

# Auxiliary Housing

New Name, Same Housing with Modifications



## Background

The proposed text amendment updates the "accessory apartment" provision across commercial zones and rebrands "accessory apartment" as "auxiliary apartment."



The term "auxiliary apartment" was chosen to help avoid confusion with "accessory uses" and "accessory dwelling units" located in other sections of the Zoning Ordinance.

The text amendment seeks to modify and modernize how commercial buildings can be used to provide more residential housing opportunities and continue to keep active and vibrant uses where each one can benefit the other.



The following is a summary of the proposed changes discussed in detail in final staff report:



- **Definitions**
  - Creation of definition for auxiliary apartments
- **Consistency**
  - Amend the ordinance for consistency across zones in the location and number of units allowed.

## The City can fulfill two aspects of COGs goals

The Council of Governments has set three regional targets for local governments to achieve. The City of Alexandria can implement regulations that will be consistent with Targets #1 and #2.

Regional Target 1:

### AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

Regional Target 2:

### ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

Regional Target 3:

### AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.



## Existing Policy

Current regulations vary in the number of accessory apartments permitted in each zone; ranging from 2 to 8 units and accessory apartments are only permitted above first floor retail/commercial.

## Policy Recommendations

The amendment will allow flexibility in the number of units, the location of units, and ensure equity of the regulations across zones.

- **Permitted number of apartments:** Up to eight auxiliary apartments, located on a same floor as retail and commercial uses or floors above or below retail or commercial uses.
- **Area and bulk regulations:** Auxiliary apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone.
- **Parking:** Each auxiliary apartment shall provide parking based on Section 8-200 (16).
- **First floor apartment location:** Auxiliary dwellings are allowed behind a first floor commercial use, if the depth of the building is more than 50 feet measured from the front building wall and the building is setback no further than 30 feet from front property line.

Changes will not be made to the KR zone for the number of units or parking as it is a "Special and Overlay Zone" which allows for a greater number of units than what is being proposed in the other zones.

### What are the Housing Master Plan's Guiding Principles?

Two of the four following principles create an overarching vision for the plan's implementation:

- 1) Facilitate a variety of housing options for households of all incomes; and
- 2) Expand housing choice for people of all ages and abilities.



# Table of Commercial Zones for Auxiliary Housing

Zone	Zone Name	Code Section	# of Units	open space	parking
CL	Commercial Low	4-108	2	n/a	multifamily
CC	Commercial Community	4-208	2	n/a	multifamily
CSL	Commercial Service Low	4-308	2	n/a	multifamily
CG	Commercial General	4-408	2	n/a	multifamily
CD	Commercial Downtown	4-508	4	encouraged	1 per unit, distance
	Commercial Downtown Old				
CD-X	Town North	4-608	2	n/a	multifamily
OC	Office Commercial	4-808	2	n/a	multifamily
OCM-50	Office commercial medium (50)	4-907	2	n/a	multifamily
OCM-100	Office commercial medium (100)	4-1007	2	n/a	multifamily
NR	Neighborhood Retail	n/a	n/a	n/a	n/a
CRMU-L	Commercial residential mixed use (low)	5-112	2	n/a	multifamily
CRMU-M	Commercial residential mixed use (medium)	5-212	2	n/a	multifamily
CRMU-H	Commercial residential mixed use (high)	5-312	2	n/a	multifamily
CRMU-X	Commercial residential mixed use (Old Town North) zone	5-411	2	n/a	multifamily
W-1	Waterfront Mixed Use	5-513	2	n/a	multifamily
					1 per unit, on site or within 500 feet
KR	King Street Urban Retail	6-704	8	encouraged	

Current Zoning Regulations as adopted in the 1992 Amendment of the Zoning Ordinance

Zone	Zone Name	Code Section	# of Units	open space	parking
CL	Commercial Low	4-108	4	n/a	Sec. 8-200 (A)(16)
CC	Commercial Community	4-208	4	n/a	Sec. 8-200 (A)(16)
CSL	Commercial Service Low	4-308	4	n/a	Sec. 8-200 (A)(16)
CG	Commercial General	4-408	4	n/a	Sec. 8-200 (A)(16)
CD	Commercial Downtown	4-508	4	encouraged	Sec. 8-200 (A)(16)
	Commercial Downtown Old				Sec. 8-200 (A)(16)
CD-X	Town North	4-608	4	n/a	Sec. 8-200 (A)(16)
OC	Office Commercial	4-808	4	n/a	Sec. 8-200 (A)(16)
OCM-50	Office commercial medium (50)	4-907	4	n/a	Sec. 8-200 (A)(16)
OCM-100	Office commercial medium (100)	4-1007	4	n/a	Sec. 8-200 (A)(16)
NR	Neighborhood	4-1414	4	n/a	Sec. 8-200 (A)(16)
CRMU-L	Commercial residential mixed use (low)	5-112	4	n/a	Sec. 8-200 (A)(16)
CRMU-M	Commercial residential mixed use (medium)	5-212	4	n/a	Sec. 8-200 (A)(16)
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Proposed Changes