



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358

Stanardsville, Virginia 22973

Tel: 434-985-5282

Fax: 434-985-1459

Website: www.gcva.us

Email: planning@gcva.us

Application for Accessory Dwelling Unit

Contact Person/Applicant (Who should we contact concerning this project?):

Mailing Address _____

Physical Address _____

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

Owner of Record

Mailing Address _____

Physical Address _____

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

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

- A. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)
- B. Reserved (Revised 7/23/13)
- C. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)
- D. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)
- E. Reserved (Revised 7/23/13)
- F. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)
- G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)
- H. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)
- I. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)
- J. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)
- K. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)
- L. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)
- M. Reserved (Revised 7/23/13)
- N. Reserved (Revised 7/23/13)
- O. Mobile or manufactured homes shall not be used as an accessory dwelling unit. (Revised 7/23/13)

Signature Date

Inspector Date

Fee: \$100.00 Date Paid: _____ Receipt #: _____ Initials: _____



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AFFIDAVIT

I, _____, (property owner) hereby certify that I
reside in the residence located at _____
on land parcel # _____ as a permanent legal residence located in the
_____ zone which is a condition for having the accessory dwelling unit to this single-
family residence.

Property Owner Date

Property Owner Date

Signed and Sworn to before me by _____

In the City or County of _____, Virginia, on the
_____ day of _____, Notary Public.

Notary Signature Date

My commission expires: _____.

File: Land Parcel # _____ Building Permit _____