Accessory Dwelling (AD) Ordinance Update

What are ADs?
An accessory dwelling (AD) is a second dwelling with a kitchen, bathroom, and separate entrance. In Arlington, ADs are currently only permitted on the inside of single-family detached houses (i.e. in a basement or on a second floor).

Advantages

- **Aging in Place**
  Also known as “granny flats” or “mother-in-law suites”, ADs can help promote the supply of rental housing for older adults.

- **Offsets Tight Rental Market**
  ADs expand availability of lower-priced rental options in tight rental markets.

- **Supplemental Income**
  Homeowners benefit from supplemental income that allows them to stay in their home longer.

Why is Arlington revisiting this?
Since 2009, only 20 ADs have been approved. The Affordable Housing Master Plan identified ADs as an existing tool to achieve adequate supply of housing to meet community needs. A stakeholder working group is developing recommendations to change the AD Ordinance to encourage greater usage while preserving Arlington’s single-family neighborhoods.

Current Requirements
- Up to 750 sq ft
- Interior of house only
- Owner occupancy required
- Separate entrance
- Firewall separation required

Current Limitations

- **Detached ADs Not Allowed**
  Currently, owners are unable to turn a detached accessory structure into an AD.

- **Occupancy Requirement**
  Occupancy of 2 persons currently does not allow for couple with a child.

- **Size Constraints**
  Applicants noted that if converting a space, like a basement, that is larger than 750 sq. ft. then you need to partition off the space.

- **New Home Restrictions**
  ADs may only be added after a year of ownership, preventing home builders from including ADs in new homes.

Schedule / Process

- **May 13, 2017:** Accessory Dwelling Community Forum, 10:00 am
  Francis Scott Key Elementary School, 2300 Key Blvd

- **Summer 2017:**
  Online Survey Released at www.arlingtonva.us

- **Fall 2017:**
  County Board Consideration

Questions?
Contact Joel Franklin
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