

# Accessory Dwelling Units, Article 43

## Average Size Calculations Per Precinct \*

	Number Eligible Residences	Total SF Eligible in Precinct	Average Eligible SF	Average Eligible "Internal" ADU SF
Precinct 1	264	394591	1495	498
Precinct 2	391	770255	1970	657
Precinct 3	177	288349	1629	543
Precinct 4	142	204036	1437	479
Precinct 5	243	400541	1648	549
Precinct 6	137	244346	1784	595
Precinct 7	180	310704	1726	575
Precinct 8	464	1232390	2656	885
Precinct 9	154	293544	1906	635
Precinct 10	581	1191281	2050	683
Precinct 11	646	1450252	2245	748
Precinct 12	775	1480117	1910	637
Precinct 13	747	1903073	2548	849
Precinct 14	323	584743	1810	603
Precinct 15	684	1305377	1908	636
Precinct 16	578	1157468	2003	668
Precinct 17	169	267844	1585	528
Precinct 18	794	1539942	1939	646
Precinct 19	760	1317528	1734	578
Precinct 20	394	657486	1669	556
Precinct 21	516	852842	1653	551
Townwide AVG				652
Townwide Range				479 sf to 885 sf

\*Notes:

- 1 Eligible Residences include only the Residential Condominiums and the Single Family Residentials in the Assessor's list.
- 2 Total SF Eligible in Precinct is the total square footage under the Assessor category "Finished Area" for those kinds of residences.
- 3 Average Eligible SF is the Total Eligible SF divided by the total number of single family and condo residential units in the precinct.
- 4 Average Eligible Type 1, "Internal" ADU (the most common kind of ADU) has its square footage calculated according to Article 43 which essentially for this type is the square footage of the residence divided by 3.
- 5 Article 43, like the state law, sets a maximum size limit for an ADU of 900 sf or 50% of the remaining house size \*\*, **whatever is less**.
- 6 In addition to meeting the size restrictions, an ADU, to be "as of right", must also comply with all zoning dimensional requirements such as set back, side yard, height, etc.

- 7 In studies on the establishment of ADU's in nearby communities, the average number of ADU's is only 2.5 per year.
- 8 With a more reasonable law guided by a policy to encourage diversity of housing types in Arlington, proponents hope for 5 ADU's per year.
- 9 ADU's contribute "new growth" to Arlington's tax base.
- 10 ADU's provide an opportunity for seniors, now "overhoused", to stay in Arlington, age in place and earn revenue to pay higher property taxes.
- 11 Currently more than one in three Arlingtonians live alone. This would provide a more reasonably sized and priced opportunity for housing for these people.
- 12 *\*\* (From Article 43:) An accessory dwelling unit shall be not larger in floor area than one-half the floor area of the principal dwelling or 900 square feet, whichever is smaller. For the avoidance of doubt, where an accessory dwelling unit is created by converting a portion of an existing principal dwelling to an accessory dwelling unit, the floor area of the resulting accessory dwelling unit shall be measured relative to the floor area of the resulting principal dwelling (as affected by or in connection with the conversion ).*

Data source: Arlington Assessor's Records