Accessory Dwelling Unit Ordinance Revision



Greene County Planning Commission

OCTOBER 21, 2026

Why we are revising the ADU ordinance

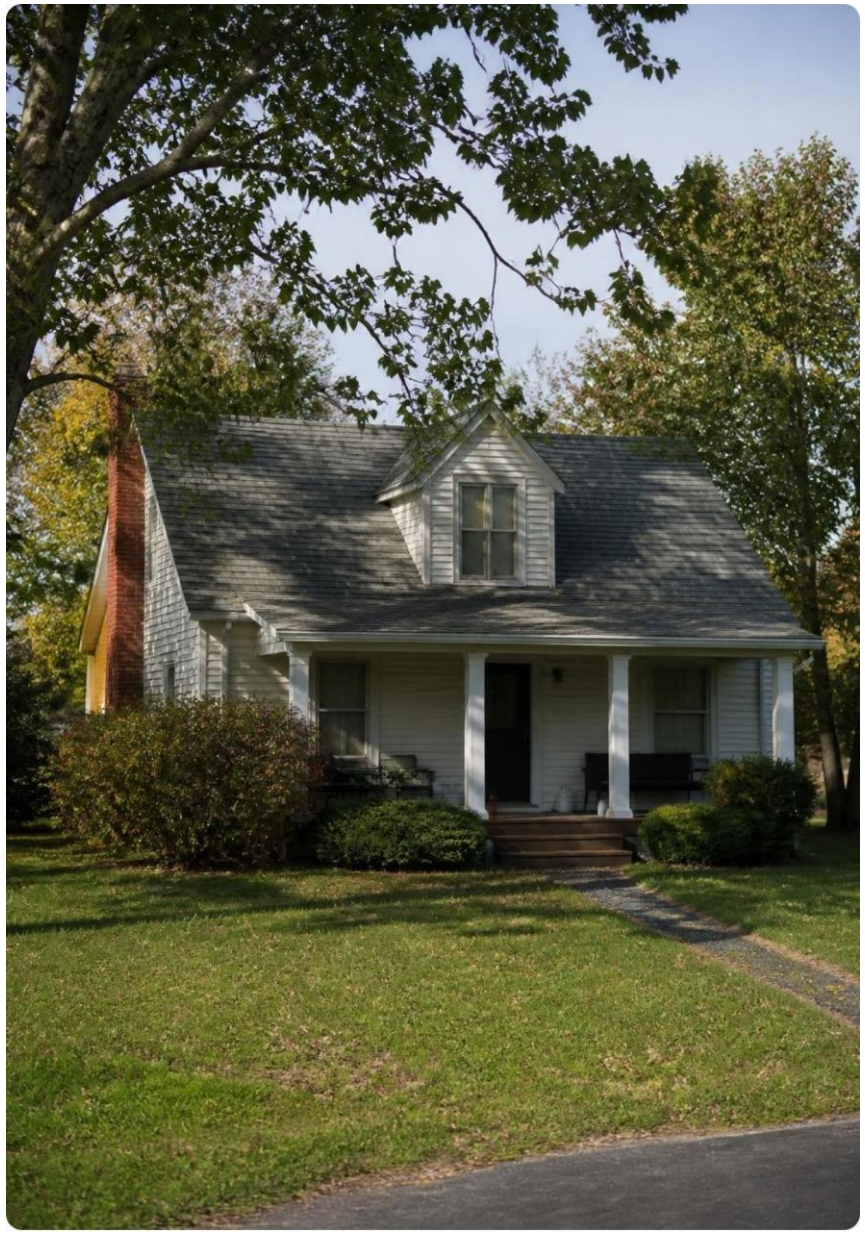
June 9, 2026

Board Resolution No. 2026-005 made ADUs a priority, including the definition and minimum and maximum square footage.

July 1, 2027

Virginia Code § 15.2-2292.4 takes effect.

Localities may adopt a substantially compliant ordinance before that date.



The new state law sets the frame



ADUs become a permitted accessory use in single-family zoning.



Localities may require a permit with a fee of no more than **$500**.



Localities may not require family relationships between occupants or impose certain stricter setbacks.



Private covenants are not overridden.

What the ordinance says today



By right only in **A-1, C-1 and R-1**.



300 to 800 sq. ft., maximum two bedrooms.



Two additional off-street parking spaces.



Owner must live on site, verified by notarized affidavit.



Manufactured homes not allowed.

Proposed changes at a glance

RULE	CURRENT	SEPTEMBER 28 DRAFT
Districts	A-1, C-1, R-1, R2 and PUD	A-1, C-1, R-1, R-2, SR, PUD
Floor area	300–800 sq. ft.	200–1,500 sq. ft.
Parking	Two spaces	One dedicated space plus replacement of lost primary parking
Owner occupancy	Required	Not required
Manufactured homes	Prohibited	Allowed if qualifying, detached

An ADU would not count as an extra principal dwelling



Excluded from density, lot-area and division-right calculations.



No separate sale or subdivision; must stay on the same lot.



One ADU per parcel, separate from Section 16-1-5 dwellings in A-1 and C-1.



In SR, an occupied ADU counts as a separate unit for age-restriction rules?

A clear method for measuring floor area



Counts

All space used only by the ADU, finished or unfinished.



Excluded only if marked

Shared space is excluded only if marked on the approved floor plan.



Applicant submits a dimensioned floor plan.



Adding space later requires zoning review.

Requested direction and next steps



Staff asks for Commission direction on the definition, districts, floor area, parking, owner occupancy, manufactured homes and density treatment.

01

Commission direction

02

Public hearing

03

Final Board consideration

Questions for the Commission



How should SR and PUD be handled?



What minimum and maximum floor area is right for Greene County?



Is the parking approach appropriate?



Does the Commission support dropping owner occupancy?



Should staff develop permit procedures and application materials?