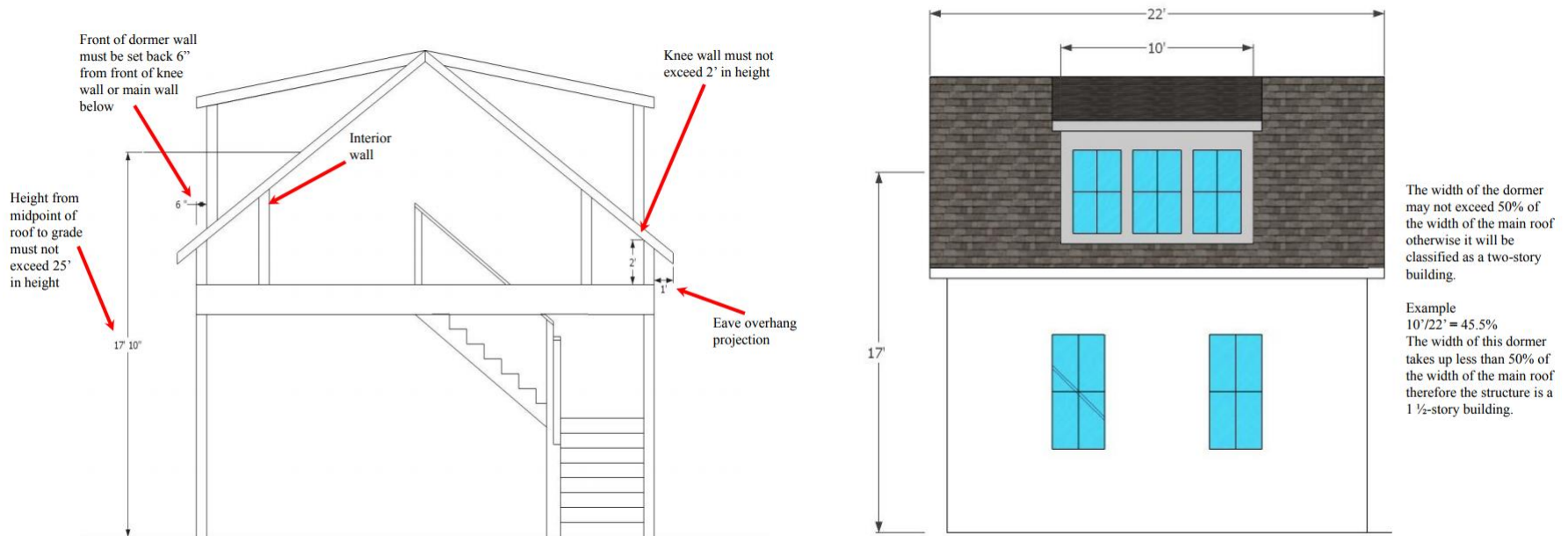


Illustration of a 1-1/2 story Accessory Building

# Accessory Homestay in ADs

- In conjunction with the new AD regulations, the accessory use standards for Accessory Homestay (ACZO §12.9.12) were also updated on November 27, 2017.
- An Accessory Homestay may be allowed in a detached accessory building **only** when that detached accessory building has been approved as an AD.
- Only one (1) rental contract per property can be issued at any given time.
- The maximum occupancy of a property is determined on the basis of two (2) lodgers per bedroom.
- Under no circumstances shall more than two (2)