



# Accessory Dwelling Unit

Permit # \_\_\_\_\_

Division of Zoning & Development Services  
Fauquier County Department of Community Development  
29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 540-422-8230  
Facsimile: 540-422-8231

Section 3-301.3 of the Fauquier County Zoning Ordinance allows an accessory apartment unit occupied by no more than three people, called an Accessory Dwelling Unit under the Ordinance, to be located on most residential properties subject to specific limitations set forth in Section 5-104 of the Ordinance. No dwelling units other than the principal dwelling unit and the accessory dwelling unit will be allowed to be located on a property and the property owners must reside on the property. Additional Zoning Ordinance requirements are set forth below. Please read the limitations carefully and provide the requested information. This form must be notarized. The staff at the Development Services counter are Notary Publics and can provide the notary service for this form.

**In addition to being subject to other legal remedies, building a structure permitted under the Zoning Ordinance as an accessory dwelling unit pursuant to the limitations set forth below and then utilizing it as a dwelling unit in violation of the limitations occupancy is a criminal violation pursuant to Section 13-602(1) of the Zoning Ordinance, a misdemeanor which, upon conviction thereof, shall be punished by a fine of not less than \$10 and not more than \$1,000. Each date that a violation continues shall be deemed a separate offense. Presentation of a false affidavit may also constitute violation of other state laws which may be punishable separately.**

Print Owner(s) Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fauquier County Property Identification Number: \_\_\_\_\_

Accessory Dwelling Units are limited to 800 square feet unless one of the following criteria is met:

- Is located in the RA or RC zoning district on a lot at least 5 acres in size and does not exceed 1000 square feet.
- Is located in the RA or RC zoning district on a lot at least 5 acres in size and is a legally existing dwelling built before 2013 and does not exceed 1400 square feet.
- Is located solely within the basement of the principal structure.

Size of Proposed Unit: \_\_\_\_\_ square feet      Acreage of Parcel: \_\_\_\_\_

**[Dimensioned floor plans must be submitted with this application to allow staff to verify compliance with size limitations.]**

The undersigned property owner(s), having been first duly sworn, upon oath do hereby certify:

1. The undersigned is (are) the sole owner(s) and occupant(s) of a single family dwelling on the property referenced above.
2. The proposed accessory dwelling unit will not be occupied by more than three (3) persons and will not have more than (2) bedrooms.
3. The owner of the property will live on the property.

\_\_\_\_\_  
Affiant/Property Owner

\_\_\_\_\_  
Affiant/Property Owner

STATE OF VIRGINIA  
COUNTY OF \_\_\_\_\_, TO WIT:

I, the undersigned Notary Public in and for the jurisdiction aforesaid do hereby certify that

\_\_\_\_\_, whose name(s) is (are) signed to the above Affidavit, did  
acknowledge the same before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_