



City of Fredericksburg, Virginia Residential Occupancy



How is the number of people who can live in a dwelling determined?

The Unified Development Ordinance (UDO) establishes that a dwelling unit is limited in occupancy to one Family. The UDO defines a Family as “one person or two or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, with no more than two boarders; or a group of not more than three unrelated persons living together as a single housekeeping unit.” *Or any group identified in § 15.2 -2291 of the Code of Virginia, (e.g. mental illness, intellectual disability, or developmental disabilities).*

- * Persons who are related, may, by official public records such as government issued identification, birth or marriage certificates or by affidavits, demonstrate that they are related to one another.

Why does the City of Fredericksburg regulate the number of people living in a dwelling unit?

As the population of the City grows, the demand for housing increases and many people search for affordable housing options. Overcrowding in single-family dwellings affects the surrounding neighborhood with impacts ranging from availability of parking, increased traffic levels, increased trash, to increases in noise, and negative impacts on overall health and wellbeing.

What are the penalties for overcrowding?

Overcrowding is a criminal offense, lodged against both the tenant and landowner, in the City of Fredericksburg. Overcrowding is punishable as a misdemeanor with a fine of up to \$2,000 for the first offense. The fine increases to \$7,500 if the violation is not abated and the fine may be assessed every ten days the property is in non-compliance.

Who do I contact for more information or to make a complaint about residential overcrowding?

You can contact the Zoning Administrator, Kelly Machen, via:

- Phone: (540) 372 -1179 x231
- E-mail: kmmachen@fredericksburgva.gov
- Regular mail: City of Fredericksburg
Attn: Zoning Administrator
P.O. Box 7447
Fredericksburg, VA 22404



**This information has been prepared by the
City of Fredericksburg
Community Planning & Building Department**