

ADU MINIMUM SPECIFICATIONS

1. All ADUs must meet the requirements of the Virginia Uniform Building Code and Zoning Ordinance of Fairfax County, as amended, for the ADU program.
2. The minimum bedroom size for all ADUs is ninety (90) square feet. All single family ADUs shall have a master bedroom of at least one hundred (100) square feet. Second bedrooms in all single family ADUs, with three or more bedrooms, shall also be at least one hundred (100) square feet. All bedroom sizes are exclusive of closets, which must be provided with each bedroom.
3. All ADUs must have a minimum sized frost-free refrigerator of 12 cubic feet for 0-1 bedroom units, 14 cubic feet for 2 bedroom units, 15 cubic feet for 3 bedroom units, and 18 for 4 or more bedroom units. Ranges shall be 30 inches wide, minimum, and include range hoods. Ovens in all ADUs shall be, at a minimum, continuous clean.
4. All ADUs must have a garbage disposal and dishwasher.
5. Plumbing, mechanical, and electrical rough-in will be required for a washer and dryer (if washers and dryers are not placed in the common area). All ADUs must be pre-wired for telephone and cable service. All systems must pass applicable testing, as per County code.

Plumbing rough-in is defined as the completion of all parts of the plumbing system which can be complete prior to installation of fixtures, appliances and equipment, including drainage, water supply, vent piping, supports and backboards. All piping is to be tied in and capped after wall or floor penetration, and all exhaust ductwork is installed. Electrical rough-in includes wiring from the service panel to the location served such as a junction box or outlet, as per County code.

6. Mechanical systems shall be sized and a duct rough-in provided to accommodate a finished basement where applicable.

Current Language

7. A Builder Landscaping Package will be required for single family lots. In addition to the Code required seeded lawn, the Builder Landscaping Package will consist of 3-4 foundation plantings, 18" to 24" in height, of azaleas, hollies, or their equal, a 36" conical evergreen, or a 6' to 8' ornamental tree, including mulched beds. A proffered lot landscaping standard will constitute the Builder Landscaping Package, if applicable.

Proposed Language

A Builder Landscaping Package including the lawn will be required for all ADUs and should be consistent with market rate lots proportionally.

Current Language

8. Hose bibs on the front and rear of single family ADUs are required.

Proposed Language

Hose bibs will be required for all ADUs and the number of bibs and location should be consistent with market rate units.

Current Language

9. Multiple-family ADUs shall be comparable to non-ADUs in the project with the same number of bedrooms, in terms of standard features and amenities, with the exception of luxury amenities, (e.g. fireplace, jacuzzi, balcony, patio, garage, security or other monitoring systems, ceiling fans, etc.). Comparability means the same, or equal, in terms of standard finishes, floor treatments, fixtures, appliances, heating and cooling, plumbing and electrical. Floor areas and layouts for multiple family ADUs may be unique for the project, but finished floor areas and number of bathrooms must meet or exceed the standards in the above Schedule of Prototype Sizes.

Proposed Language

All ADUs shall be comparable to market rate units in the project. Comparability means the same, or equal, in terms of primary functional components such as heating, cooling, plumbing, electrical, structural components, and exterior appearance. The ADU standard features, floor treatments, fixtures and appliances shall be reviewed by staff to ensure it meets minimum industry standards.

Floor areas and layouts for all ADUs may be unique for the project, but finished floor areas and number of bathrooms must meet or exceed the standards in the ADU Program Schedule of ADU Prototypes and Cost Allowances.

Current Language

10. All ADUs must include a central HVAC system. Gas as a primary heat source must be provided for single family ADUs in developments where it is the standard for all other units. Electric resistance is not allowed as a primary heat source.

Proposed Language

All ADUs must include a central HVAC system. Gas as a primary heat source must be provided for all ADUs in developments where it is the standard for the market rate units.