

ADU COMPARISON CHART <i>FXBG Planning Staff DRAFT 2023-03-01</i>	Fredericksburg – Proposed	Alexandria	Arlington	Blacksburg	Charlottesville
Where allowed	Single-Family Detached Dwellings	Single-Family Detached Dwellings Two-Family Dwellings Single-Family Attached (townhouse)	Single-Family Detached Dwellings	Single-Family Detached Dwellings in Rural and Low Density (min lot size: 10,000 sq ft) Residential Districts	Single-Family Detached, Duplex, Townhouses, Apartments, and Mobile Homes (internal unit only)
How many ADUs allowed per parcel	One	One	One	One	One
How many kitchens allowed	One in Principal Dwelling; One in ADU				
How many occupants	One family + <input checked="" type="checkbox"/> two unrelated people for principal and accessory dwelling	Three people in accessory dwelling	Three people in accessory dwelling	One family + <input checked="" type="checkbox"/> two unrelated people for principal and accessory dwelling	Not more than 2 people in accessory unit
Maximum size					
- if internal to house	40% of principle dwelling area	33% of the principal dwelling	~ the basement if in basement or ~ 750 sq ft nor 35% of principal and accessory dwelling when principal dwelling is at least 1,000 sq ft ~ 500 sq ft nor 45% of principal and accessory dwelling when principal dwelling is less than 1,000 sq ft	800 sq ft	40% of principle dwelling area
- if external to house (in accessory structure)	400 sq ft	1 st floor shall be <input checked="" type="checkbox"/> than either: ~ 33% of principal dwelling 1 st floor or ~ 350 sq ft for lots ≤ 2,500 sq ft and 500 sq ft for lots > 2,500 sq ft	~560 sq ft* in R-5 (min lot size: 5,000 sq ft) or R-6 (min lot size: 6,000 sq ft) ~650 sq ft in any other zoning district*	Not allowed in accessory structure	Footprint of structure cannot exceed 40% of principle dwelling footprint
			<i>*applies only to accessory structures built after 2019 May 19</i>	Annual administrative permit req'd. Permit does run with the land.	
Design features	Exterior entrance on principal dwelling side or rear only		~ Second level exterior entrance stairs on principal dwelling side or rear only ~ Must Submit floor plan ~ Annual ADU inspection allowed	Shall include 'Universal' accessible design features (door handles; no step entry; 36" door/hall widths; no step shower; all uses on one level)	No separate entrance on any principal dwelling façade that fronts on a public street. No exterior stairs visible from any public street.
Min rear/side setbacks for accessory structure	5 ft Cannot cover more than 30% of yard, between rear setback and rear lot line	1 ft Min 3 ft if doors/windows face lot line 2.5 ft if structure height is between 13.5 and 16 ft 5 ft if structure height is > 16 ft	5 ft*	N/A	5 ft Cannot cover more than 30% of yard, between rear setback and rear lot line
Max Height for accessory structure	12 ft with 5 ft setback 25 ft with standard rear/side setbacks	Whichever is less: ~ Height of principal dwelling or 20 ft	25 ft and 1½ stories *	N/A	Whichever is less: ~ Height of principal dwelling or 25 ft
Resident Manager / Property Owner Residency required Ownership	Resident Manager required, but not required to be property owner	Property owner shall be using property as primary residence at the time the permit application. Principal and Accessory Dwellings shall be in common ownership	Property owner must occupy either main dwelling or accessory dwelling as primary residence; if the owner of the main dwelling does not occupy one of the dwelling units as primary residence, the entire property may be occupied by no more than one family.	Property owner must occupy the primary dwelling or accessory apt. Owner must reside on the premises for at least 9 months/yr. If owner will be in residence <9 months/yr then the Plng Dept must be informed and owner cannot rent the accessory apt. during that year.	Property owner must occupy one of the two dwelling units on the property.
Short Term Stay	ADU cannot be used as 'Home Stay' or 'B&Bs'; ADU kitchen to be removed	ADU cannot be a short-term rental for more than 120 days / year	Not permitted in ADU	Not permitted in ADU	Not addressed
Additional Parking	None required	None required	~ If no existing spaces, 1 required, provided, a parking survey shows more than 65% of curb parking on block is used. ~ Where 1 or 2 spaces exist, they shall be maintained.	None required. If parking is provided, it shall be a pervious surface.	None required