



2024 ADU DESIGN COMPETITION Q&A

Prepared by
Planning and Development Department
City of Cleveland Heights

FREQUENTLY ASKED QUESTIONS

To supplement the Design Guidelines, below are questions that the Planning Department has received about the ADU Design Competition. Additional questions can still be sent to planning@clevelandheights.gov.

Can the detached ADU design be integrated with a detached garage? Would that garage space count toward the square footage requirement?

Yes, the ADU can be designed to be integrated with a detached garage. The garage space would not contribute to the size limit for the ADU's living space (250-1000 sf).

Does the ADU need to be detached? Or can it be attached to the primary structure?

The ADU should be a detached design. The reason is so that the pre-approved plans are applicable to the most lots in Cleveland Heights.

Most Cleveland Heights homes are wider than 20 feet. Do we need to show the primary structure at 20 x 35 feet?

A larger structure can be used than what is shown in the sample site, but make sure to label the dimensions of the structure.

Is the project preview image a separate page from the pages for the Digital Design Board?

Yes, the project preview is not counted in the one to three pages for the Digital Design Board.

Can container units be used for the design of the ADU?

Yes, to promote creative designs, there are no required materials.

Is there a limit on how many separate plans can be submitted?

Up to three (3) submissions may be submitted by a person or company.

Should these be submitted as separate packages? Assuming so, should they be in separate emails?

All plans should be submitted as separate packages. It is not necessary to send the plans as separate emails.



FREQUENTLY ASKED QUESTIONS

Is the stipend referenced in the Design Guidelines the total compensation that will be provided to the architecture and engineering teams to develop permit ready plans?

For the time being yes; however, the City is looking at supplementing that stipend with additional funding.

How long should the written narrative be?

The written narrative should be at most 750 words and describe in detail how the project addresses the scoring criteria.

Should the narrative be a separate page or integrated into the rest of the submission?

The written narrative should be a separate page.

How will the jury differentiate submissions for the objective scoring criteria categories?

The jury will review all of the complete submissions against the criteria and their professional opinions.

Why is maintaining a 5 foot setback a requirement? Can a proposal build to the property line using a fire wall?

In Cleveland Heights, pool houses, detached garages used as offices, or other similar buildings are required to have a 5 foot setback. This setback requirement stems from privacy concerns and also ensures that property owners are able to maintain their structure. ADUs will likely have a setback requirement in Cleveland Heights. To make the pre-approved plans applicable to most properties, a 5 foot setback is required in the designs.

Are there any specific regulations and/or building codes for Cleveland Heights that need to be addressed?

The emphasis of this competition is to promote creativity. As a result, outside of the requirements described, no other regulations and/or building codes need to be addressed. When the selected concepts move towards construction drawings, all local codes and ordinances will need to be followed.

Why is there the emphasis on universal design?

The principles of universal design promote accessibility and inclusivity, which supports the goal of the project by fostering resiliency. Universal Design & Aging-in-place are one of the four scoring criteria considered in the study. The weighting of this factor is to ensure that the pre-approved designs produced by this study are applicable to the most residents in Cleveland Heights.



FREQUENTLY ASKED QUESTIONS

Based on review of the county auditor's website, it seems almost no lots in Cleveland Heights are less than 120 feet in depth. Also, if a site could vary between 40 feet and 50 feet, is it possible to have one site have a depth of 120 feet?

The intent of the design competition is to create designs that could be built on Cleveland Heights' parcels. Yes, you can have a parcel of 120 feet but be sure to include this dimension on your site plan.





CONTACT US



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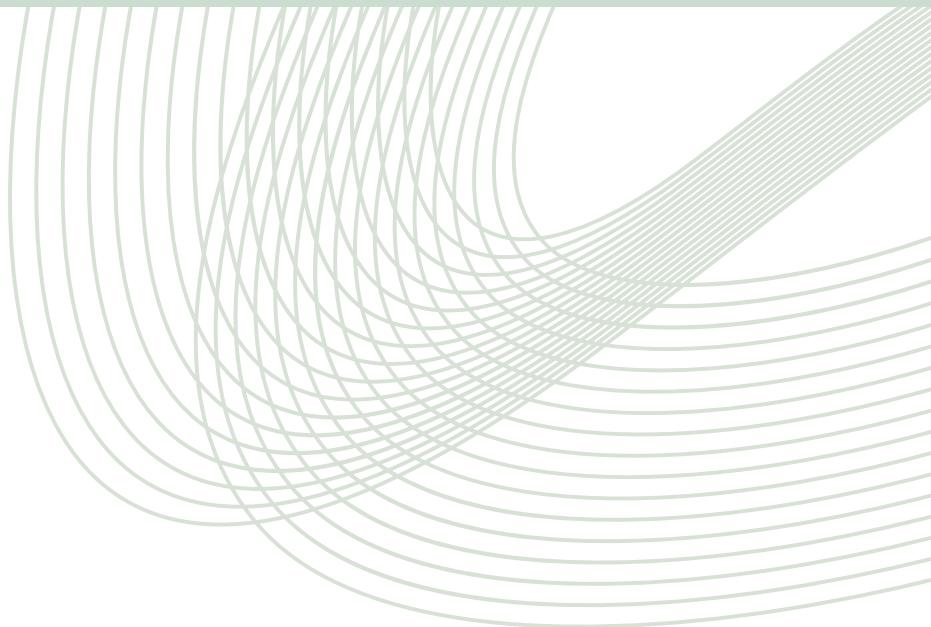


<https://www.clevelandheights.gov/1707/ADU-Design-Competition>



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