



Housing for All – Co-living in Alexandria

September 9, 2021

Department of Planning & Zoning
Planning Commission Discussion

What is Co-living?

- Co-living generally offers tenants a private bedroom suite as well as access to communal areas like kitchen and living spaces. Suites do not include separate cooking facilities and may or may not have a private bathroom.

Example Walkthrough



Regional Jurisdictions



District of Columbia

Admin SUP, SF/MF & Mixed Use
subject to development conditions
(see notes for details).*

Arlington County

Lodging 3+ not to exceed nine.

*May be appropriate in some
multifamily settings with full-
hearing SUP. Not allowed in SF or
Commercial zones.*

Montgomery County

*Use by 3 or more unrelated adults.
Not to exceed 4 adults except for
cases with persons with disabilities.*

Rented on min. monthly basis.

*May be allowed with full hearing
SUP in R-1 thru 3, commercial, and
multifamily zones.*

Fairfax County

Sect. 2-502 family definition applies
limited to 4 unrelated adults, group
homes, etc. except persons with
disabilities.



PROPOSED CO-LIVING RECOMMENDATIONS

Proposed Definitions

Co-living unit - A portion of a building containing 6 or fewer *housing suites*. *The total occupancy within each unit is not to exceed a total of 8 people*. If a proposal includes more than two co-living units on the property it will require a full-hearing Special Use Permit (SUP).

Suite, housing - A private living space rented to a tenant within a co-living unit. A suite must include a bedroom(s) but may or may not include a private bathroom. Each bedroom within a suite is limited to a maximum of two people. Cooking facilities may not be provided within a suite.

Co-living – A residential use which offers tenants a private bedroom suite as well as access to communal areas like kitchen and living spaces. The shared living space provided must be for exclusive use by tenants within the co-living unit.



Co-living FAQ's

Will this proposal place additional limitations on my ability to rent out a spare bedroom in a single-family neighborhood?

No, property owners in SF zones are already permitted to have up to 4 unrelated adults living in a house by-right under the definition of Family. This right will NOT be impacted by the proposed changes nor will there be any additional review beyond what is currently required.

NO CHANGES PROPOSED

Zone	Currently	Co-living
Residential Zoning		
ALL Townhouse Zones - RM, RB, RS, RT (Sec. 3-1103, 3-703, 3-1203, & 3-1303)	●	●
ALL other single-family and two-family zones	X	X

Note - Existing definition of **family** will remain.

Including by-right use for:

- Any number of related people plus two unrelated adult tenants
- 4 or fewer unrelated adults
- 2 unrelated adults plus their children
- State regulated groups

● Require full-hearing SUP

X Not Permitted

Co-living Proposal

CURRENTLY

- There are no zones in which co-living is currently allowed without a full-hearing Special Use Permit.

ADMIN SUP

PROPOSED

- All commercial, all high/medium density residential, multifamily, mixed-use, and office zones.

Conditions

- Up to 2 co-living units (ie. up to 12 suites/bedrooms) on a property.
- Parking requirements (see Parking for details)
- Owner Occupancy or Designated Manager
- Notification to immediately adjacent property owners

Co-living Proposal

CURRENTLY

- All zones in which this is allowed currently require a full-hearing Special Use Permit.
- All zones where use is permitted but the proposal exceeds the maximum number of units under an Admin SUP.

Full-Hearing SUP

Conditions

- Greater than 2 co-living units on a single property
- Parking requirements
- Designated Manager
- Public hearings

PROPOSED

Proposed Co-living Conditions for Administrative Special Use Permit

Number of People per Unit

Proposal

**Up to two co-living units with admin SUP in zones identified (ie. up to 6 suites/bedrooms per unit). Greater than two units requires full-hearing SUP.*

Max 2 people per bedroom

(also subject to building code for sq ft requirement per person)

**Total occupancy within each unit is not to exceed a total of 8 people.*

**Current maximum of 4
unrelated adults living
together.**

Transit Proximity & Parking

Proposal

1 Parking space per 4 suites/bedrooms. Max. 3 spaces required. Same as current requirement for use.

“The City of Alexandria will continue to use policy to unbundle the cost of parking from housing in order to reduce the cost burden of parking on non-vehicle owners.”

~Alexandria Mobility Plan Draft

Property Maintenance

Proposal

Management & maintenance requirement the same as all residential property. Either owner occupied or designated manager on site.

Length of Rental Agreement

Proposal

Require minimum 30-day lease agreements.

Signs

Proposal

Condition of SUP limited to size allowed in residential sign standards. Only when actively marketed and advertised for lease.

Notification

Proposal

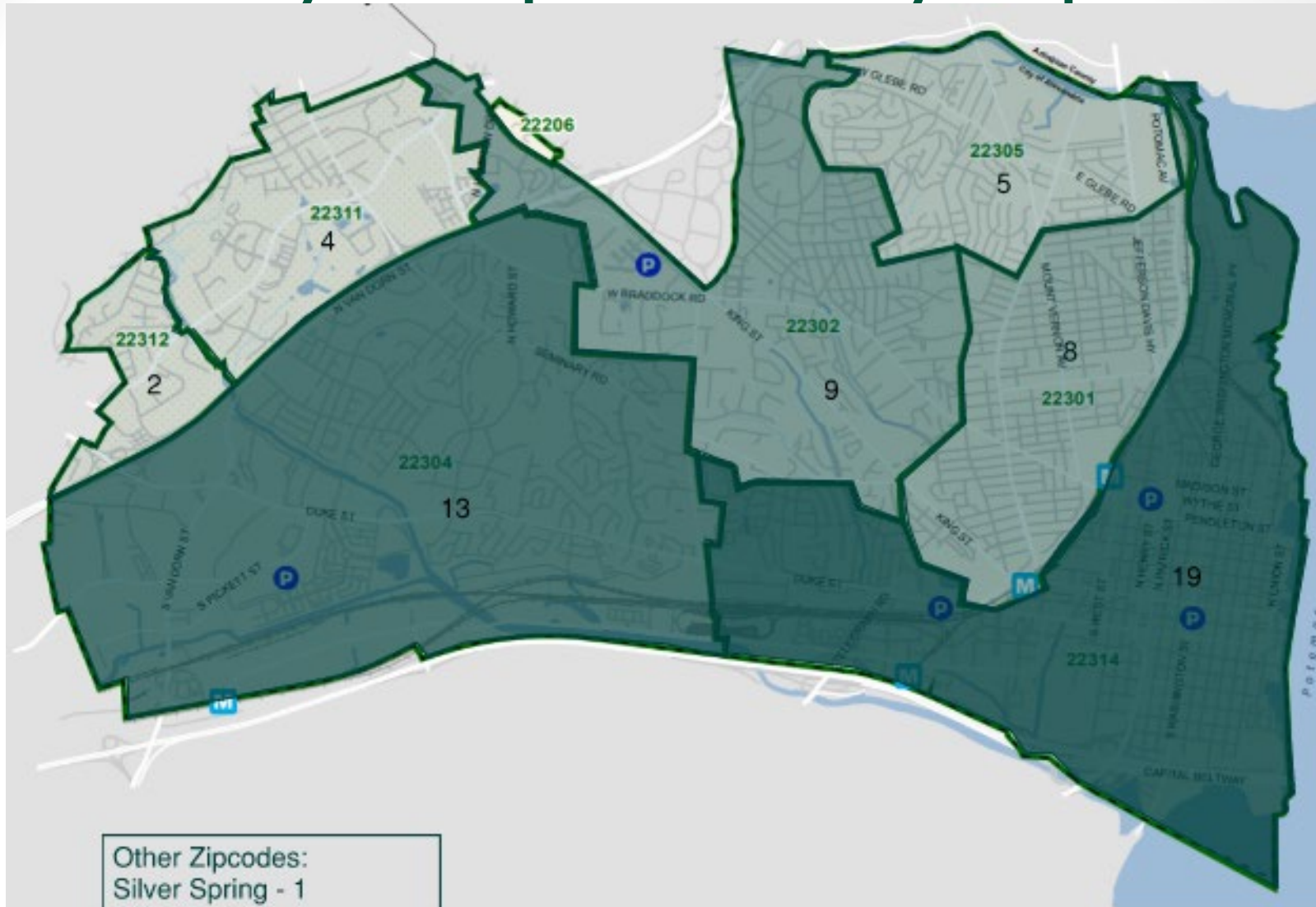
Condition of SUP applicant must show proof of written notice to immediate neighbors.

Community Engagement

- **Intro to Co-living Presentation** (Released March 22)
- **Co-living Survey I** (Open March - April)
- **Seminary Hill Presentation** (April 8)
- **Co-living Open House** (April 20)
- **Media Coverage** (March-September)
- **AHAAC Presentation** (May 6)
- **eNews Press Releases to Citizens & Civic Associations**
- **Co-living DRAFT Policy Release & Feedback Survey II** (May-September)
- **Housing Affordability & Co-living Presentation with Library** (August 24)
- **AHAAC Discussion** (September 2)
- **Planning Commission Discussion** (September 9)
- **Planning Commission** (October 5)
- **City Council** (October 16)

Alexandria Co-living Survey II Results

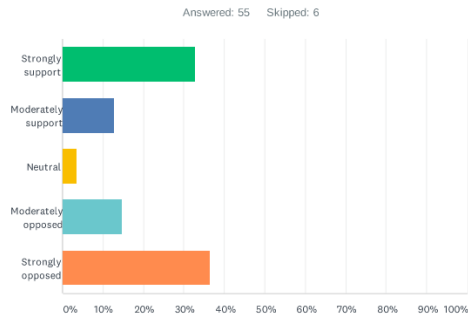
Survey Responses By Zipcode



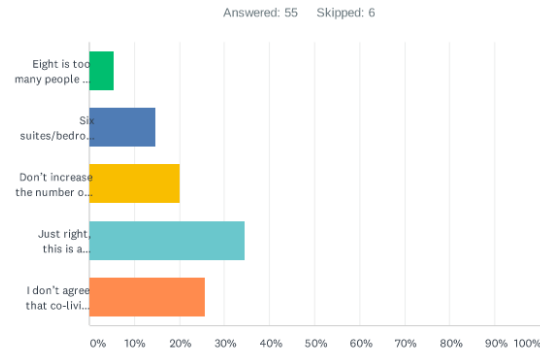
Other Zipcodes:
Silver Spring - 1
DC - 1
Quantico - 2
Fairfax County - 2
Arlington - 2

Survey Summary

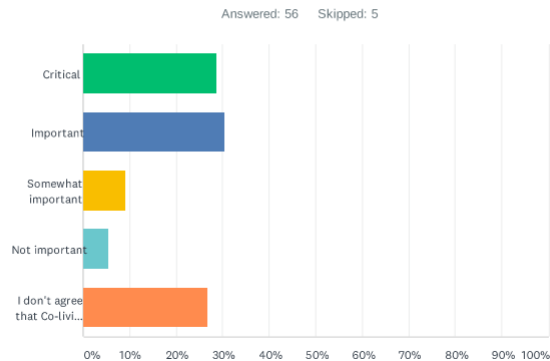
Q4 According to the proposed definition for "co-living unit", each unit could include up to six suites/bedrooms with a maximum occupancy of eight people. All building code standards in terms of square footage apply. Which BEST characterizes your feelings about the proposed definition?



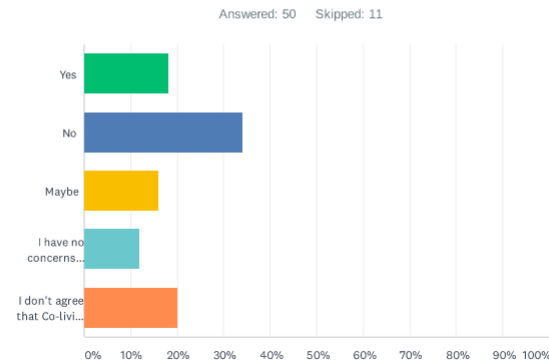
Q5 Which of the following MOST reflects your opinion about the number of people that could reside in a single co-living unit under the current draft proposal?



Q7 How important do you believe it is to include a minimum requirement for the number of bathrooms provided?



Q10 As part of the Admin SUP process, the draft recommendations require one parking space for the first four suites/bedrooms, two parking spaces for up to eight suites/bedrooms, and a maximum of three parking spaces for a project providing more than eight suites/bedrooms. In your opinion does the draft proposal adequately address parking?



Project Timeline



Public Outreach & Media Coverage



alexandrialivingmagazine.com/home-and-garden/alexandria-considers-cohousing-regulations

Alexandria Considers 'Cohousing' Regulations

Renting a room out to an unrelated individual may be subject to regulation in the future.

BY ALEXANDRIA LIVING MAGAZINE STAFF

MAR. 26, 2021 9:27 A.M.

f t i n e + RSS

Renting a room in a home or condo out to an unrelated individual may be subject to regulation in the future, as Alexandria considering

City staff, on the cohousing webpage, discussed the possibility of regulating

"Cohousing living arrangements are known to generally offer individuals who are unrelated

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NEWS

New policy could open up more 'co-living' options in Alexandria

Vernon Miles Today at 10:45am



COMMERCIAL OBSERVER

Alexandria looking to regulate housing, 'though to regulate co-living'

by Bruce Alan | balan@wtop.com
April 2, 2021, 2:03 PM

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Alexandria, Virginia, is considering regulating what it calls "co-housing," but what exactly qualifies as co-housing may not be completely clear.

The city said co-housing would include rooming and boarding houses, single room occupancy and some types of group living arrangements. But a spokesperson for

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City Officials Request Feedback on 'Co-Living' Initiative

Single Room Occupancy (SRO) homes or group housing can help boost affordable housing stock, but some residents are nervous.

BY ALEXANDRIA LIVING MAGAZINE STAFF

JUL. 09, 2021 7:06 A.M.

+ RSS

As city officials continue to seek new ways to increase affordable housing, one initiative has some residents a bit nervous.

New Policy Could Encourage Co-Living in DC Region

BY CELIA YOUNG SEPTEMBER 2, 2021 6:46 PM

REPRINT



Upcoming Dates

Planning Commission (October 5)

City Council (October 16)

Distinctions between Uses in Alexandria Zoning Ordinance

Characteristics (as used or by definition)	Congregat e Housing	Hotels or Apartment Hotels	Rooming house (Current – TA to replace use)	Co-living (As proposed)	Single, Two- family, and townhouse dwelling
Shared common areas	●		●	●	
Cap on number of residents			●	●	
Designated manager on site	●		●	●	
Specialized residential care	●				
Length of stay greater than 30 days				●	
Limited to use by "Family" as defined: <ul style="list-style-type: none"> Married persons and any number of children plus 2 unrelated tenants 4 or fewer unrelated adults 2 unrelated adults plus their children Groups identified in Code of Virginia, § 15.2-2291(A), (B) 					●
Limit on number of residential units per lot			●	●	●
Notification of adjacent property owners	★	★	●	●	



Admin SUP Proposed Locations

Zone	Currently	Co-living
Residential Zoning		
RCX/Medium density apartment zone (Sec. 3-803)	●	▲
RA/Multifamily zone (Sec. 3-603)	●	▲
RC/High density apartment zone (Sec. 3-903)	●	▲
RD/High density apartment zone (Sec. 3-1002)		
Commercial Zoning		
CG/Commercial general (Sec. 4-403)	●	▲
CD/Commercial downtown (Sec. 4-503)	●	▲
CD-X/Commercial downtown (Old Town North) (Sec. 4-603)	●	▲
CL/Commercial low, CC/Commercial community, CSL/Commercial Service Low (Sec. 4-103, 4-203, 4-303)	●	▲

●

▲

● Requires full-hearing SUP

▲ Allow with Admin SUP

Admin SUP Proposed Locations (Cont.)



Zone	Currently	Co-living
Commercial Zoning		
NR/Neighborhood Retail (Arlandria). Upper Floors (Sec. 4-1404)		▲
KR/King Street Urban Retail. Upper Floors. (Sec. 6-702)	●	▲
Mixed Use Zoning		
CRMU-L/Commercial residential mixed-use (low) (Sec. 5-103)	●	▲
CRMU-M/Commercial residential mixed-use (medium) (Sec. 5-203)	●	▲
CRMU-H/Commercial residential mixed-use (high) (Sec. 5-303)	●	▲
CRMU-X/Commercial residential mixed-use (Old Town North) (Sec. 5-403)	●	▲

● Requires full-hearing SUP

▲ Allow with Admin SUP

Admin SUP Proposed Locations (Cont.)



Zone	Currently	Co-living
Commercial Zoning		
OC/Office Commercial (Sec. 4-803)	●	▲
OCH/ Office Commercial High (Sec. 4-1103)	●	▲

● Requires full-hearing SUP

▲ Allow with Admin SUP