

APPENDIX 5

FAIRFAX COUNTY BOARD OF SUPERVISORS' POLICY

ON ACCESSORY DWELLING UNITS

WHEREAS, the following population and housing trends are evident in the Washington Metropolitan Area:

- Average household size declined from 3.09 in 1970 to 2.67 in 1980,
- The rate of household formations increased over four times faster than population growth during the same period,
- The median sales price of new homes increased from \$60,000 in 1978 to \$97,220 in 1981,
- Rental vacancy rates are at historical low points,
- As of 1980 there have been over 48,000 condominium conversions,
- Federal housing resources having declined each year since 1979 and are likely to decline an additional 15% in 1982; and

WHEREAS, similar population and housing trends are evident in Fairfax County as follows:

- Average household size declined from 3.51 in 1970 to 2.88 in 1980,
- The median housing value of all homes in Fairfax County increased from \$68,200 in 1978 to \$97,700 in 1981,
- As of 1980 there have been over 6,000 condominium conversions reducing the available rental stock; and

WHEREAS, these trends highlight a shortage of moderately priced, small dwelling unit housing in the Region and Fairfax County; and

WHEREAS, the addition of moderately priced small dwelling unit housing meets a need for the elderly; and

WHEREAS, there is a shortage of accessible and usable housing for disabled residents; and

WHEREAS, it is consistent with the intent and purpose of the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance to provide housing for all segments of the community in an equitable and uniform manner;

WHEREAS, it is equally important that no change will be permitted which will disrupt or modify the existing character of the single family neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the following objectives and purposes are hereby adopted

FAIRFAX COUNTY ZONING ORDINANCE

as a general guide for the Board of Supervisors, Planning Commission, the Board of Zoning Appeals and other agencies and officials of Fairfax County in regard to the planning and implementation of accessory dwelling units in Fairfax County.

OBJECTIVES AND PURPOSE

1. To provide elderly homeowners with a means of obtaining, through tenants in accessory dwelling units, rental income, companionship, security, and services, and thereby to enable them to stay more comfortably in homes and neighborhoods they might otherwise consider leaving.
2. To provide rental housing units for elderly persons.
3. To provide rental housing units for persons who are disabled, to allow disabled persons who currently own their homes to remain in them.
4. To encourage the development of housing units for disabled individuals and persons with limited mobility, through the installation of features which facilitate access and mobility.
5. To provide a means for homeowners, particularly those who are elderly and/or disabled, to cope with the rising cost of taxes, fuel, maintenance, and utilities.
6. To make more efficient use of the existing housing stock.
7. To provide a method of creating affordable housing for small households.
8. To make housing units available to moderate income households who might otherwise have difficulty finding homes.
9. To provide mutual assistance between renters and owners who are disabled and/or elderly, in the maintenance and upkeep of their dwelling unit.
10. To protect neighborhood stability, property values and the residential character of neighborhoods by ensuring that accessory dwelling units are only permitted in owner occupied homes in such a manner and number that there will be no disruption to the character of the single family home neighborhood and under such conditions as may be appropriate to further the purposes of the Fairfax County Zoning Ordinance.

IN SUMMARY, it is the purpose and intent of this policy to accommodate accessory dwellings in all residential districts that allow single family detached dwellings in order to provide the opportunity and encouragement for the development of a limited number of small housing units designed, in particular, to meet the special needs of persons who are elderly and/or disabled. Furthermore, it is the purpose and intent of this provision to allow for a more efficient use of dwellings and accessory buildings, to provide economic support for elderly and/or disabled citizens and homeowners, and to protect and preserve property values in accordance with the overall objectives of the Fairfax County Comprehensive Plan and Zoning Ordinance.