



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT
Post Office Box 358
Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

www.greencountyva.gov
planning@gcva.us

Application for Accessory Dwelling Unit

Date: _____

Contact Person/Applicant (Who should we contact concerning this project?):

Mailing Address _____

Physical Address _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

Owner of Record

Mailing Address _____

Physical Address _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

- A. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)
- B. Reserved (Revised 7/23/13)
- C. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)
- D. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)
- E. Reserved (Revised 7/23/13)
- F. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)
- G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)
- H. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)

- I. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)
- J. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)
- K. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)
- L. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)
- M. Reserved (Revised 7/23/13)
- N. Reserved (Revised 7/23/13)
- O. Mobile or manufactured homes shall not be used as an accessory dwelling unit. (Revised 7/23/13)

Signature _____ Date _____

Inspector _____ Date _____

Fee: \$100.00 Date Paid: _____ Receipt #: _____ Initials: _____

Planning & Zoning Fee Schedule	
Application	Fee
911 Signs (per intersection)	\$500
Accessory Dwelling Unit	\$100
Address Request	\$25
Ag/Forest District: Withdrawal	\$500
Ag/Forest District: Add	\$300
Ag/Forest District: New District	\$500
Bond Inspections	\$50 per site visit
BZA: Appeal	\$500
BZA: Variance	\$500
Comp. Plan Amendment	\$1,500
Copies: Capital Improvement Plan	\$30
Copies: Comprehensive Plan	\$90
Copies: Subdivision Ordinance	\$10
Copies: Zoning Ordinance	\$30
PC: Appeal	\$500
Proffer Amendment	\$2,000
Public Hearing Deferral	\$300
Rezone	\$2000+\$100/acre
Sign Freestanding Fee (Bldg. & Electric Permit Fee)	See Building Fees
Sign Permit Review Fee (Additional Fees may apply)	\$100+\$2/Ft ²
Sign Refacing	\$50
Sign: Temporary	\$10
Site Plan	\$1,500
Site Plan: Road Plan	\$500
Site Plan : Amendments	\$500
Site Plan: Letter of Revision	\$100
Site Plan: Subsequent submission after second submission	\$500
Special Use Permit	\$500
Subdivision: Lot Line/Easement/Misc.	\$100
Subdivision: Major (>5 lots)	\$1000+\$100/Lot
Subdivision: Minor (1-5 lots)	\$500+\$50/Lot
Subdivision: Subsequent submission after second submission	\$500
Subdivision: Family Division (only)	\$100
Subdivision: Family division with other minor divisions	\$600
Telecommunication Towers (SUP)	\$1,500
Zoning Certification for Home Occupation	\$100
Zoning Certification/Determination/ Confirmation Letter	\$100
Zoning Permit/Inspection Fee	\$100
Zoning Text Amendment (Ordinance Revision)	\$500
Zoning: Tourist Lodging	\$100
Approved 7/25/2023	