

**Accessory Apartment Permit Program Public Input Meeting
January 25, 2017**

Seven people from the public attended – see attached sign-in sheet

Staff: Anne McClung, Planning & Building Director
Elisabeth Willis, Housing & Community Development Project Manager

o Ms. McClung provided a brief overview of the program and highlighted input from the Zoning Review Committee and the Housing and Community Development Advisory Board.

o There was a question as to whether the occupancy limitations violate fair housing regulations. For example, if a couple lived in the accessory apartment and had a child overall occupancy limitation would be exceeded.

o The group was supportive of the concept of owner occupancy but there was discussion about the proposed 9 month limitation. There was also a question if there is a minimum age in Virginia for someone to be included on a deed.

o There were questions about how accessory apartments would work with the Town's homestay regulations and why could homeowners not have both. What flexibility could there be to alternate between the two programs? For example, if an owner wanted to have an accessory apartment January through July but then use the space for homestay during football season. There was discussion about the difficulty for staff if the programs become too burdensome to review and monitor.

o There were questions about what the registration time frame would be for the accessory apartment program. When would application be due to the Town? Instead of running on a calendar year could the applications run on the academic year or from the date of application? Opinions varied as to which would be preferable.

o An attendee had a question about universal design features and how they would work based on type of apartment being created. There was overall support for including universal design features.

o An attendee expressed concern that even though one parking space is being required in the draft ordinance that often times two people rent a unit so there may be parking impacts. However, he was supportive of the draft ordinance.

o An attendee expressed support for allowing the owner to live in either unit and eliminating any restriction that would limit where the homeowner would chose to live.

o There was a question about how a "dwelling unit" is defined in the Zoning Ordinance. Ms. McClung referenced the definition in the zoning ordinance.

o There was a question about how much the application/registration fee will be? Ms. McClung indicated it would likely be fairly low and designed to cover staff review time but that fees are determined through a separate ordinance process.