

Hello neighbors

There are two issues the SRCA Board wants to bring to your attention prior to our sending out the November Board meeting minutes: a Halloween recap and information about the City of Alexandria's plans for Accessory Dwelling Units (ADUs). We encourage you to read the information on ADUs carefully as it has implications for creating AirBNBs and being able to place an ADU as close as one foot from the property line. Inputs on the **City's survey are due TODAY**, 6 November. If you would also like to provide comments back to the SRCA Board, we would love to hear from you; please send your comments to: news4srca@gmail.com.

Halloween Recap

Thank you all for your participation in a fun-filled and Covid safe Halloween! We greatly appreciated being included in SSSAS Spooky Spectacular, which was a great success.

We also had 20 households participate in our House Decorating/Pumpkin Carving contests, and we raised a total of **\$271.56 for the Carpenter's Shelter** here in Alexandria. Some households have offered to match or provide an additional donation. For those who participated in the contests, please contact Kate Hennigan (kate@bertlesrealestate.com, 3721 Fort Worth Ave) at your earliest convenience, to provide her any contributions you received preferably through check, VENMO (@kate-Hennigan) or PayPal. Please also contact Kate if you wish to make an additional donation. She will make sure the donation gets to Carpenter's Shelter in a timely manner.

Buckets used for the contest may be kept for next year's competition, as it sounds like we may do it again.

And now, the final results for the contest. Drumroll please.....the Winners are **the Sutherlands at 813 Saint Stephens Rd for the House Decorating contest** (\$45.87) and the **Grays at 3816 Colonel Ellis Rd** (\$55.57) for the Pumpkin Carving contest!! Congratulations to the Winners - we will drop something off at your homes shortly to acknowledge your win. We also hope to send out a few pictures of the wonderful decorations in our next email.

The City's Draft Accessory Dwelling Unit (ADU) Policy

Here is a link to the City's ADU page, which contains a list of the City's recommendations (these are also listed below) as well as the SURVEY soliciting residents' inputs on this topic:

<https://www.alexandriava.gov/planning/info/default.aspx?id=113872>

To provide a bit of background:

- Accessory dwelling units (ADUs), commonly referred to as "in-law apartments" or "granny flats" are secondary, independent living units that typically have a separate kitchen, sleeping area and bathroom.
- ADUs can assume different forms including basement apartments, converted garages or new structures detached from a primary residence.

Intentions of approving ADUs, according to the City's website:

- **Bring in rental income** for Alexandrians at risk of being priced out of the city;
- Provide options for **multi-generational families**, caregivers for seniors and persons with disabilities, live-in childcare providers and other caretakers;
- Enhance **housing affordability** for the City's workforce, including recent graduates and young professionals.

The review process **began last March**, public input was solicited after several presentations this summer. Now, the latest round of **policy recommendations are available for feedback by Friday, November 6.**

- **Final policy recommendations will be posted on Monday, November 30.** Planning Commission consider recommendations on December 1 and **City Council will make a final decision on December 12.**

Here are the City's recommendations posted on the ADU webpage (you can also access them via the link provided, above):

"Below are proposed Draft Recommendations for ADU policy based on work and input to date. Refinement to these recommendations is anticipated based on feedback received and/or additional staff analysis. Final recommendations will be released no later than November 30, 2020. Planning Commission and City Council will consider final recommendations in December 2020. After reviewing the draft recommendations below, please complete the questionnaire via this link.

Recommendation #1: Permit ADUs City-wide

- Allow one ADU on any property developed with a house (single, two-family or townhouse)
- ADU may be either within an existing home, e.g., an "English basement" style apartment, or
- Within a detached structure, e.g., a "tiny house" or above a detached garage

Recommendation #2: General ADU Regulations

- Only one ADU shall be permitted on any lot
- Owner occupancy: the property owner shall reside in either the ADU or the main house
- Occupancy limit: only one family shall occupy the ADU
- Ownership: the ADU and main house shall be in common ownership

Recommendation #3: Require Administrative Permit for ADUs

- An applicant wishing to construct an ADU must submit an administrative permit to the Department of Planning & Zoning.

Recommendation #4: Follow Current City Policies Related to Short-term Rentals

- Short-term rentals of ADUs would be permitted, however
- Concurrent short-term rental of both the main house and ADU shall be prohibited

Recommendation #5: Off-street Parking

- Off-street parking shall not be required for ADU, but
- No required parking spaces shall be removed to accommodate ADU construction

Recommendation #6: ADU Height and Size Limits

- ADU height shall not exceed the height of the main house or 20 feet, whichever is less
- ADU size shall not exceed one-third of the main house's square footage or 750 square feet, whichever is greater as of 10/9/20, Page 2

Recommendation #7: ADUs and Floor Area Ratio (FAR)

Similar to how detached garages are excluded from floor area, ADUs will be eligible for exclusion as follows:

- For lots 2,500 square feet or larger, 350 total square feet of all accessory buildings shall be excludable
- For lots 8,000 square feet or larger, 600 total square feet of accessory buildings shall be excludable

o For example, on a 2,500 square-foot property with a detached garage, shed or other accessory building totaling 350 square feet or more could not exclude any portion of the detached building containing an ADU. As another example, a 2,500 square-foot property with a 100 square-foot shed or other accessory building could exclude up to 250 square feet of a new, detached building containing an ADU.

Recommendation #8: ADU Setbacks

- Consistent with building code and existing Zoning Ordinance regulations related to detached garages, ADUs shall be setback at least one foot from side and rear lot lines. If the ADU has windows that face the nearest lot lines, the ADU shall be setback at least three feet from these lot lines. Dormers shall be required to meet standard zone setback”