

# ADUs in ALX

Alexandria's Accessory Dwelling Unit Policy

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# ADU Study and Adoption

- ADUs identified as a potential tool to increase housing supply in the 2013 update to the City's Housing Master Plan
- Community outreach began January 2020
- Virtual community meetings
- City Council approved January 2021





# ADU policy

- Allows ADUs by-right City-wide, including townhouse lots
- Allows a portion of a detached ADU to be excluded from maximum Floor Area Ratio (FAR) calculations
- Exempts ADUs from standard setback requirements
- Allows short-term rentals up to 120 days per year
- Owner must occupy main house as primary residence when applying for ADU permit approval



# ADU policy implementation

- 63 ADUs constructed since policy adoption (48 detached, 15 within main house)
- City staff notifies civic associations and posts signage after ADU approval
- ADU list maintained on City website

