



Accessory Dwelling Unit (ADU) Fact Sheet

What is an ADU?

An ADU is a **smaller, second dwelling unit** that provides complete, independent living facilities for at least one person which includes at a minimum a bathroom, a kitchen, and sleeping area. An ADU is not a guest house which does not provide complete independent living facilities.

An ADU is located on the same lot as a single family detached dwelling.

An ADU **cannot be a mobile home or manufactured home.**

An ADU or the single family detached dwelling **may be used as a Short Term Rental** as defined in Article 11 of the Code (e.g. AirBnB) if either dwelling is **owner occupied**.

Where is an ADU allowed?

An ADU is **allowed in any Residential Zoning District except in the R22-Residential District** and on land designated **RCA-Resource Conservation Area** in the Chesapeake Bay Critical Area

There is **no minimum lot size** for an ADU.

There is a **maximum of one ADU per lot.**

Location on the Lot

An ADU **can be located within, attached to, or detached** from a single family dwelling.

The **setbacks for a detached ADU** are the setbacks specified for accessory structures in each zoning district.

No variances may be granted to a side or rear lot line setback to accommodate an ADU except for the conversion of an existing structure that was in existence prior to May 27, 2023.

Size

A **detached ADU** shall be **the lesser** of 800 square feet or 50% of the floor area of the single family detached dwelling.

An **ADU located within or attached to a single family detached dwelling** must be smaller (in square feet) than the single family detached dwelling.

An ADU shall have a **separate entrance**, use the same street address as the single family detached dwelling and be **designated as Unit "B"**.

Parking

No additional parking is required for an ADU.

Permits & Fees

A Building Permit is required for the establishment of an ADU. All proposed detached ADU's (whether new structures or conversions) are required to meet all applicable Construction Code requirements for new single family dwellings.

An ADU is **exempt from impact fees** provided the ADU is **not** constructed during the construction of the single family detached dwelling.

Disclaimer: This sheet is for general information purposes only. Please refer to Bill 6-23 or Section 18-10-121 of the Zoning Code for the exact wording of regulations pertaining to this conditional use.