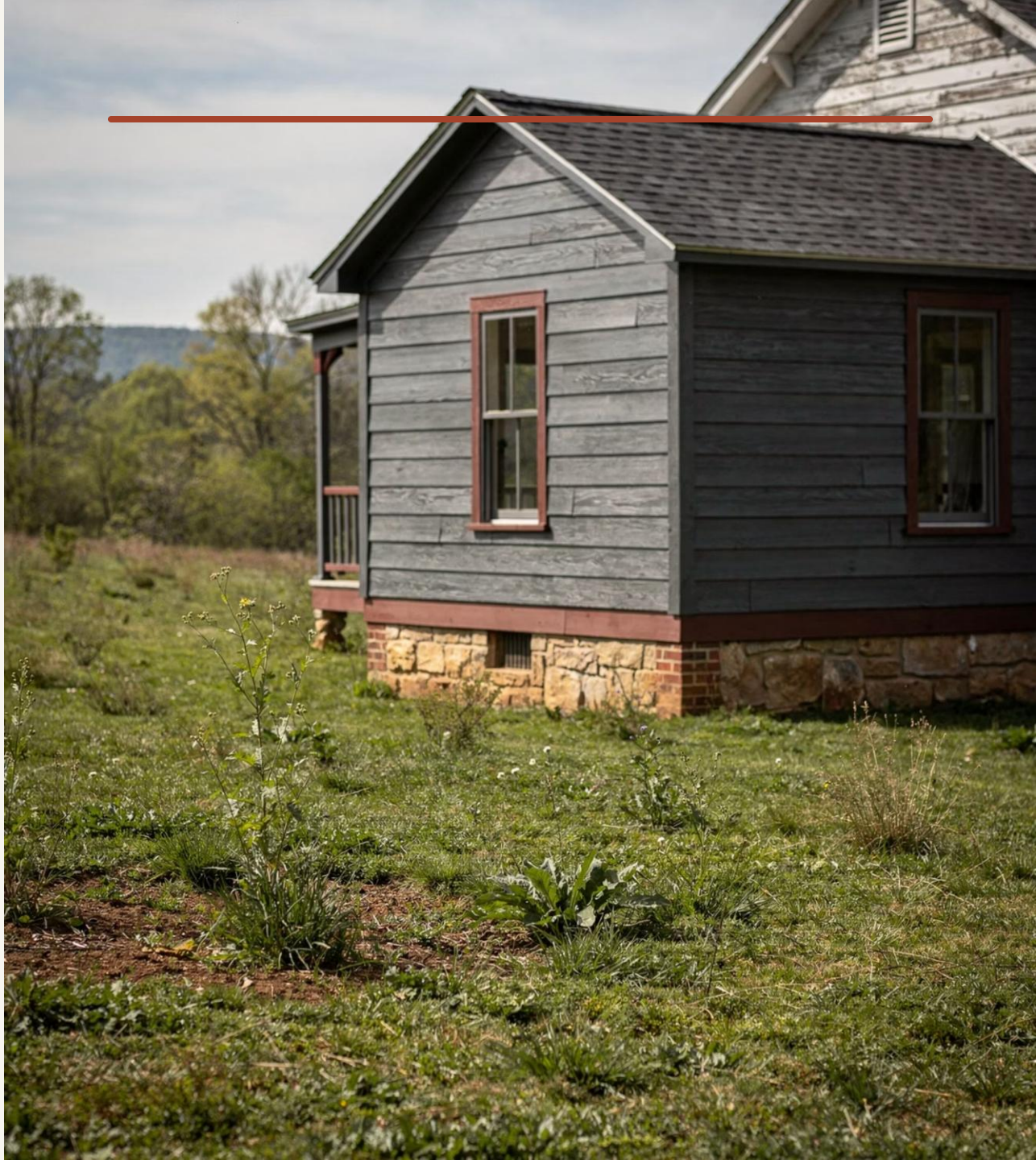
GREENE COUNTY

Accessory Dwelling Unit Ordinance Revision



Six choices to settle tonight

1. Minimum and maximum floor area
2. Floor-area measurement and bedrooms
3. Parking
4. Owner occupancy and rental term
5. Density, existing approvals and age restrictions
6. Districts and remaining drafting

Cooking facilities were determined with the Building Official; the draft only clarifies language. Staff needs direction for one clean Article 22 amendment. No adoption recommendation is requested on the alternatives.

VA. CODE § 15.2-2292.4

State law changes the baseline on July 1, 2027

ADUs deemed a permitted accessory use in single-family districts. **$500** permit fee cap.

Local authority	State baseline
May require	30-day minimum lease; dedicated parking; owner occupancy only at application; no separate sale or subdivision
May not require	Extra setbacks, street improvements, covenants or family ties between occupants



CURRENT ORDINANCE

Today: restrictive, three named districts

Topic	Today
Districts	By right in A-1, C-1 and R-1; R-2 unclear; SR and PUD not named
Floor area and bedrooms	300 to 800 sq. ft.; maximum two bedrooms
Parking	Two additional off-street spaces
Occupancy	Owner lives in one unit; notarized affidavit
Parcel and type	One per parcel; manufactured homes excluded



The proposed draft opens ADUs up

C	Adds R-2, SR and PUD expressly
E	ADUs do not count toward density, lot area per dwelling or division rights
F, G, H	Attached or detached; one per parcel, separate from §16-1-5 dwellings
A	No separate sale or subdivision
O	Qualifying manufactured home allowed as a detached ADU

Size and bedrooms: three size paths, one bedroom question

Size path	Floor-area standard
Base draft	200 to 1,500 sq. ft.
Option I-1	800 sq. ft. detached; 1,500 attached or interior
Option I-2	Maximum 50% of the primary dwelling’s floor area

Bedrooms: reinstate the two-bedroom cap (I-A), or rely on building, water and septic review (I-B).

Options should not be combined without clarifying how the limits interact.

How floor area is counted decides what fits

Count: All residential space serving the ADU, even if shared or outside its drawn boundary.

Exclude: Garages, carports, workshops and storage or mechanical-only areas when separated and independently accessed.

Exclude: Unenclosed porches, decks and patios.

Dimensioned plans required; later conversions need zoning approval.

Confirm shared laundry, unfinished basements, stairs and spaces reached only through the ADU.



Parking: one space or two



Standard	Spaces
Today	Two additional spaces
K / K-2	One dedicated space for every ADU
K-1	Two for detached; one for attached or interior

Both replace primary-dwelling parking displaced by construction.

Owner occupancy and rental term

A-1

Keep continuing owner occupancy

Owner occupies either unit.

A-2

Remove owner occupancy

As in the September 28 draft.

C

Remove owner occupancy, require rental terms

ADU rental terms of at least 30 consecutive days, if legally authorized.

State law allows owner occupancy to be required only when the application is submitted.

Paragraph C allows tourist lodging in A-1 and C-1 only under Article 16-25.

The September 28 draft has no rental-term or tourist-lodging restriction; Option C's 30-day minimum, if legally authorized, needs express language.

PERMANENT-APPLIANCE TEST

Cooking facilities: clarified with the Building Official

Qualifies

Built-in ovens, cooktops and microwaves; freestanding electric or gas ranges in a designated kitchen location.

Does not qualify

Countertop microwaves, hot plates, portable induction burners, air fryers, toaster ovens and slow cookers.

Settled with the Building Official. The definition only clarifies the permanent-appliance test; no Commission decision needed.

Density, prior approvals and districts

Occupied SR ADUs still count toward age-restriction percentages.

Confirm proffers, approved PUD plans and special use permit conditions. Paragraph E alone cannot settle prior unit caps.

Confirm R-2, SR and PUD. Companion use-list and dimensional amendments remain to be drafted.

Review the manufactured-home provision under Va. Code § 15.2-2290.



DIRECTION ONLY

Direction requested and next steps

1. Pick a preferred floor-area standard
2. Decide owner occupancy and bedrooms
3. Select a parking standard
4. Direct staff on shared-space measurement

Staff returns with one coordinated Article 22 and district amendment after County Attorney, Building Official and Health Department review.