

Application for Accessory Apartment



Tax map and parcel: _____ Magisterial District: _____ Zoning: _____
Physical Street Address (if assigned): _____
Location of property (landmarks, intersections, or other): _____

Contact Person/Applicant (Who should we call/write concerning this project?): _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Owner of Record _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Section 5.1.34 Accessory Apartment

- A. An accessory apartment shall be permitted only within the structure of the main dwelling to which it is accessory. Usage of freestanding garage or other accessory structure for and accessory apartment is expressly prohibited. Not more than one (1) accessory apartment within and single-family detached dwelling.
- B. The gross floor area devoted to an accessory apartment shall not exceed thirty-five (35) percent of the total gross floor area of the structure in which it is located.
- C. The floor area of such accessory apartment shall not be included in the floor area of the main dwelling unit for calculation purposes such as 5.2 HOME OCCUPATIONS or other like provisions of this ordinance.
- D. An accessory apartment shall enjoy all accessory uses available to the main dwelling, except that no accessory apartment shall be permitted as accessory to another accessory apartment.
- E. Any single family dwelling containing an accessory apartment shall be provided with a minimum of three (3) off street parking spaces, arranged so that each parking space shall have reasonably uninhibited access to the street, subject to approval of the zoning administrator.
- F. A single-family dwelling which adds an accessory apartment shall be deemed to remain a single-family dwelling and shall be considered one (1) dwelling unit for purposes of area and bulk regulations of the district in which such dwelling is located.
- G. A guest or rental cottage shall not be deemed to be an accessory apartment, but shall be deemed to be a single-family detached dwelling, whether or not used as such, subject to area and bulk regulations of the district in which such cottage is located. No accessory apartment shall be permitted within and guest or rental cottage.
- H. The owner must reside in any dwelling to which the apartment unit is accessory or the apartment unit itself.
- I. The provision of section 4.1.6 notwithstanding, for lots not served by a central sewer system, no accessory apartment shall be established without written approval from the local office of Virginia Department of Health of the location and area for both original and future replacement field adequate to serve the main dwelling and accessory apartment.
- J. Accessory apartment shall be deemed to be a dwelling unit for the purpose of section 18-232 Private Roads of Chapter 14, Subdivision of Land of the Code of Albemarle.

Signature

Date

Inspector

Date

County of Albemarle Department of Community Development
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126