Accessory Dwelling Application

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Stafford County Department of Planning and Zoning

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NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

ACCESSORY DWELLING APPLICATION

APPLICATION # _____
(ISSUED UPON SUBMITTAL)

TO BE COMPLETED BY STAFF:
Zoning Authorization:
Approved by: _____ Title: _____
Signature: _____ Date: _____

OWNER INFORMATION

NAME _____ COMPANY _____

ADDRESS _____ COUNTY / CITY _____ STATE _____ ZIP CODE _____

PHONE NUMBER _____ EMAIL ADDRESS _____

PROPERTY INFORMATION

TAX MAP/PARCEL # _____ ZONING DISTRICT _____ EXISTING USE _____

TOTAL GROSS FLOOR AREA: _____ SQ FT MAIN DWELLING SQ FT _____ SQ FT ACCESSORY DWELLING DQ FT _____% PERCENTAGE OF TOTAL SQ FT

OCCUPANT INFORMATION:

The Accessory Dwelling will be put to the following use: (please select one)

☐ Family Member Apartment ☐ Guest House (Occasional Visits by Family and Friends) ☐ Maid's Quarters

Occupant's Name: _____ Relationship to Owner: _____

Definition & Requirements for an Accessory Dwelling:

An *accessory dwelling* is an ancillary dwelling unit limited to such uses as a family member apartment, guest house (for occasional visits by family or friends), maid's quarters & shall conform to the following:

a) An *accessory dwelling* shall not exceed twenty-five (25) percent of the total gross floor area of the principle dwelling unit.
b) There shall be no more than one (1) *accessory dwelling* unit per lot
c) When an *accessory dwelling* is located in the principal dwelling, the entry to the unit and its design shall be such that the appearance of the building shall remain a one-family residence.
d) An *accessory dwelling* shall have the same address as the principal dwelling.

Agreement:

- I/We, hereby accept the conditions of the approval for an accessory dwelling to be located on the property specified within this agreement; and
- That occupancy of the accessory dwelling shall be in compliance with the provisions of the Stafford County Zoning Ordinance (not to be used as a rental unit); and
- I/We, furthermore, understand that my/our property is subject to inspection as provided in Article XVII, "Enforcement" of the Stafford County Zoning Ordinance whenever necessary to enforce any of the provisions of this Agreement and the Stafford County Code.

_____ _____
Owner's Signature Date

_____ _____
Owner's Signature Date

NOTARY

Commonwealth/State of _____
City/County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

by _____
Owner's Printed Name

and _____
Owner's Printed Name

_____
Notary Public's Signature
My commission expires: _____