

	2006 Population (Census Bureau ACS)	2008 Area Median Income (www.huduser.org)	Accessory Dwelling Unit Maximum Size Limit and/or Residency Restrictions	ADU Occupancy Limit and Requirements	Total # of ADUs Permitted per Lot	Manufactured Housing?	Permit Duration Period	Total Zoning Ordinance Compliance Requirements	Consumer- Friendly Jurisdictional Guidance
<b>Virginia Jurisdictions</b>									
Fairfax Co.	1,010,318	\$99,000	≤35% of the gross floor size of the principal unit	Two persons, not necessarily related by blood or by marriage.	One, regardless of the size of the lot. Exception criteria include:	Yes	5 Years	12	
Loudoun County	268,817	\$ 99,000	No such accessory apartment or dwelling unit shall exceed the lesser of (i) 70% of the gross floor area of the principal structure and a footprint not more than 70% of the principal structure or (ii) 2,500 square feet in gross floor area. Accessory apartments and dwelling units shall be permitted only on lots exceeding 20,000 square feet in area. Such lot size restrictions shall not apply in Rural Villages, Rural Hamlets and Countryside Villages. Further, in R-4 and R-8 zoning districts, accessory apartments and dwelling units shall be permitted on cluster or traditional design option lots, on lots less than 10,000 square feet in area.	Accessory dwelling units can be occupied by anyone who meets the definition of "family" (related by blood, marriage or adoption plus two roomers or boarders; four unrelated individuals).	Only one (1) accessory dwelling unit or apartment shall be permitted on a lot. One additional accessory apartment or dwelling unit is permitted on a parcel with an area of 20 acres or more.	Yes	The accessory dwelling unit permit runs with the land and the permit only expires IF the applicant fails to implement the use within one calendar year.		Yes
Arlington Co.	199,776	\$ 99,000	Legal for family members but must be removed once the family member moves out. A proposal distributed for community review in the 1980s met with considerable community concerns and opposition. The county is only now revisiting the topic. A community process has been initiated which shall result in a proposed Accessory Unit Ordinance to be submitted to the County Board. The Board, in turn, will initiate a separate process to solicit community input on the proposed ordinance. At present, family suites are allowed within the main residence.	N/A	N/A	N/A	N/A	N/A	N/A

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Prince William Co.	357,503	\$ 99,000	Accessory dwelling units, as defined in Fairfax, are not allowed in Prince William. Any rooms rented out to boarders must still remain part of the single-family dwelling unit, with equal access to all dwelling facilities. The only accessory dwellings allowed are for farm employees on working farms.	N/A	N/A	N/A	N/A	N/A	N/A
Newport News	178,281	\$ 65,100	Accessory apartments are not currently permitted in Newport News, and as such the city has never adopted accessory apartment regulations. The city studied this issue and the Planning Commission tabled the matter due to community opposition.	N/A	N/A	N/A	N/A	N/A	N/A

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District of Columbia	581,530	\$ 99,000	*Zone District R-1-A: Minimum lot size of 7,500 ft <sup>2</sup> *Zone District R-1-B: Minimum lot size of 5,000 ft <sup>2</sup> *Zone District R-2 and R-3: Minimum lot size of 4,000 ft <sup>2</sup> *The house shall have at least two thousand square feet (2,000 ft) of gross floor area, exclusive of garage space. *The new apartment may be created only through internal conversion of the house, without any additional lot occupancy or gross floor area; garage space may not be converted. *Up to 25% of the total single-family dwelling floor area.	*The principal dwelling or accessory apartment unit must be owner-occupied. *The aggregate number of persons that may occupy the house, including the principal dwelling and the accessory apartment combined, shall not exceed six (6).	One	No		9	No
Montgomery Co., MD	932,131	\$ 99,000	The maximum size of an Accessory Apartment (AA) is 1,200 ft <sup>2</sup>	The county zoning ordinance allows for any number of related persons or up to 5 unrelated persons to reside in an accessory dwelling unit. The ordinance also includes a category for the elderly and disabled. Accessory dwelling units in this case are referred to as "small group homes", are permitted by right, and can house between 3 to 8 residents, including resident staff.	One unit per lot, and within the principal single family unit unless on a lot of more than one acre.	In some cases, where the manufactured unit is located on a given property before an accessory permit is applied for.	One-year licensing period, renewable annually. New owners must reapply for a license.		No

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Town of Westport, CT.		\$ 117,800	Up to 800 ft <sup>2</sup> or 25% of the total single-family dwelling floor area, whichever is smaller	None, other than at least one of the two units (either primary single family residence or the accessory dwelling unit) must be at least 62 years of age.	One per lot.	Yes	The Westport Planning and Zoning office sends out an annual certification that needs to be notarized and returned explaining the status of the apartment.	11	Westport provides over-the-counter assistance in preparing the application for a permit and also schedules consumer appointments with zoning officials upon request.
City of Santa Cruz, CA	54,593	\$ 79,900	Lots 5,000 ft <sup>2</sup> – 7,499 ft <sup>2</sup> : up to 500 ft <sup>2</sup> Lots 7,500 - 10,000 ft <sup>2</sup> : up to 640 ft <sup>2</sup> Lots over ≥10,001 ft <sup>2</sup> : up to 800 ft <sup>2</sup>	None. The land use agreement for the adu requires that the owner of the property must occupy either the primary dwelling or the adu as his/her principal place of residence.	One	Yes	In perpetuity, recorded via land use agreement.	7 principal zoning regulations	Yes, <a href="http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html">http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html</a>