

The logo features a stylized 'C' composed of four quadrants: purple (top-left), green (top-right), teal (bottom-left), and dark blue (bottom-right).

# CHESTERFIELD

## VIRGINIA • USA

Presentation to the Virginia Housing Commission, ADU Workgroup

May 20, 2024

# About Chesterfield County

- Centrally located just south of Richmond
- Population = 387,703 (2023 estimate)
- 437 square miles
- Fourth-most populous county in Virginia (Fairfax, Prince William, Loudoun)
- 6% growth rate (2020-2023)

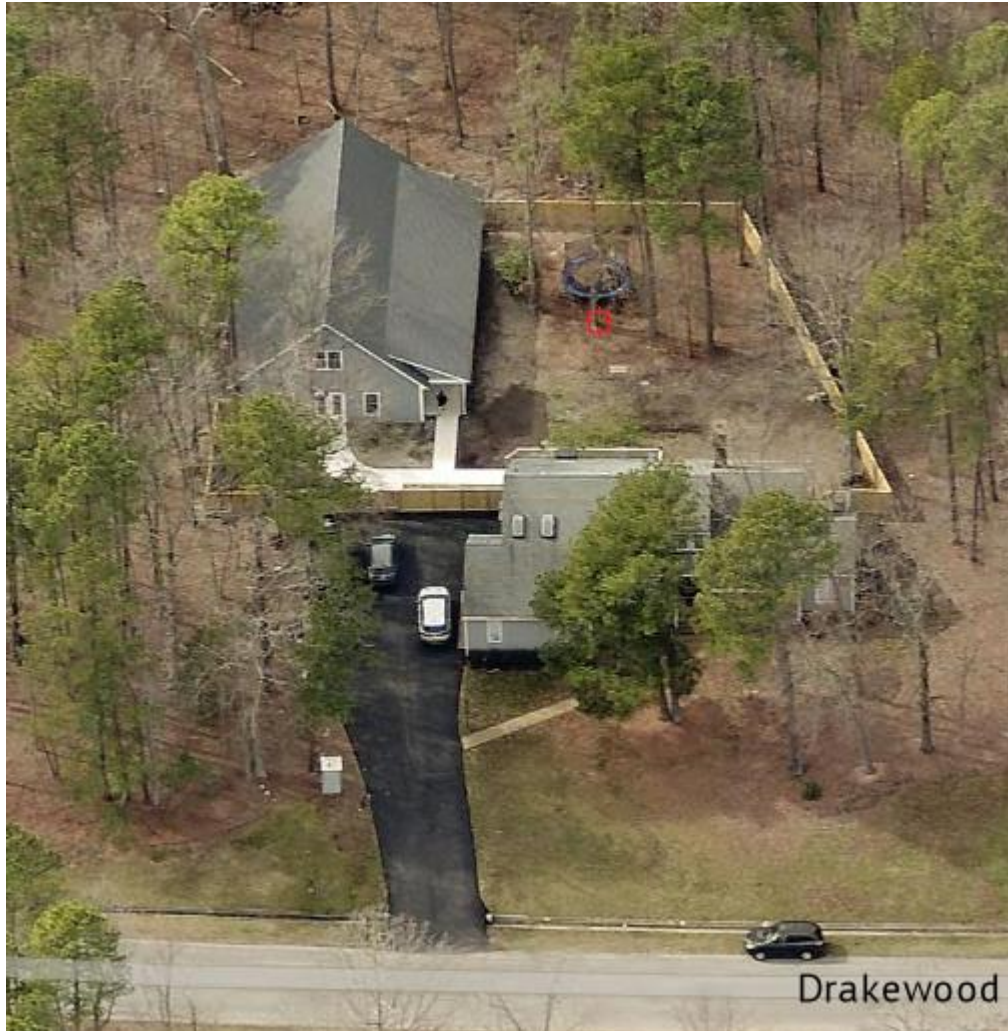


# Accessory Dwelling Units in Chesterfield

- ADU's can be either attached (two family dwelling) or detached (second dwelling) on residential property
- ADU's are permitted with a Conditional Use in Chesterfield
- For it to be considered an ADU, it must have separate areas for living, sleeping, sanitation, and eating/food preparation including a full kitchen
- A separate living/sleeping space with a bathroom and kitchenette is permitted by right (accessory structure)



# Accessory Structure (Permitted by Right)



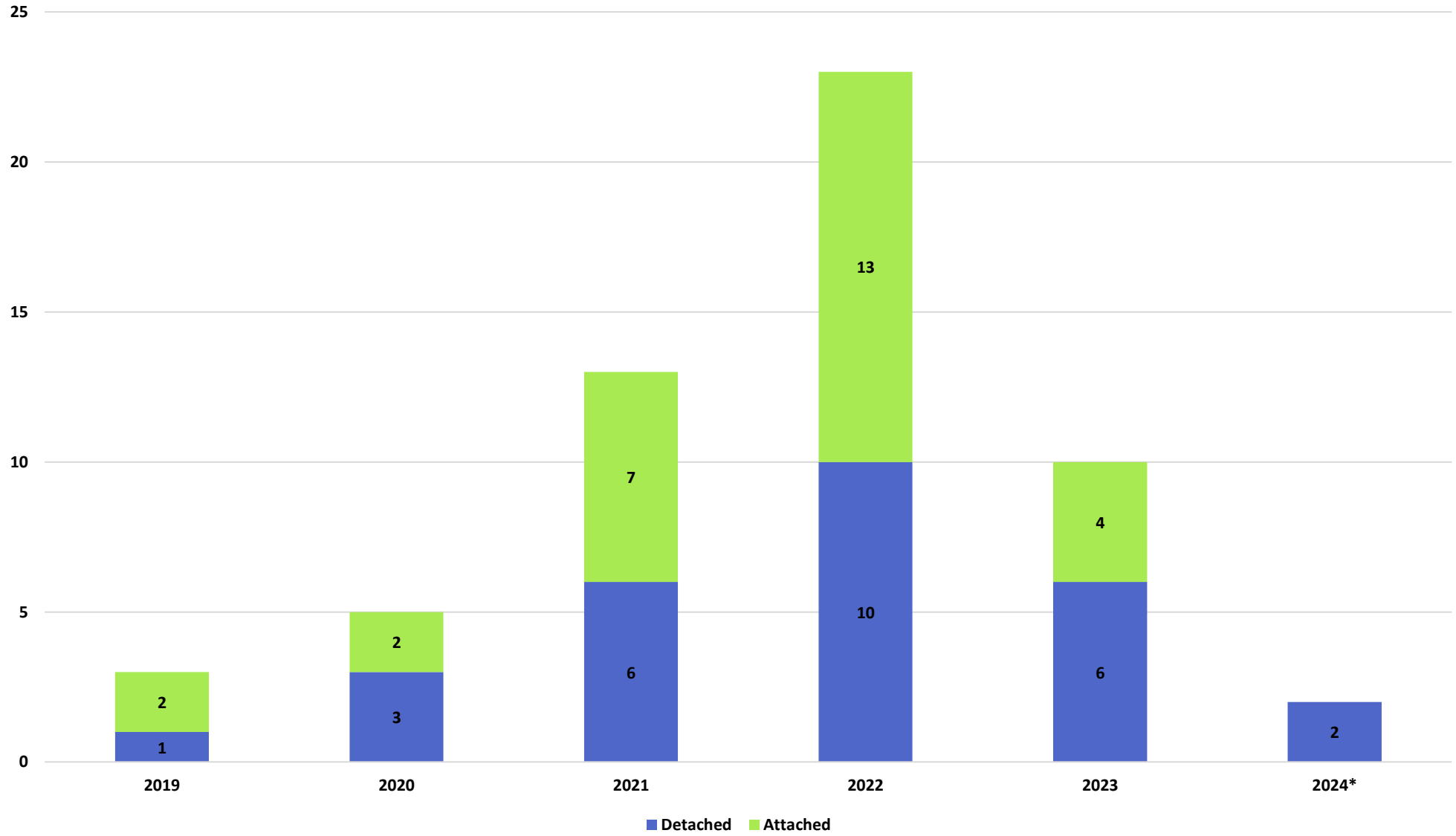
- Kitchenette with full bathroom, living and sleeping space
- Permitted by right
- Very common
- Considered additional living space for the primary structure

# Accessory Dwelling Unit (Conditional Use)



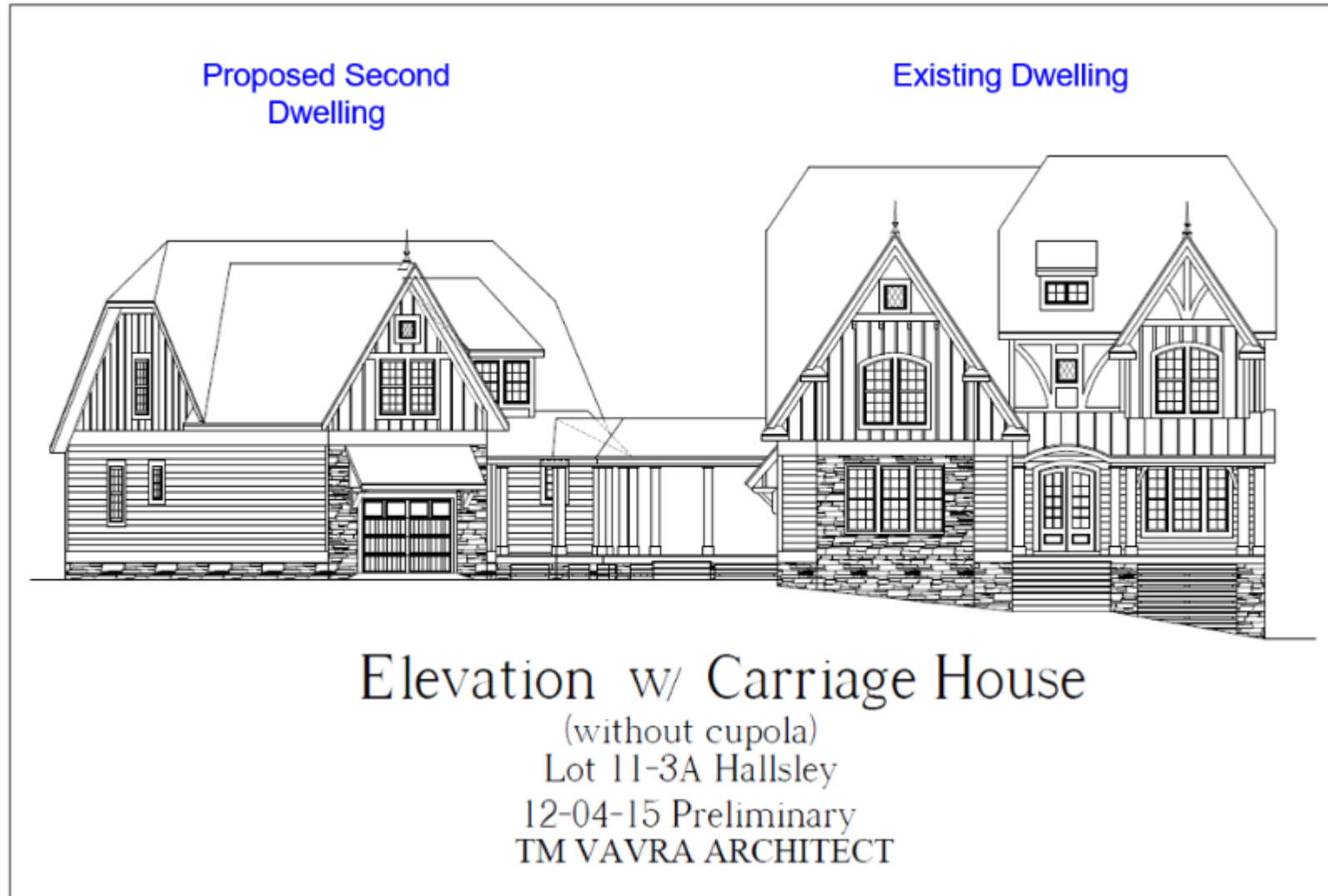
- Full kitchen, bathroom, living and sleeping space
- Permitted by Conditional Use
- Less common
- Can be attached or detached

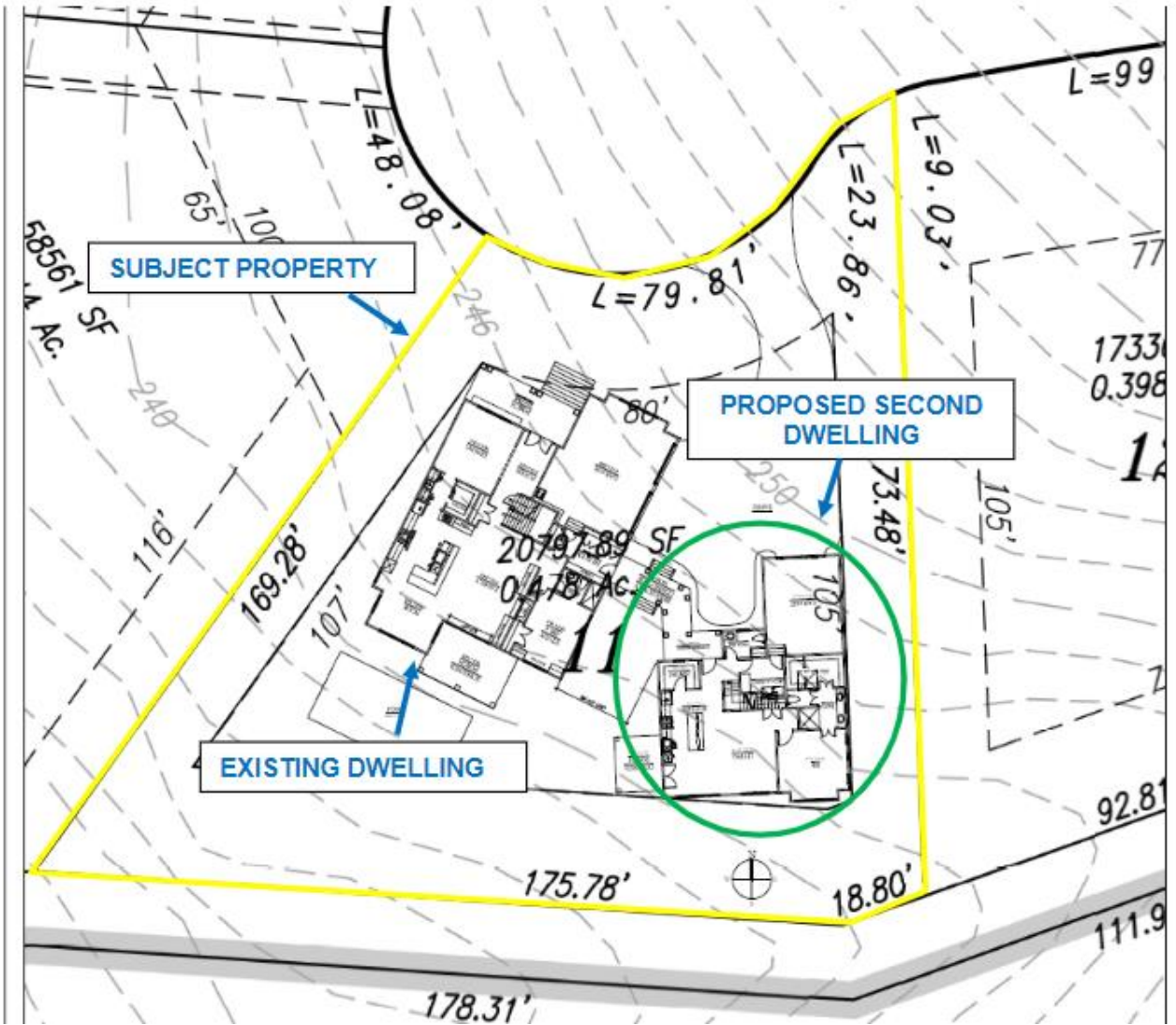
### Number of Accessory Dwelling Units from 2019-2024 (56 Total)





# Example







# AARP Model Ordinance



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Statement of purpose

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Floor area ratios

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Height limit

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Architectural Consistency

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Parking

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Owner occupancy/residency

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Number of ADUs per lot

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# Family Accessory Dwelling Unit

*General guidelines proposed  
for by-right development of  
ADU's in Chesterfield*

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Family only

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1 family per lot

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A + R districts with a 12,000 SF lot  
minimum

1 off-street parking space

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Separate standards for attached and  
detached FADUs



# Family Accessory Dwelling Unit

*Guidelines proposed for by-  
right development of attached  
ADU's in Chesterfield*

---

Family only

---

1 family per lot

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A + R districts with a 12,000 SF lot  
minimum

---

1 off-street parking space

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Limitation on exterior doors facing  
street



# Family Accessory Dwelling Unit

*Guidelines proposed for by-  
right development of detached  
ADU's in Chesterfield*

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General guidelines, plus the following:

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Up to 800 SF or 30% gross floor area of main dwelling

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No taller than principal dwelling

Primary structure setbacks

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Architectural compatibility

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Occupancy limitation





# Ettrick Landing (Maggie Walker CLT)





# Bermuda Estates



## FROM SETBACKS TO COMEBACKS: BERMUDA ESTATES RESIDENTS EXPERIENCE A GREATER FEEL OF HOME



Bonnie Newton, Bermuda Estates resident





# Final thoughts

- Infrastructure
- Zoning Conditions
- Nexus with affordability

