

Affidavit for Attached Family Housing Unit

TAX PARCEL ID: _____ GPIN: _____ ZONING DISTRICT: _____

This affidavit must be recorded in the land records of the Goochland County Circuit Court prior to use of an attached family housing unit/second dwelling unit in Goochland County. This affidavit serves as notice to property owners of the regulations associated with use of an attached family housing unit/second dwelling unit on the property herein identified, and of the penalties associated with violating such regulations.

Property Owner(s): _____

Property Address: _____

Principal dwelling square footage: _____ Accessory unit square footage: _____

Accessory family housing units, attached are defined in Goochland County Code, Chapter 15, Section 15-500 (Definitions) as:

A second dwelling unit established in conjunction with, and clearly subordinate to, the principal dwelling unit on a lot, and contained within or attached as part of the same structure as the principal dwelling unit.

In accordance with Goochland County Code, Chapter 15, Section 15-285.A, *accessory family housing units, attached*, are permitted by right, subject to the development standards below, if they are within or attached to the primary structure and located in any of the following zoning districts:

- Agricultural, General, A-1.
- Agricultural, Limited, A-2.
- Residential, Rural, District R-R
- Residential, Preservation, District R-P
- Residential, Limited, District R-1.
- Residential, General, District R-3
- Residential, Neighborhood, District R-N
- Residential, Office, District R-O.

Sec. 15-285 – Residential – Development Standards

A. Accessory family housing unit, attached

- (1) One additional attached dwelling unit per lot is allowed.
- (2) Only persons related to a resident of the principal dwelling can reside in the accessory dwelling unit.
- (3) The second dwelling unit cannot be rented separately from the principal dwelling.
- (4) A working smoke detector and a working carbon monoxide monitor must be installed and maintained in the second dwelling unit.
- (5) Emergency vehicle access must be provided and maintained to the second dwelling unit.
- (6) Prior to using an attached second dwelling unit, the property owner(s) must file with the Goochland County Circuit Court Clerk an affidavit stating that an attached second dwelling unit is on the property and agreeing to comply with each of the use standards; and provide proof of filing that affidavit to the community development department. Moreover, prior to the transfer of the property that includes the attached second dwelling unit, the property owner(s) is required to notify the purchaser, in writing, of the use standards for the attached second dwelling unit; and file a copy of that written notice with the community development department.
- (7) If the property does not meet these requirements, the use may be allowed with a conditional use permit. Conditions may be imposed to ensure that impacts are adequately addressed in a manner consistent with the requirements in this section.

By completing this affidavit, you are swearing that you will abide by all requirements of Goochland County Code, Chapter 15, Section 15-285.A. This includes only allowing persons related to a resident of the principal dwelling to reside in the accessory dwelling unit and not renting the accessory dwelling unit separately from the principal dwelling.

A violation of the accessory dwelling regulations is a misdemeanor as stated in Section 15-52. Continuing violations will be prosecuted as separate violations. Presentation of false information in this affidavit also constitutes a violation and is punishable separately.

This affidavit must be signed by all legal property owners. Attach additional pages if necessary.

STATE OF VIRGINIA - COUNTY OF GOOCHLAND, To-wit:

Comes now your affiant, _____ (Name of Property Owner), and after having been sworn, state that I am the owner of the property identified above; that I have read and understand the requirements and penalties associated with having an accessory family dwelling unit, attached, on my property; that I have truthfully completed this form; and that I affirm the attached accessory family housing unit will only be used in compliance with the development standards listed in Goochland County Code, Chapter 15, Section 15-285.A.

Signature: _____ Date: _____

SUBSCRIBED and SWORN to before me this ____ day of _____, 20____,
by _____.

Notary Public _____

Commission Expires: _____

STATE OF VIRGINIA - COUNTY OF GOOCHLAND, To-wit:

Comes now your affiant, _____ (Name of Property Owner), and after having been sworn, state that I am the owner of the property identified above; that I have read and understand the requirements and penalties associated with having an accessory family dwelling unit, attached, on my property; that I have truthfully completed this form; and that I affirm the attached accessory family housing unit will only be used in compliance with the development standards listed in Goochland County Code, Chapter 15, Section 15-285.A.

Signature: _____ Date: _____

SUBSCRIBED and SWORN to before me this ____ day of _____, 20____,
by _____.

Notary Public _____

Commission Expires: _____