

Accessory Dwellings in Arlington

May 2020

Accessory Dwellings in Arlington

Introduction & Moderator

Michelle Winters, AHS Executive Director

Speakers

Ileana Schinder, Architect

Matt Lee, Lee Design Studio, Urban Cottage

Pierce Tracy, Backyard Cottages LLC

Blake Bowen, Arlington County Planning

Q&A

Resources





AHS is a 501(c)(3) nonprofit organization working to increase the supply of affordable housing in Arlington County and Northern Virginia through public education, policy development, advocacy and innovation.



Arlington *for* Everyone™

The Alliance for
Housing Solutions

What is an
Accessory
Dwelling?

Independent living unit
with a kitchen, bathroom
and separate entrance.

a.k.a...

- Granny flat
- In-law suite
- Garage apartment
- Carriage house

Why Create Accessory Dwellings?

For the Homeowner

- Housing for a family member
- Housing for a service provider
- Aging in place
- A second source of income

For the Community

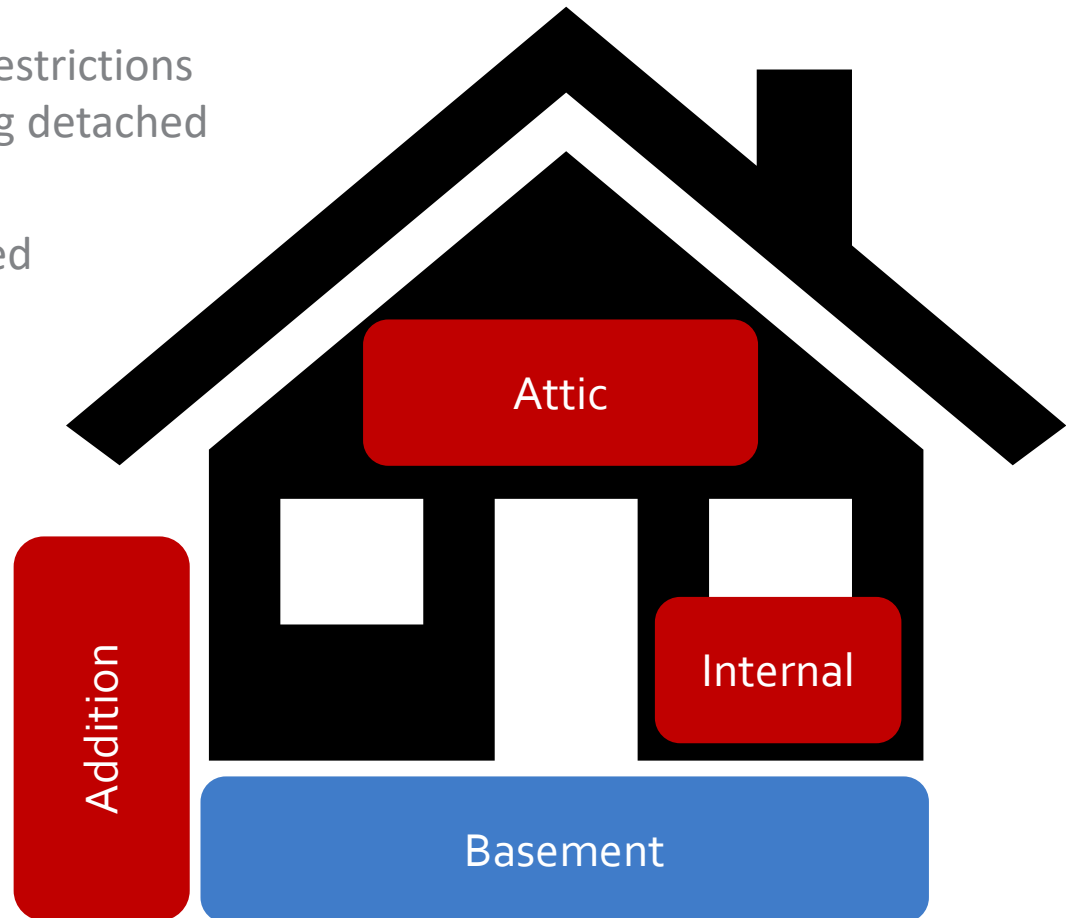
- A form of gentle density to expand housing supply
- Helps provide more housing options in more places
- Naturally more affordable

What's Allowed in Arlington?

2008 First AD ordinance allows internal ADs with extensive restrictions

2017 Updated ordinance reduced restrictions and allowed retrofit of existing detached structures

2019 Arlington allows NEW detached accessory dwellings!



Arlington's AD Rules at a Glance

SIZE:

- Up to 750 sq. ft. or 35% of total square footage (home + AD)
- Unlimited if wholly within basement
- 45% and 500 sf for homes <1000 sf
- Detached ADs have footprint, height and setback limits

OCCUPANCY:

- Owner-occupancy of the property (main or accessory unit) required
- No more than 3 occupants

ZONING:

- The lot must be located in a district zoned R-20, R-10, R-8, R-6, R-5, R-10T, R-15- 30T, or R-2-7
- Lot must have a one-family detached home
- Only one AD or family/caregiver suite on the lot

BUILDING CODE:

- Separate entrance/egress
- Firewall and mechanical/plumbing/electrical separation
- Ceiling height of 7 feet

What Options do Owners Have?



Design from scratch – internal, conversion or detached custom



Find plans & hire builder



Ready to build models / “turnkey”



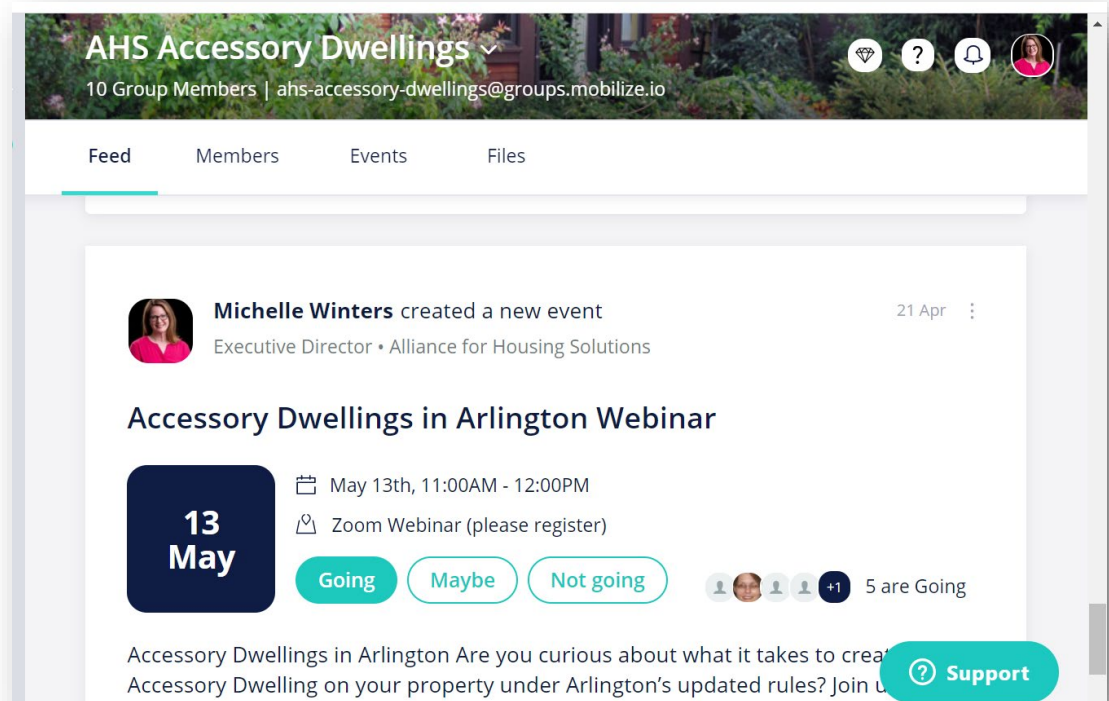
Containers & modular options



Do-it-yourself or find a facilitator

AHS ADU Mobilize.io Group

housing-solutions.mobilize.io



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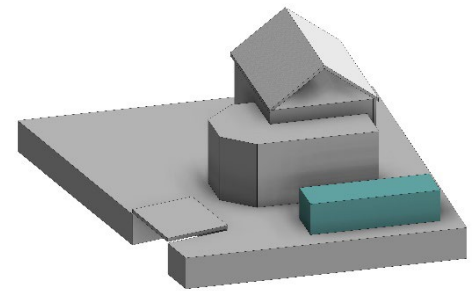
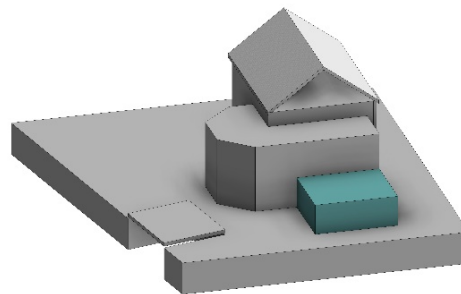
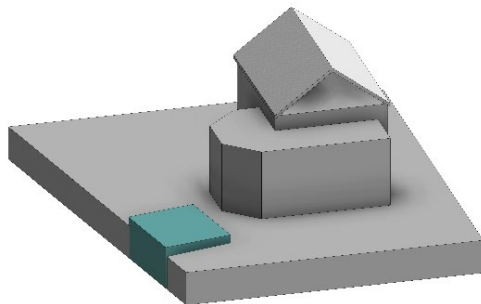
Q&A

Resources



ADDITIONAL DWELLING UNITS

ileana schinder, architect
may, 2020



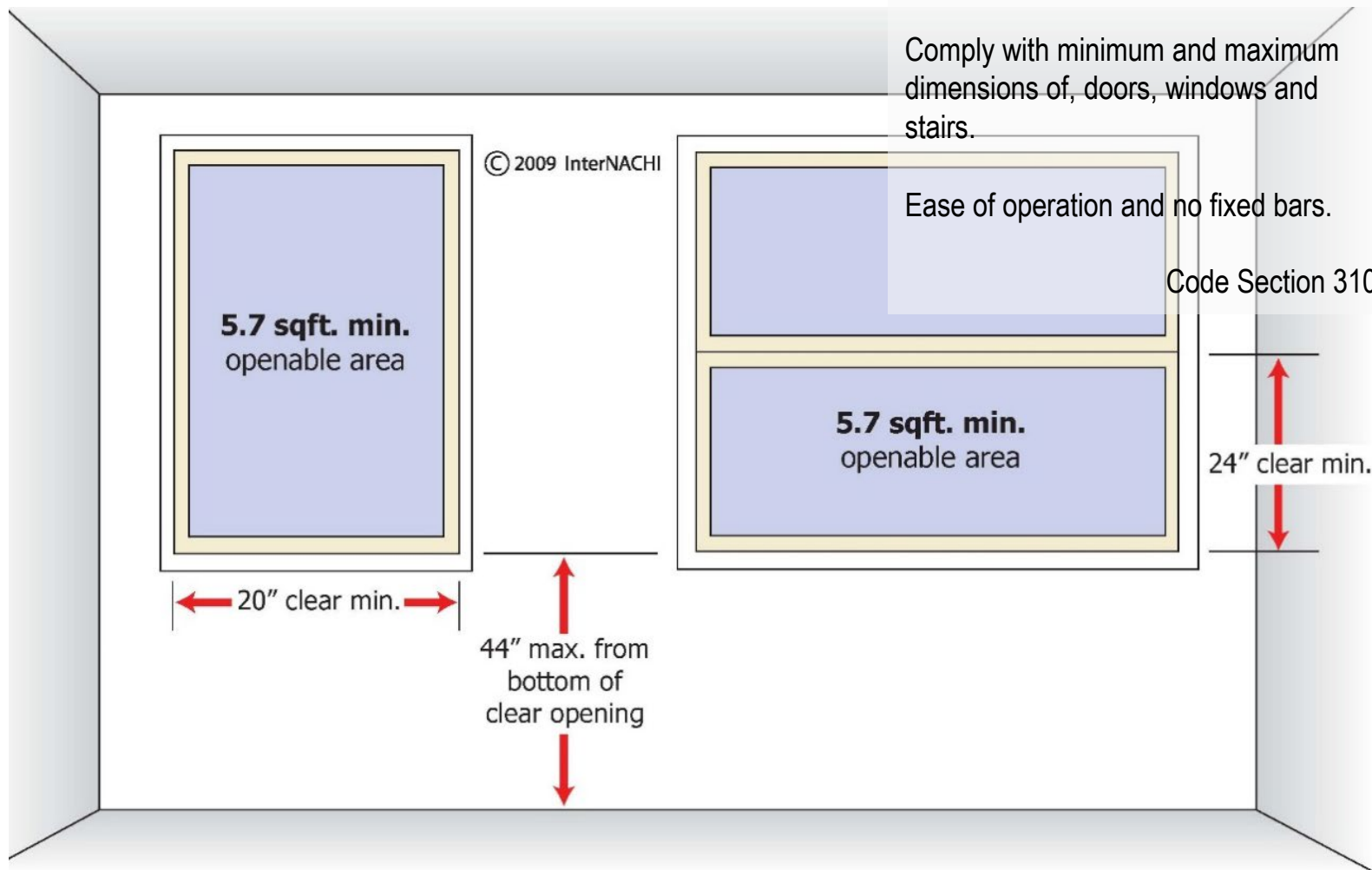
HEAD CLEARANCE

All habitable spaces -i.e. Bedrooms and living rooms- must be a minimum of 7'-0".
Non habitable spaces -i.e. laundry, bathrooms- can be a minimum of 6'-8"
Under beams and ducts 6'-4"

Code Section: 404.3 Min. Clg Heights



EGRESS | ACCESS





Heating equipment must be capable of maintaining 68°F in all habitable rooms and bathrooms.

Portable heaters STRICTLY prohibited.

Each resident must be able to provide climate control in their residence.

Strict conditions on shared space conditioning infrastructure. It is recommended that each dwelling has its own equipment, thermostat and controls.

Code Section: IPMC 602

ELECTRICAL



Individual panel / sub-panel accessible for each unit.

Proper receptacle distribution.

Proper receptacle grounding.

Proper lighting distribution per space.

Code Section IPMC 604

PLUMBING



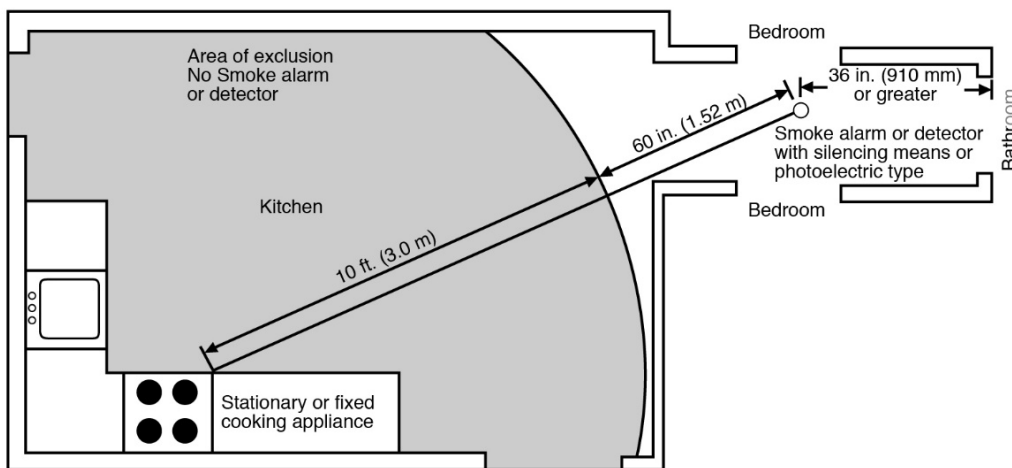
Each dwelling unit must be provided with cold and hot water

Hot water must be provided from an accessible hot water equipment.

Min. dimensions between fixtures. I.e. clearances around WC

Chapter 26, 27 & 28, among others

FIRE SEPARATION



The floor/ceiling must provide a 1-hr fire separation between dwelling units

Fire stopping: all duct chases, bulkhead and ceiling recessed fixtures must be fire stopped.

Two independent exit ways are required for basements

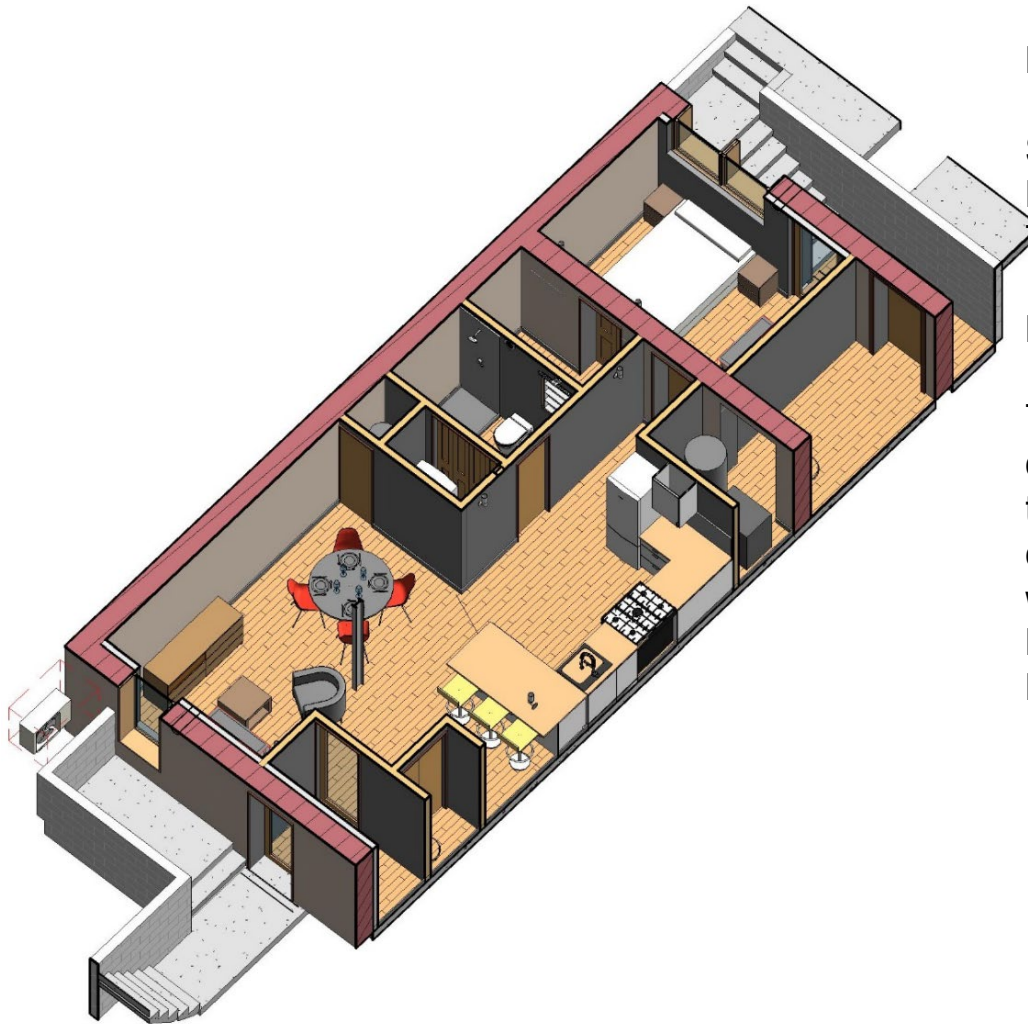
Hardwired smoke detectors in each habitable space.

One carbon monoxide alarm in the immediate vicinity of bedrooms if the building contains a fuel burning appliance or has an attached garage.

Code Section R202, R302 and others

Image source: NEMA Currents
<https://blog.nema.org/2017/05/10/life-safety-relies-on-code-adoption/>

Image source: In public Safety. Link:
<https://inpublicsafety.com/2016/10/fire-departments-push-residential-sprinklers/>



Living Room area min. 120 sq ft
Bedroom area min. 70 sq ft
Min. Horizontal dimension 7'-0"

Min width of hallways 3'-0"

Stairways Min. 3'-0" Wide
Headroom 6'-8"

Tread / Riser: 10" Min / 7-3/4" Max

Kitchen min. passageway 3'-0" clear

The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants.

Max 2 occupants 220 sq ft

Max 3 occupants 320 sq ft

Code Section 404.5 Overcrowding

EQUIPMENT



Dwelling shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

Kitchen: sink, cooking appliance and refrigeration equipment

Min. Clear working space of 30" in front of each.

Bathroom: WC, sink and shower facility.

Laundry facilities are not a code requirement, but they are a desirable feature.

Code Section 404.7 Food Prep

ENERGY CODE

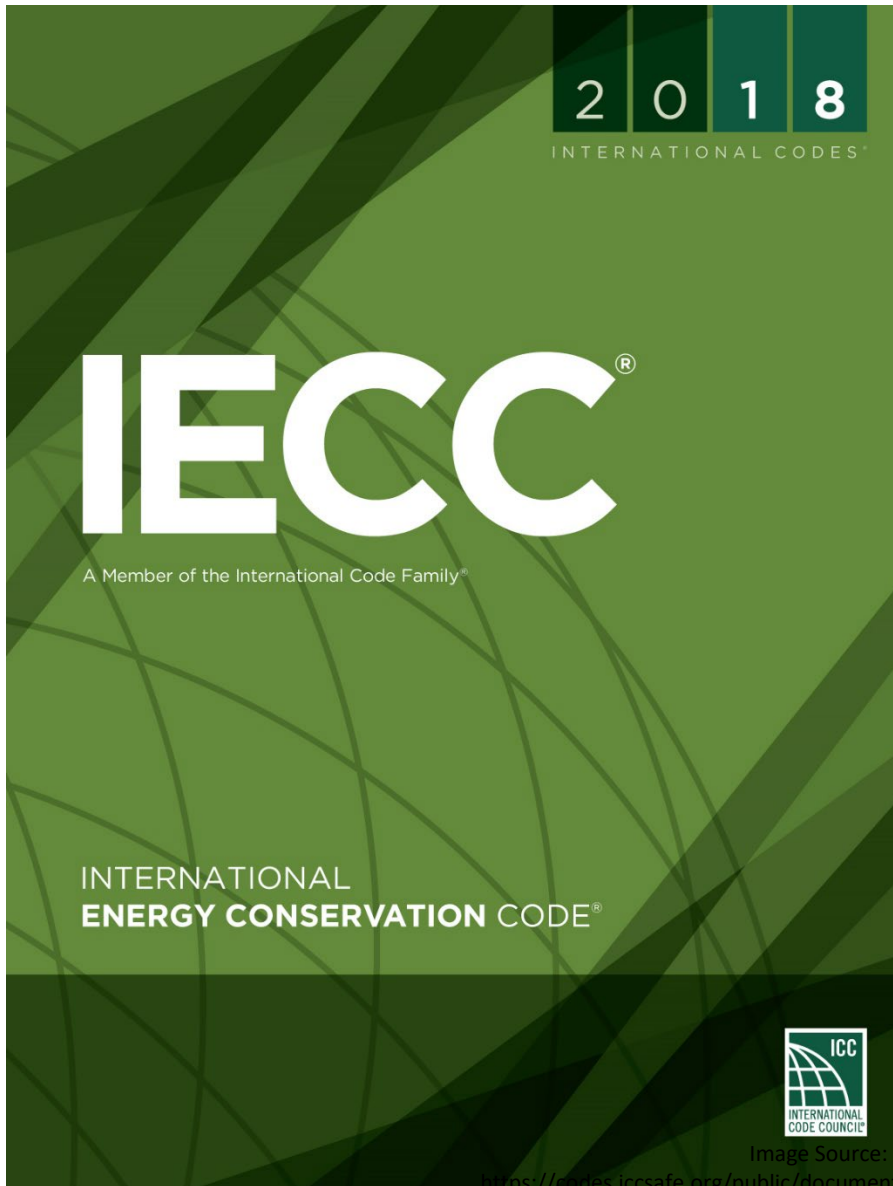


Image Source: ICC Codes

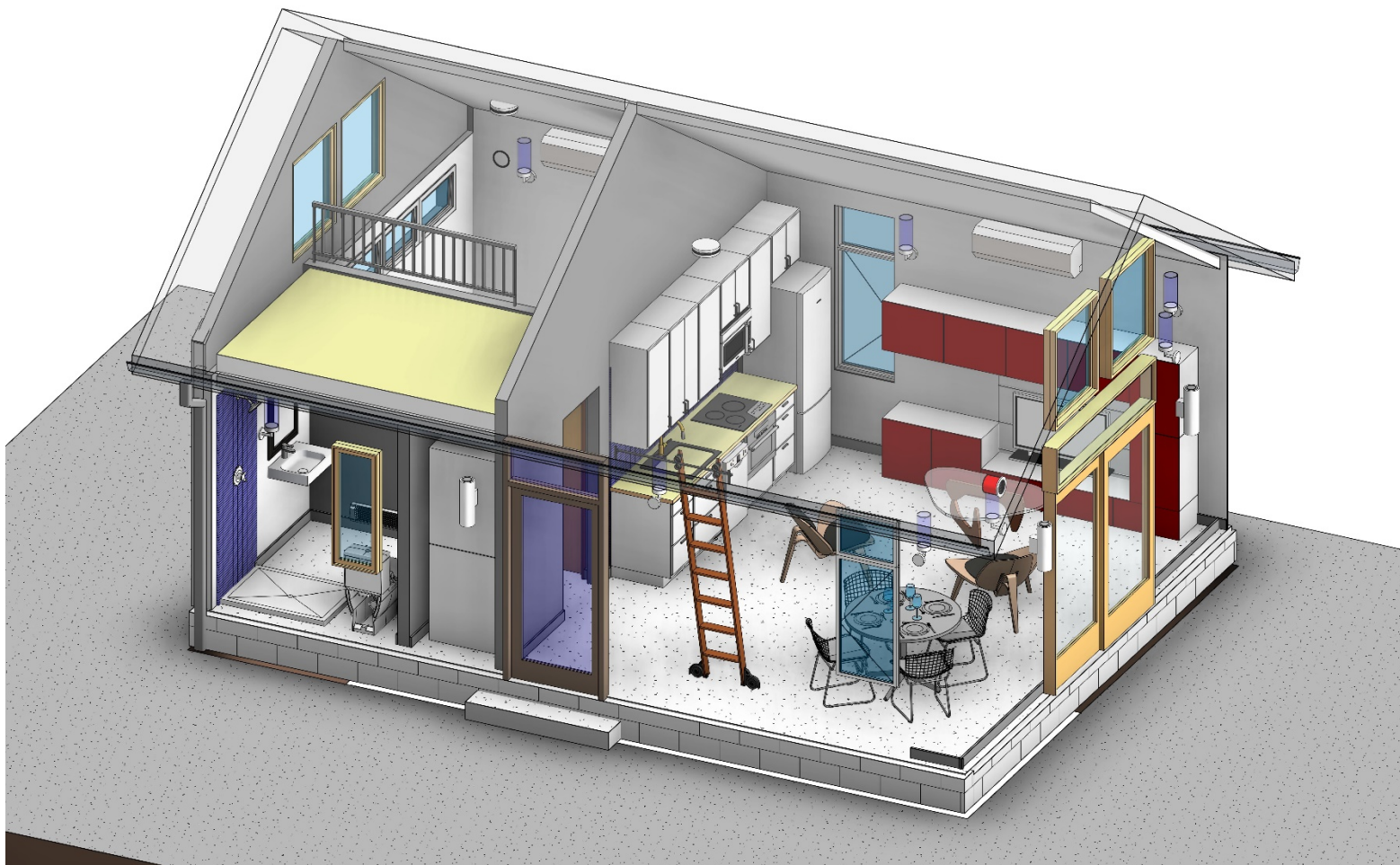
<https://codes.iccsafe.org/public/document/toc/286/>

Some portions of the International Energy Conservation Code may be applicable in Montgomery County. Since ADUs are a sub-group of residential design, make sure you consider these elements in your ADU.

Insulation
Fenestration
Fresh air intake
Space conditioning

Applicability on those conditions are based on the scope of the alteration.

EFFICIENCY



NATURAL LIGHT



ilana schinder
ARQ

OPENNESS



QUESTIONS



Contact me! ☺ ile@ileanaschinder.com / 202.431.6760

DC's Zoning resource <http://maps.dcoz.dc.gov/zr16/>

ileana schinder
ARQ



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URBAN COTTAGE

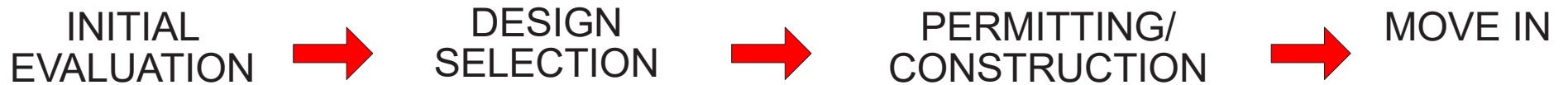


URBAN COTTAGE TEAM

ARCHITECT, DEVELOPER, BROKER, ATTORNEY, BUILDER

- Our partnership is strategically comprised of local housing and development professionals able to provide all services, from architecture through permitting and construction, in-house and offer clients a “one-stop-shop”.
- In-house services keep Partners involved and invested from initial consultation through final product delivery.
- The business is focused on solving the need for “missing-middle” housing through unit designs tailored to each jurisdiction, thereby maximizing quality, efficiency and value for our clients.

PROCESS



- EACH SITE IS UNIQUE AND INVOLVES VARIED PHYSICAL AND REGULATORY ATTRIBUTES AND CONSIDERATIONS; THUS REQUIRING AN IN-DEPTH REVIEW AND KNOWLEDGE OF ZONING REGULATIONS, CONSTRUCTION AND CODE REQUIREMENTS
- DESIGNS ARE TAILORED TO MAXIMIZE APPLICABILITY FOR MOST ZONES AND PROVIDE THE CLIENTS WITH A THOUGHTFUL LAYOUT



CRAFTSMAN

- MOST CONTEXTUAL FOR ARLINGTON
- CLASSIC STYLE AND DESIGN
- LOFTED FLOOR PLAN



FARMHOUSE

- NOSTALGIC STYLE WITH MODERN POP
- BARN DOOR PATIO DOOR
- LOFTED FLOOR PLAN



MID CENTURY MODERN

- CONTEMPORARY DESIGN AND MATERIALS
- SINGLE STORY
- TALL CEILINGS AND WINDOWS



WWW.URBANCOTTAGEVA.COM

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 *The Alliance for*
Housing Solutions



Arlington Accessory Dwelling Units

May 2020

Company Formation & Experienced Local Team

Backyard Cottages LLC was formed in June 2019, in response to Arlington Co's revised zoning ordinance

Backyard Cottages is a subsidiary of Classic Cottages, a local home builder that builds roughly 20-25 new homes in Arlington Co per year



Local Experience with Accessory Dwelling Units

Finishing our first 2 new detached accessory dwelling units this month
2 additional new detached units in planning/permitting currently with Arlington Co

Parent Company, Classic Cottages, has completed or is currently building 3 AD's in basements of new homes (plus 1 basement caregiver suite).

Backyard Cottages Overview

www.backyardcottages.com

#ForwardThinking #BackyardBuilding

Product Offerings

- Modular Solutions
 - URBANEER 510 ADU
 - URBANEER 650 ADU
- Site Built Solutions
 - 556 SQ FT: 1 bed, 1 bath
 - 745 SQ FT: 2 bed, 1 bath

Both modular and site-built solutions offer multiple elevation styles and interior finish selections.

Custom site-built solutions as well as additional modular options also available.





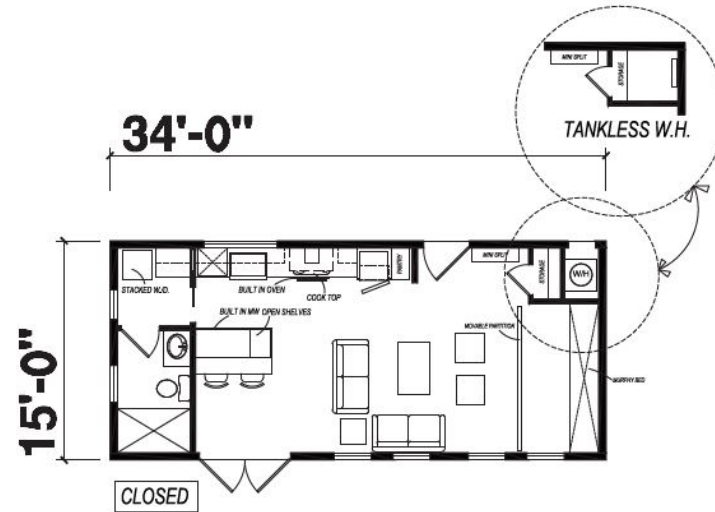
Innovative Modular Solutions

- Flexible spaces through off-site construction & small space living innovation
- Includes URBANEER patented movable wall system to make 500 sq feet live like 800
- Model will be available for public tours this summer.
- Location to be revealed at later date.

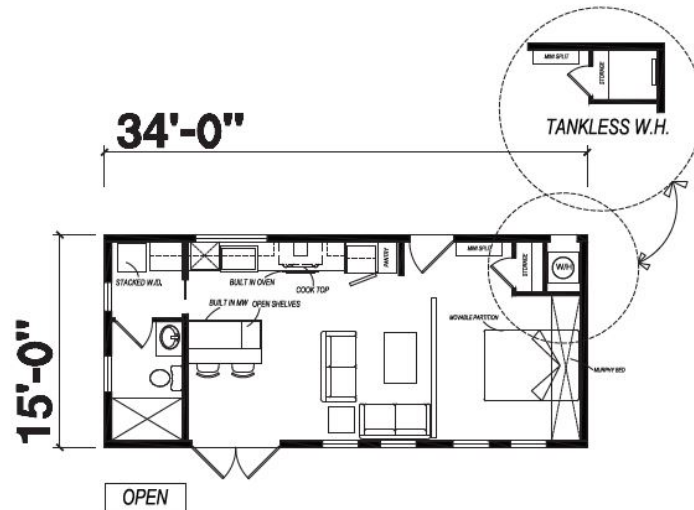
Innovative Modular Solutions (Cont.)

Movable spaces designed for flexible, modern living

Daytime Mode



Night Mode



Photos shown of First HUD code URBANEER 510 unit built in the US, featured at 2020 International Builders Show. First IRC code URBANEER unit in US coming to Arlington area this summer.

What is Modular Construction?

- Backyard Cottages modular construction methods involves larger components pre-built in an off-site manufacturing facility with the same materials we would build on-site.
- The result? *A completed module transported to a construction site, assembled on a site-built foundation. 70-80% of the work is completed in the factory, resulting in a much more efficient building process, with less time working in someone's backyard.*
- Does modular mean cheap? *No, we have integrated our same standards for quality with our off-site partners as we would expect to build on-site.*
- Modular Feasibility? *We estimate 30-40% of sites in Arlington will work with a modular solution. Contact us to see if yours does.*

Press Releases

<https://www.businesswire.com/news/home/20200107005087/en/Virginia-Home-Builder-Backyard-Cottages-LLC-Teams>

<http://www.housinginnovationalliance.com/whats-new/articles/view/maybe-in-my-backyard>

<https://www.arlnow.com/2020/01/10/local-company-now-offering-high-end-backyard-homes/>



www.backyardcottages.com

Follow us on social media
#ForwardThinking #BackyardBuilding

Accessory Dwellings (ADs)

Use Standards & Application Process

May 13, 2020

Recommendation for All AD Projects

Code Consultation Meeting

- Request a code consultation meeting with ISD and the Zoning Division to discuss building code and ACZO implications for an AD project.
 - Bring a plat, architectural drawings (plans, elevations, sections, etc.) and photographs, if available.
- Contact Zoning Division staff (ContactZoning@arlingtonva.us) to schedule a code consultation meeting.
- Currently, MS Teams software (free download) is needed for a virtual code consultation.

Background

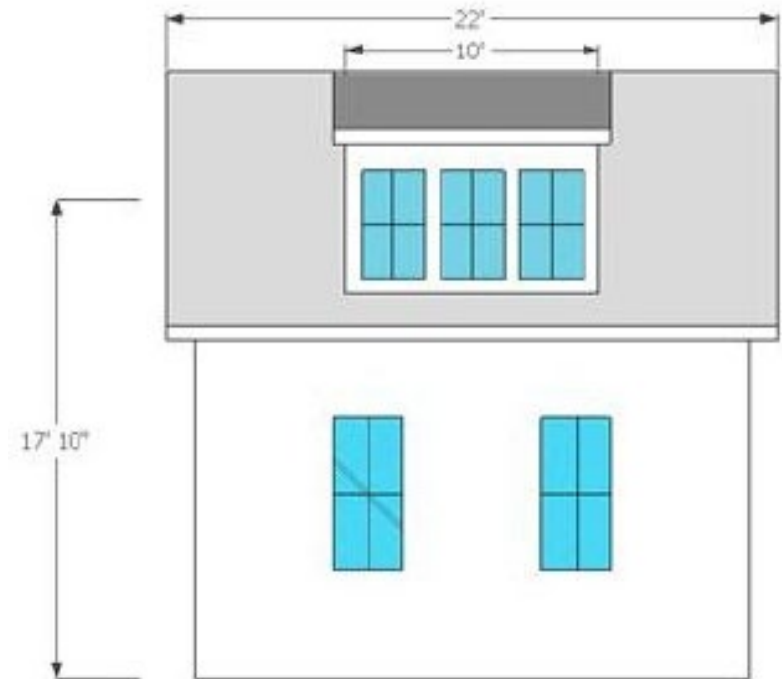
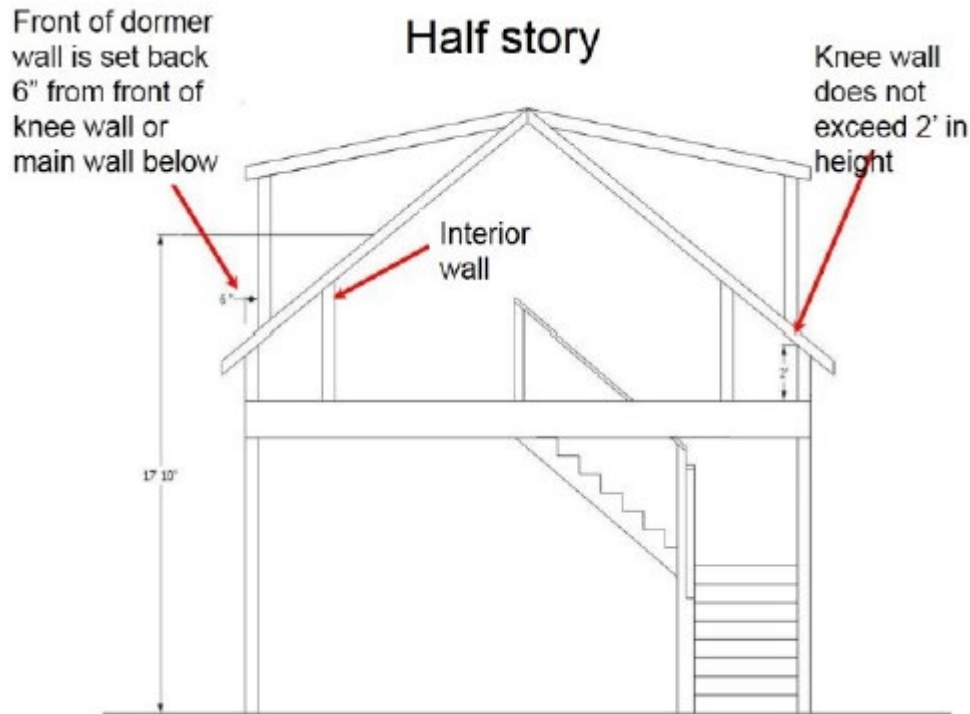
- July 2008: County Board first adopts use standards for ADs
- Sept. 2015: Affordable Housing Master Plan recommends comprehensive review of the use standards
- Nov. 2017: County Board adopts updated use standards for increased flexibility
 - Conversion of existing detached accessory buildings into ADs
- May 2019: County Board adopts updated use standards for still greater flexibility
 - Construction of new detached accessory buildings for ADs



Current Use Standards

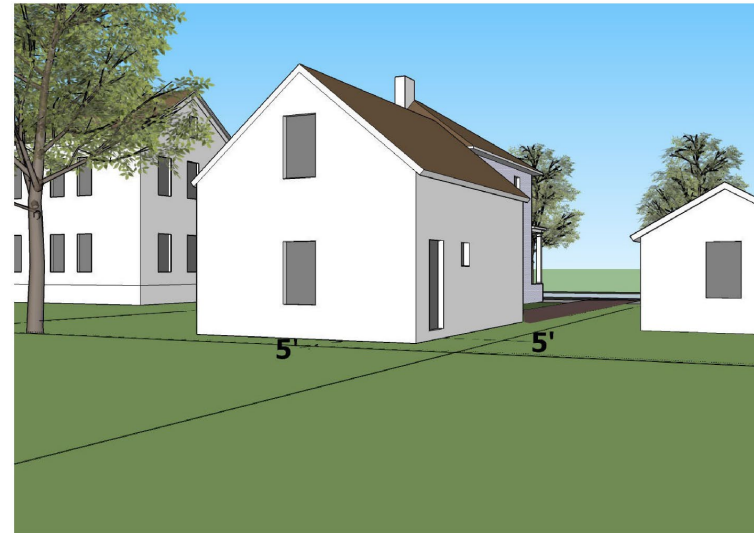
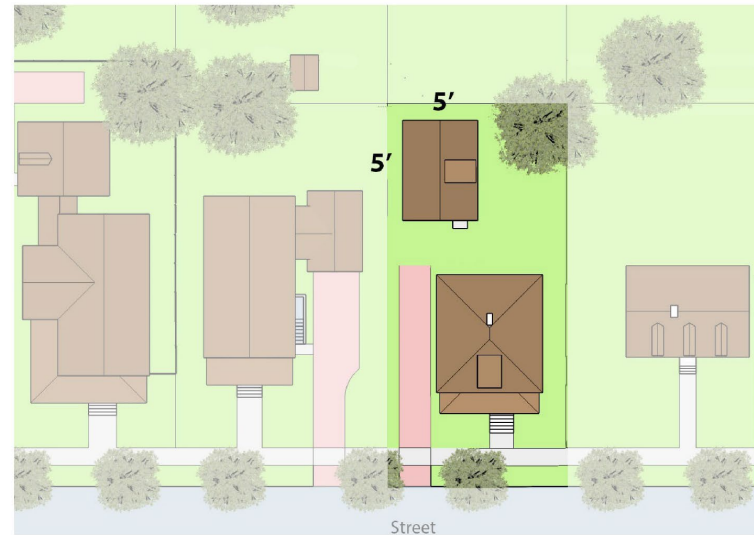
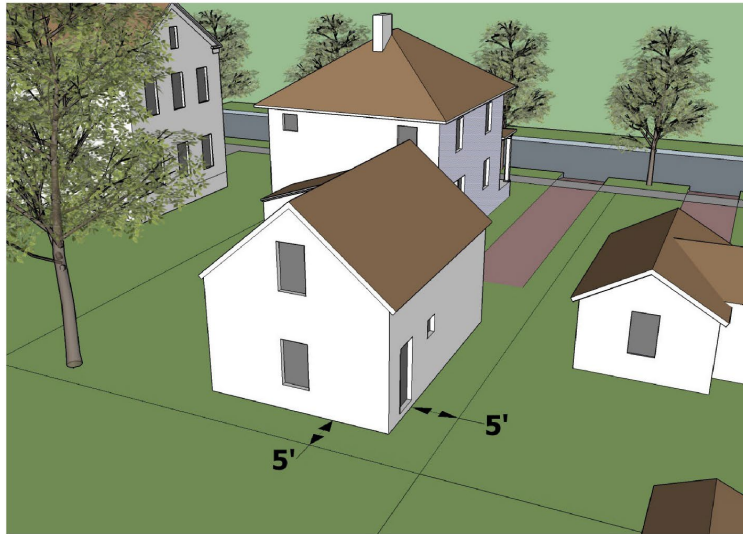
Maximum Accessory Building Height (Detached)	Smaller of: <ul style="list-style-type: none">• 1½ stories• 25 feet
Maximum Accessory Building Footprint (Detached)	<ul style="list-style-type: none">• R-5 and R-6 districts: 560 sq. ft.• All other R districts: 650 sq. ft.
Setbacks (Detached)	<ul style="list-style-type: none">• Setback from the main dwelling is 8 ft.• Setback from the street right-of-way is 25 ft.• Interior Lots: 5 ft. from side and rear lot lines• Corner Lots: 5 ft. from side lot lines, 10 ft. from rear lot line
Maximum Size	<ul style="list-style-type: none">• Basement: No GFA cap• All other locations: GFA is capped at maximum of 35% of the combined floor area of the main dwelling and the AD, up to maximum of 750 sq. ft.

1½ Stories, Defined



“A story under a gable, hip or gambrel roof, the wall plates of which, on at least two opposite exterior walls, are not more than two feet above the floor of such story and if the roof has a dormer, the dormer wall is set back at least six inches from the front of the wall or main wall below and the width of the dormer is less than 50 percent of the width of the roof.” (ACZO §18.2)

Visualizations of AD Footprint, Height, Setbacks & Size



Recommendation for All AD Projects

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Application Process for AD Projects

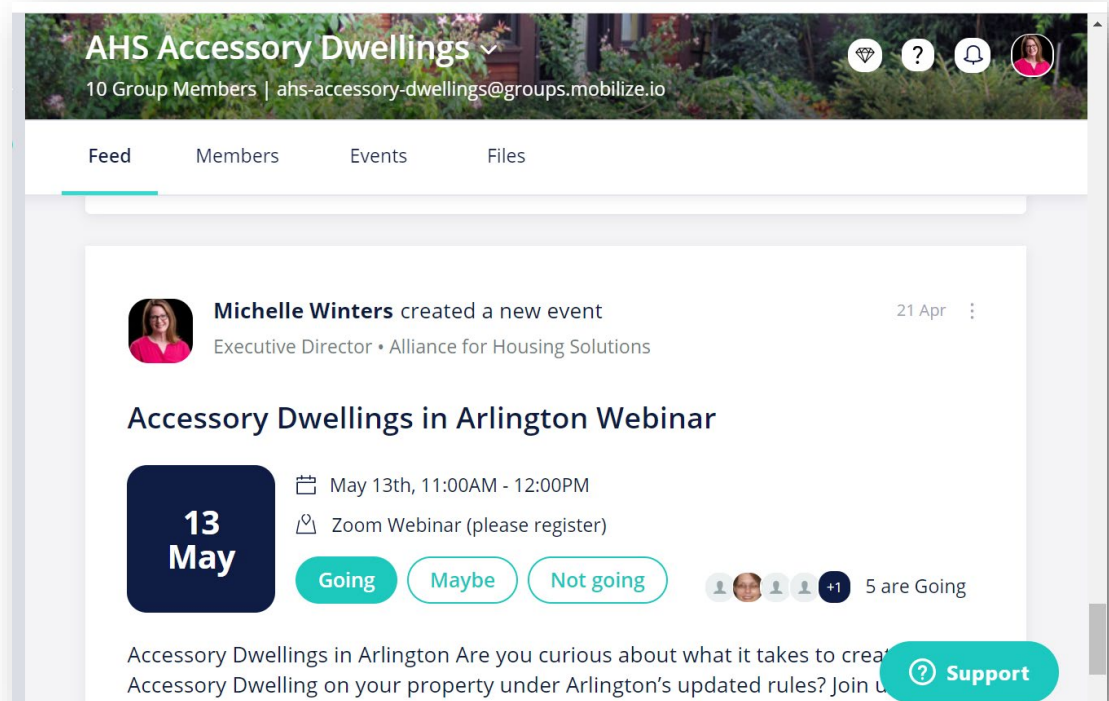
Required Permits

- All AD projects will require at least two (2) permits:
 - [AD Permit](#)
 - [Building Permit](#)
- Typically, review of an AD Permit is completed within 30 days. Typically, review of a Building Permit is completed within 10 days.
- For any AD project, approval of the AD Permit must precede approval of the Building Permit.
 - A Declaration of Covenants must be recorded with the Arlington County Land Records Division in order for the Building Permit to be issued.
- AD Permit applications can be mailed in hard-copy to the offices of the Zoning Division (2100 Clarendon Boulevard, 10th Floor) or scanned and sent via e-mail to ZoningAdmin@arlingtonva.us.
- Building Permit applications can be submitted electronically via ePlan Review.

Q&A

AHS ADU Mobilize.io Group

housing-solutions.mobilize.io



Arlington ADU Resources



Alliance for Housing Solutions – www.alliancefor housingsolutions.org

Michelle Winters, Executive Director
michelle@alliancefor housingsolutions.org

Accessory Dwelling Permits

<https://building.arlingtonva.us/permits/accessory-dwelling/>

Building Code Tips

<https://building.arlingtonva.us/permits/accessory-dwelling/tips/>

What is my zoning category?

<https://propertysearch.arlingtonva.us/>

Guides & Ideas:

- [ABCs of ADUs by AARP](#)
- www.AccessoryDwellings.org
- [Add UP www.addup.house](http://AddUPwww.addup.house)

Join our group:

housing-solutions.mobilize.io