



ORDINANCE

TYPE:

PROJECT: Section 702 Accessory Dwelling Units

DATE: 7/16/2026

Definitions

302.XX *Accessory dwelling unit, or ADU*, a complete independent dwelling unit, with kitchen and bath, designed, arranged, used, or intended for occupancy by not more than two persons for living purposes and having a separate entrance and address, that is either (a) contained within the principal structure of a single-family dwelling (an “attached ADU”) or (b) in a separate, fully detached structure from the principal structure (a “detached ADU”).

Regulations

702.00 Accessory Dwelling Units

702.01 Purpose. The intent of this section is to regulate the construction and occupancy of accessory dwelling units (ADUs). ADUs shall be clearly secondary and accessory to the primary dwelling unit as to location, height, square footage, floor area ratio, and building coverage, and in keeping with the character of a single family neighborhood. The ADU must be integrated into or be compatible with the primary structure using features such as roof lines, exterior materials, window patterning or exterior color.

702.02 Accessory dwelling units generally

702.02-1 A single accessory dwelling unit, both attached and detached, shall be considered a customary accessory use in all zones where single-family dwellings are permitted. A zoning permit must be obtained prior to construction or use of an accessory dwelling unit.

702.02-2 Use and occupancy of each dwelling unit must comply with all applicable building, property maintenance, and rental inspection code regulations including inspection requirements, as applicable. Accessory dwelling units must conform to the currently-adopted Virginia Uniform Statewide Building Code.

702.02-3 A primary dwelling unit may have no more than one accessory dwelling unit.

702.02-4 No accessory dwelling unit may be established on a lot with more than one dwelling unit.

702.02-5 Accessory dwelling units are subject to the dimensional regulations applicable to other accessory buildings within the same zoning district.

702.02-6 No accessory dwelling unit may be established or built on a non-conforming lot. To establish or build an accessory dwelling unit, its lot must meet the minimum lot size, if any, within the applicable zone.

702.02-7 At least one off-street parking space must be dedicated to the accessory dwelling unit.

702.02-8 Attached ADUs may be no larger than 50% of the square footage of the primary dwelling unit. Detached ADUs may be no larger than 50% of the square footage of the primary building.

702.02-9 The minimum square footage of the ADU is 320.

702.02-10 An accessory dwelling unit may have no more than one bedroom.

702.03 Occupancy of accessory dwelling units

702.03-1 No more than two persons may occupy the ADU.

702.03-2 On a property with an accessory dwelling unit, the property owner must at all times be the permanent resident of either the primary or accessory dwelling. Determination of residency shall be made by the Zoning Administrator. Occupancy of an accessory dwelling unit when neither the primary dwelling nor the accessory dwelling unit is the permanent residence of the property owner shall constitute a zoning violation.