

# COUNTY OF YORK

## MEMORANDUM

**DATE:** September 12, 2024  
**TO:** York County Board of Supervisors  
**FROM:** Mark L. Bellamy, Jr., County Administrator  
**SUBJECT:** Accessory Dwelling Units (ADUs)



The City of Newport News has recently approved a policy to allow Accessory Dwelling Units (ADUs) as a way to increase affordable housing options. This change permits smaller housing units on single-family properties.

Staff will not be proposing the same approach but wanted to share what our neighbors are doing to address this issue.

Attachment:

- *Daily Press* Article dated September 11, 2024

# Housing Options



Newport News City Hall , April 12, 2022.



By **JOSH JANNEY** | [joshua.janney@virginiamedia.com](mailto:joshua.janney@virginiamedia.com) | Staff writer  
UPDATED: September 11, 2024 at 4:49 p.m.

Newport News residents who live on single-family lots will soon be able to have a second dwelling on their property.

City Council unanimously voted Tuesday night to allow what’s called accessory dwelling units within all zoning districts in which single-family dwellings are permitted. It’s designed to provide more affordable housing options and increase the city’s housing stock.

Accessory dwelling units are small, with their own living, bathroom and kitchen spaces. They can include carriage houses or garages turned into apartments for rental or used as an in-law suite.

Mayor Phillip Jones said that Newport News is “essentially built out” and that the council sought options that “encourage pro-housing growth in the city.”

“These are pro-growth policies, and we here at Newport News are looking at innovative ways to ensure that housing is a priority for everyone,” he said.

The council’s vote included regulations to ensure that the overall character of neighborhoods wouldn’t drastically change, including size and height limitations and ensuring that the units have a similar architectural style as the primary structure. Furthermore, the property owner will be required to occupy either the principal dwelling or the accessory dwelling as their primary residence.

AdChoices 

Newport News residents won’t be allowed to use accessory dwelling units for short-term rentals, such as Airbnb. And if an accessory dwelling is leased, the lease term is not permitted to be less than 30 consecutive days.

Councilwoman Tina Vick said “there’s a housing crisis and housing issues throughout America” and that she was glad to be part of a city that has “some solutions.”

The General Assembly earlier this year considered legislation, [Senate Bill 304](#), requiring localities to allow accessory dwelling units in single-family residential zoning districts without needing a special use permit, but the House’s Counties, Cities and Towns Committee ultimately decided to continue the legislation to 2025.

The North Virginia Beach Civic League and Virginia Beach’s zoning officials [opposed the legislation](#), believing it took authority away from the local government to determine where accessory dwelling units, or ADUs, could be permitted by right.

However, Grayson Orsini, a lead with YIMBY (Yes in My Backyard) Hampton Roads, said his group supports efforts to increase the supply of affordable housing in Hampton Roads — including allowing accessory dwelling units.

“We are big fans of it because it enables a neighborhood to kind of keep its character, while also allowing more people to move in,” he said. “So one of the big arguments here from NIMBYs, people that are saying, ‘not in my backyard’ is, ‘oh well, this new housing is going to ruin neighborhood character.’ Enabling ADUs helps prevent that. Because what you’re having is another structure that is adjacent to the house, or accessory to the house. But that house still stands.”

Orsini said that by increasing the housing supply, the cost of housing should go down. He added that accessory dwelling units also allow the people of a neighborhood “to remain in the neighborhood.”

“We’ve been approached time and time again by people who say, ‘Oh I have an elderly parent, grandparent. I even have a kid that might need a little bit more supervision but still kind of wants that independence from the parents — and ADUs are the housing solution for us,” he said.

The ordinances passed Tuesday night will go into effect on Oct. 1.

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