

CLEVELAND HEIGHTS ACCESSORY DWELLING UNIT (ADU) PROJECT

JULY 2025

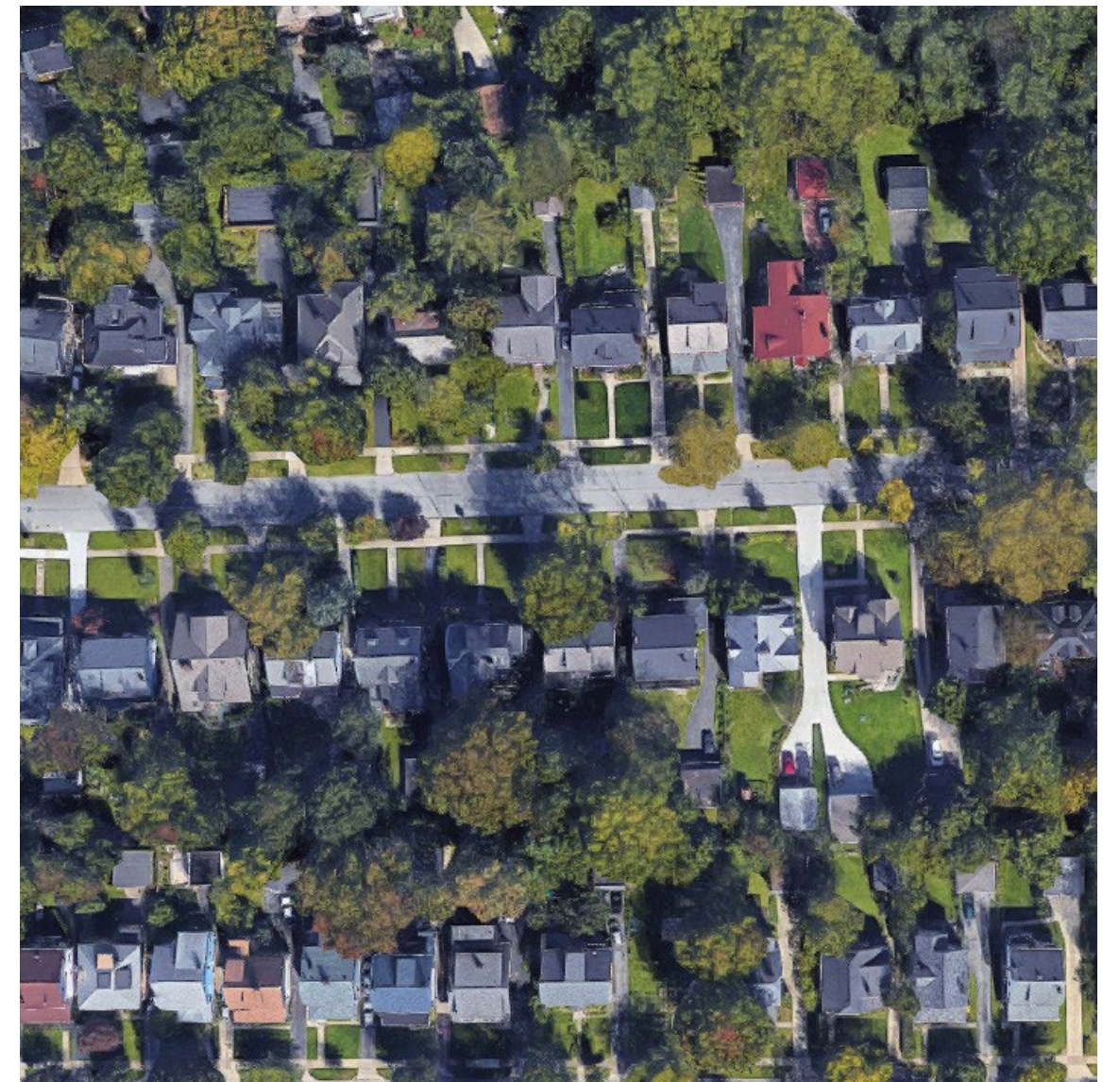


WELCOME

INTRODUCTION / PROJECT GENESIS

- Cleveland Heights is predominantly single-family
- We are an older community, both in our housing stock and population
- Very few options to “age-in-place”; limited housing options overall
- Decrease in household sizes
- Increase in rents and for-sale prices
- Population loss...for now
- Commitment to sustainability & resiliency
- The costs of planning, permitting, and building

What are solutions to these challenges?



LOOK AT HOUSING TYPOLOGIES

Portland's Residential Infill Project Re-legalizing "middle housing" citywide



AARP AS A RESOURCE FOR ADUS



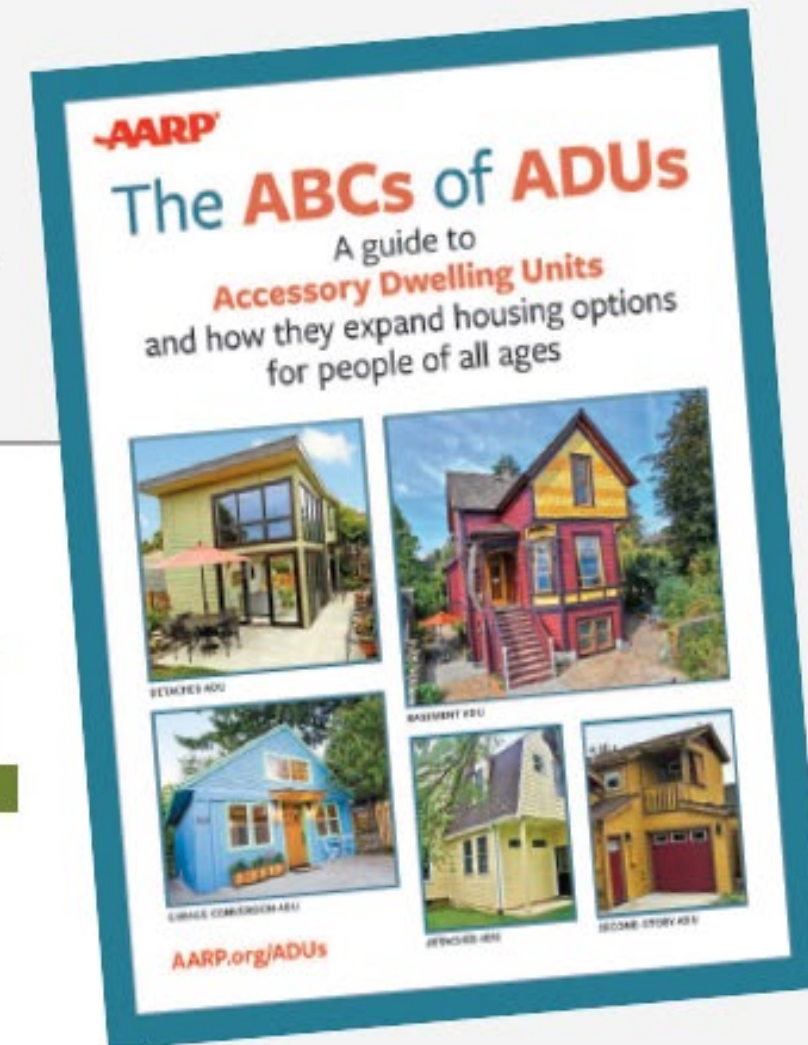
AARP Livable Communities | [AARP.org/Livable](https://www.aarp.org/Livable)

The ABCs of ADUs

A guide to Accessory Dwelling Units and how they expand housing options for people of all ages



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



Find this publication and more:

[AARP.org/ADUs](https://www.aarp.org/ADUs)

CLEVELAND HEIGHTS ADU PROJECT

In order to see if ADUs are part of the solution, we have initiated the Cleveland Heights ADU Project, with the following components:

1. Accessory Dwelling Unit Study (May 2023-July 2024)
2. ADU Design Competition (September 2024-December 2024)
3. Zoning Text Amendments (underway)
4. Pre-Approved Plans (underway)

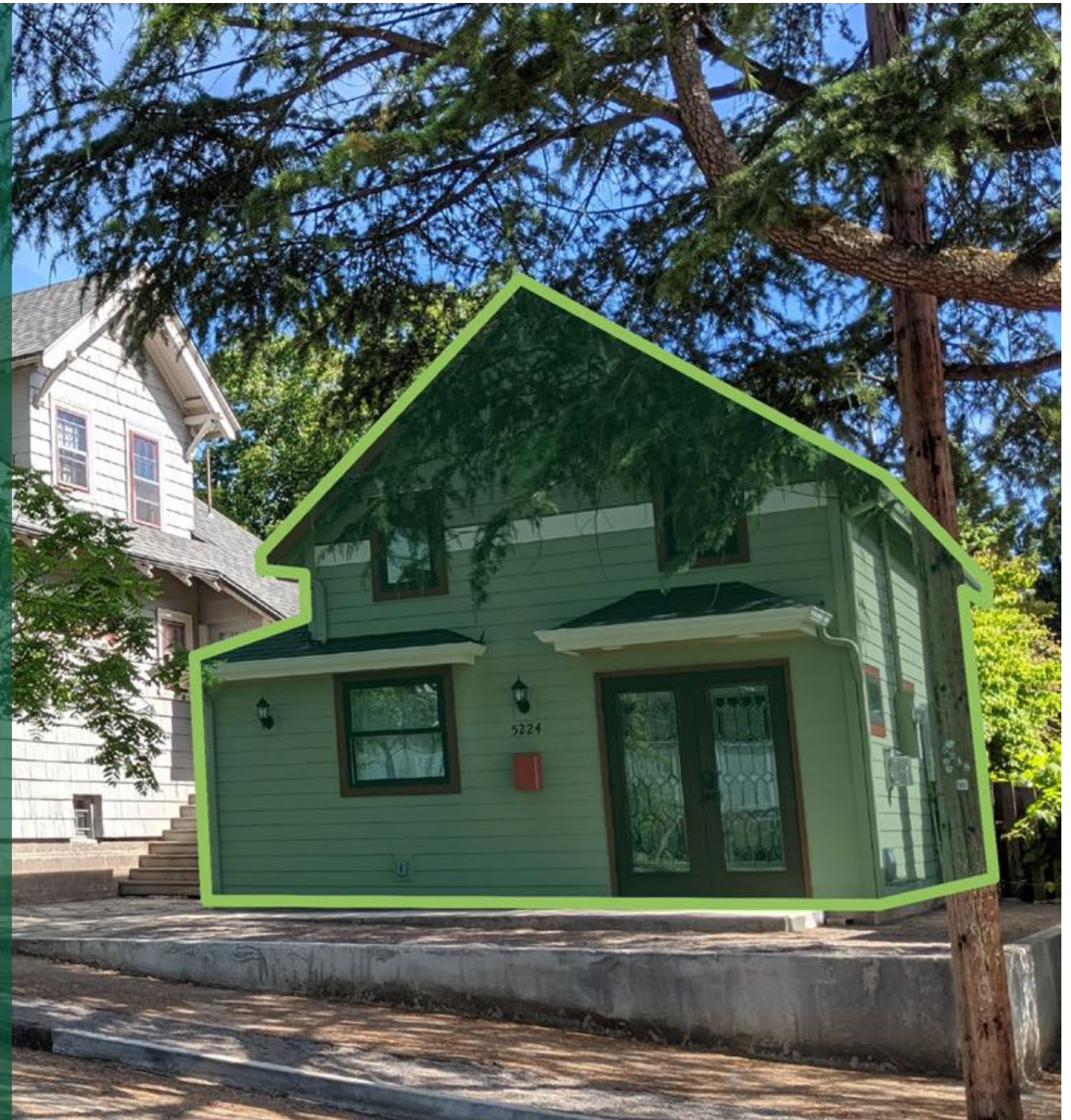
Community Engagement (on-going)



1. ADU STUDY

WHAT ARE ADUs?

- Accessory Dwelling Units (ADUs) are secondary or auxiliary structures/spaces that provide an additional dwelling unit on a lot where an existing home is already constructed



CLEVELAND HEIGHTS | ACCESSORY DWELLING UNIT STUDY

2. ADU DESIGN COMPETITION - GENERAL INFORMATION

- City awarded \$15,000 by AARP
- Juried and “People’s Choice” competitions
- Awards:
 - Juried: 3 x \$3,250
 - People’s Choice: 2 x \$1,500
- Outcome: pre-approved plans
- Goals:
 - Promote innovation
 - Public Awareness & Education
 - Foster Resilient & Affordable Design
 - Make Connections



Source: AccessoringDwellings.org

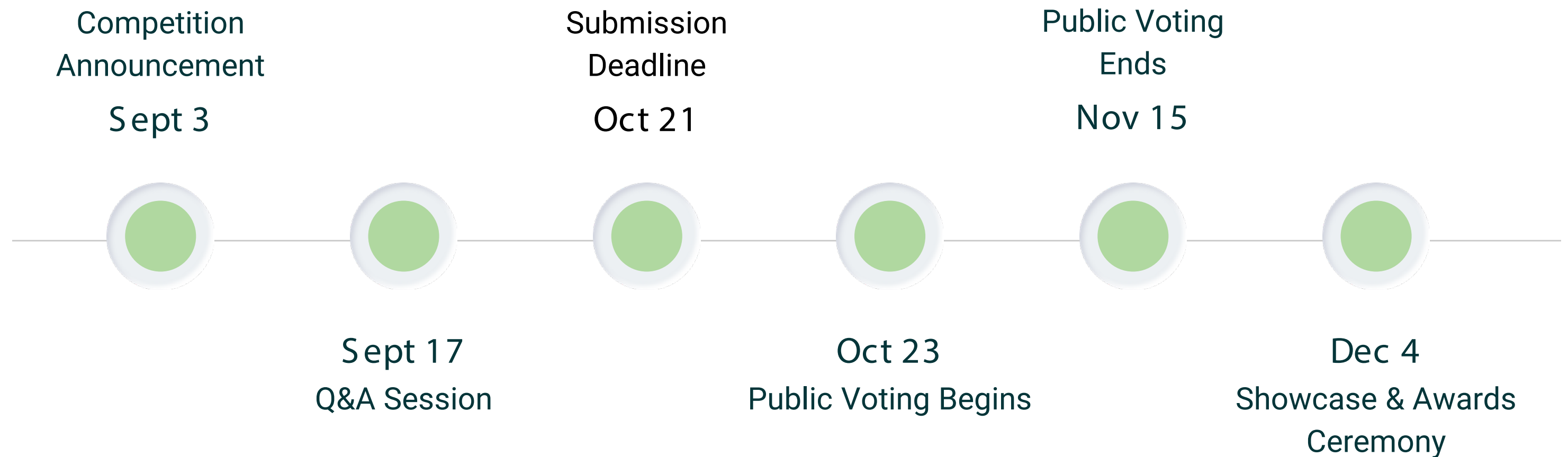


Cuyahoga
COUNTY PLANNING
Commission



GREATER OHIO
POLICY CENTER
Revitalizing Ohio.

3. ADU DESIGN COMPETITION - TIMELINE (2024)



4.

ADU DESIGN COMPETITION - PLAN SUBMITTALS




ADU Design Competition

ADU Submissions



ADU Model Plan
Design Competition

People's Choice Competition




Submission 001 - Universal Dwelling: Cleveland Heights ADU Competition

- Designer: Cade McCue
- 1 BD
- 1 Story
- No Garage

[Summary Image](#)

[Submission PDF](#)




Submission 008 - Urban Abode

- Designer: Mac Kunkel
- 1 BD
- 1.5 Story
- 570 SF
- No Garage

[Summary Image](#)

[Submission PDF](#)



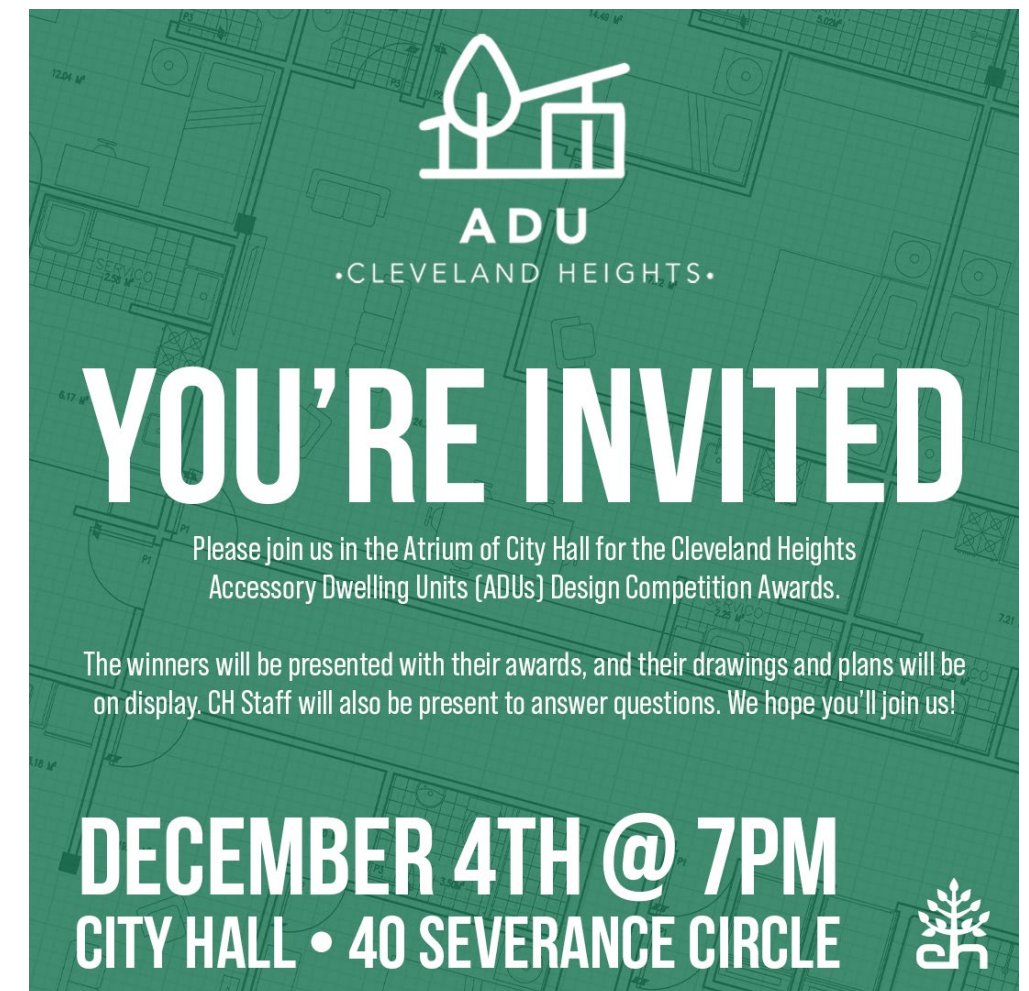
Submission 009 - Timber Frame Accessory Unit

- Designer: Daniel Schmitkons
- 1 BD
- 2 Stories
- 950 SF
- Garage

[Summary Image](#)

[Submission PDF](#)

5. ADU DESIGN COMPETITION - WINNERS AND GALA EVENT



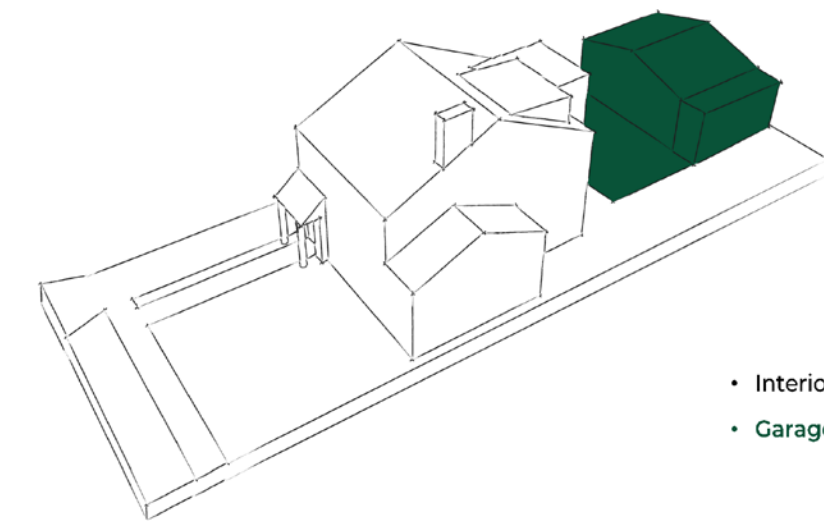
For more information: <https://www.clevelandheights.gov/1707/ADU-Design-Competition>

6. ZONING TEXT AMENDMENTS

- ADUs are currently not permitted in our Zoning Code = Zoning amendments are necessary
- Different communities use different zoning approaches
- Retained County Planning Commission to prepare draft zoning text amendments
- Brought on board Kronberg Urbanists Architects/Inc. Codes to provide critical review, provide “real world” input, and help frame the conversation = **Purpose of this presentation**
- Test zoning for actual parcels
- *Engagement and Formal Process to follow*



A SINGLE-FAMILY TEST | ADU TYPES



- Interior Conversions (attic, basement, etc.)
- Garage Conversions/Expansions

1.

ABOUT US

INC

CODES

**KRONBERG
URBANISTS
ARCHITECTS**

KRONBERG URBANISTS + ARCHITECTS

KRONBERG
URBANISTS
ARCHITECTS



**WE ARE A MULTIDISCIPLINARY TEAM THAT UTILIZE OUR SKILLS
IN ARCHITECTURE, PLANNING, URBAN DESIGN, HISTORIC
PRESERVATION, POLICY MAKING AND REAL ESTATE DEVELOPMENT
TO MAKE FLOURISHING NEIGHBORHOODS**



PARTNERS FOR INCLUSIVE PLACES



PARTNERS FOR LASTING PLACES

A vibrant outdoor market scene with people walking under a covered walkway. The walkway has a dark, corrugated metal ceiling with exposed structural beams and hanging lights. To the right, a brick building is visible. In the background, there are colorful umbrellas and more people. The overall atmosphere is lively and community-oriented.

PARTNERS FOR VIBRANT PLACES

A photograph of a single-story house with light green horizontal siding and white trim. The house features a covered front porch with white columns. A gravel path leads from the foreground towards the porch. The yard is landscaped with pine needles, small green plants, and a wooden fence in the background. Large trees with green leaves are visible above the house.

PARTNERS FOR ATTAINABLE PLACES

FLOURISHING

NEIGHBORHOODS ARE

ECONOMICALLY & SOCIALLY

VIBRANT

PRODUCTIVE &
LIVABLE

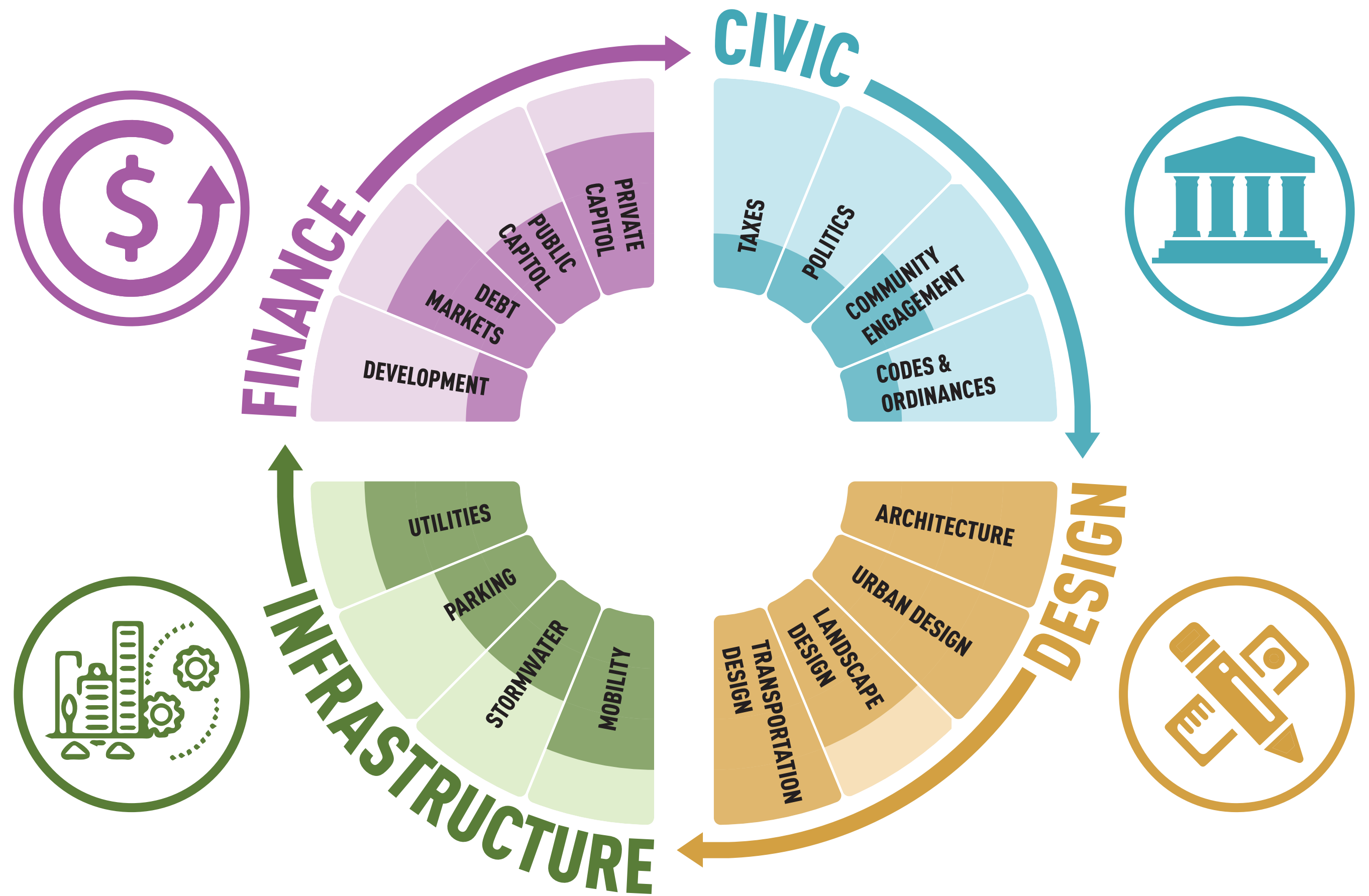
INCLUSIVE

DIVERSE &
ATTAINABLE

LASTING

SUSTAINABLE
& LOVABLE

DEVELOPMENT COMPONENTS



WHAT WE DO

THE PIECES OF THE PUZZLE



URBAN DESIGN

We realized early on in our practice that the built environment is not simply a collection of buildings and the spaces between them, but rather a complex ecosystem of dynamic forces. Working through the lens of human experience, we leverage our skills and expertise – along with those of our partners – to craft places that are inclusive, vibrant, and lasting. Our urban design efforts are informed by our extensive research and thought leadership on topics spanning design, policy, code, infrastructure, community engagement, and the relationships between them.

WHAT WE DO

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WHAT WE DO

THE PIECES OF THE PUZZLE



MAIN STREET REDEVELOPMENT

We believe that vibrant neighborhoods are the essential building blocks of successful cities. We seek to design healthy, safe, and equitable places where people can bike or walk to work or the grocery store and say hello to their neighbors on the way there. We put our multidisciplinary toolkit to work on these projects, strategically crafting buildings, public spaces, and policies that strengthen the public realm and urban patterns, activate neighborhood centers, and promote collective goals.

WHAT WE DO

THE PIECES OF THE PUZZLE



HOUSING CHOICE

The term “Housing Choice” describes the expansion of sizes and types of housing that can inject additional housing units into existing traditional, walkable neighborhoods without disrupting their unique sense of place. Leveraging proven architectural designs with strategic policy modifications, we will demonstrate what it takes to get more housing built in the right places in our cities and towns.

WHAT WE DO

THE PIECES OF THE PUZZLE

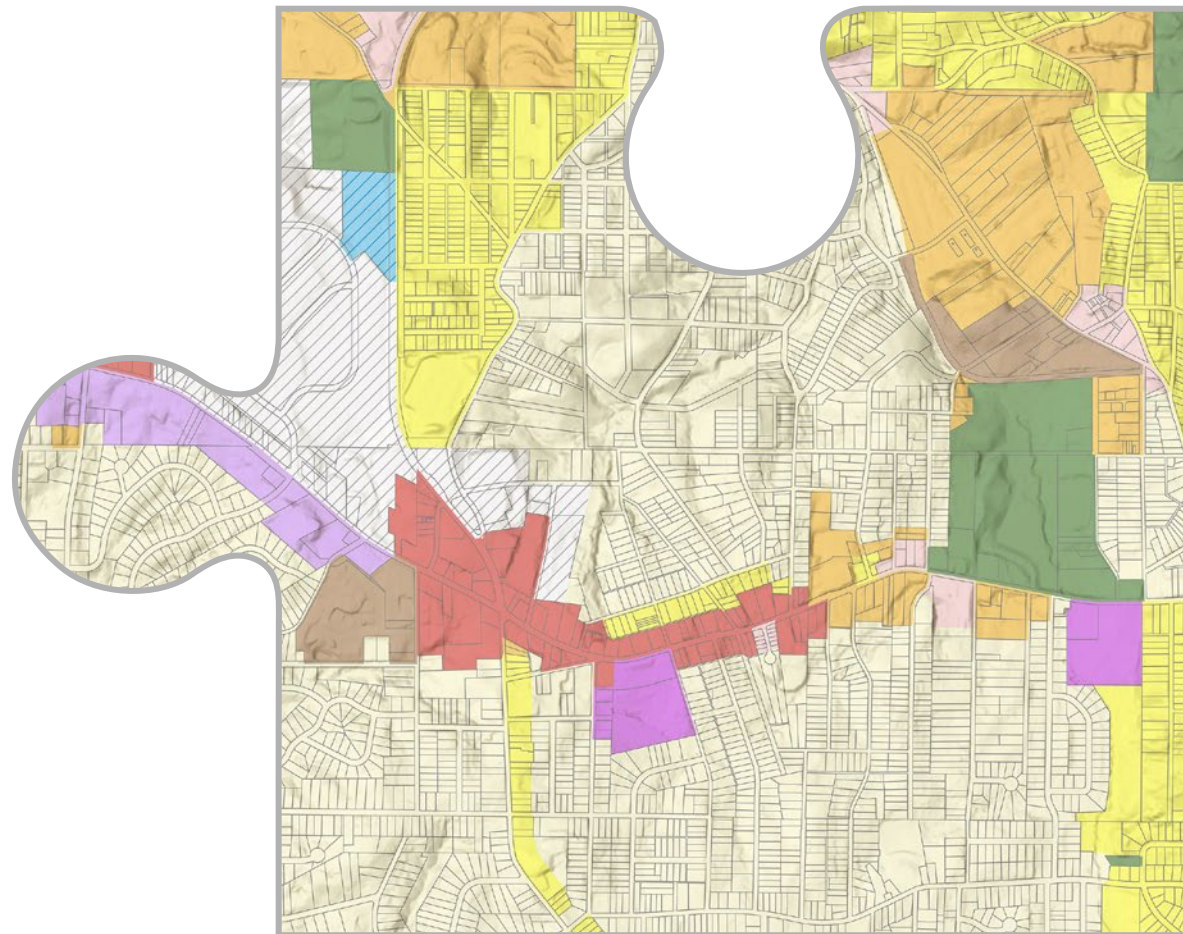


DEVELOPMENT GUIDANCE

Having worked closely with developers, non-profits, and municipalities for over a decade and self-developed projects of our own, we are intimately familiar with aspects of development that are often considered outside the typical scope of the designer. We bring a specific awareness of inclusive and incremental economic development promoting housing choice, housing affordability, and increased tax value per acre. Our development knowledge in combination with our skills as designers enables us to overcome obstacles through strategic design and careful navigation of zoning and building codes, making challenging projects not only feasible, but highly successful for both the developer and the community.

WHAT WE DO

THE PIECES OF THE PUZZLE



ZONING & POLICY

It is often the case that well-intentioned but poorly conceived zoning and development regulations create an economic and operational burden on municipalities and stand in direct conflict with the goal of creating resilient, equitable, and diverse places. Along with our network of partners, we work to reverse the financial, social, and environmental damage created by decades of misguided regulations. We work directly with developers and municipalities, bringing our extensive resources as recognized leaders on the subject to assess and correct zoning codes and development policies to spark economic development and support inclusive growth.

WHAT WE DO

KRONBERG
URBANISTS
ARCHITECTS

ARCHITECTURE



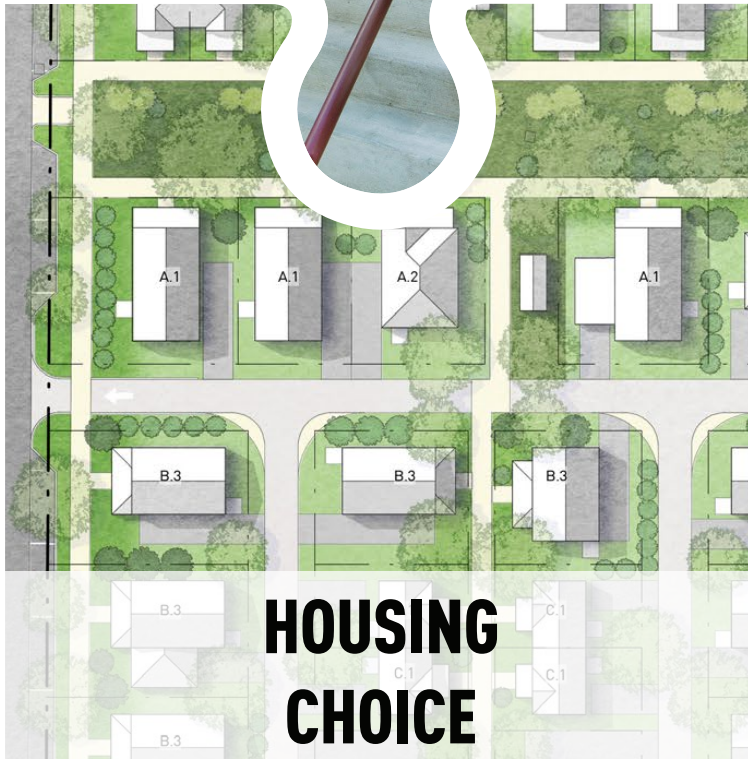
URBAN DESIGN



MAIN STREET REDEVELOPMENT



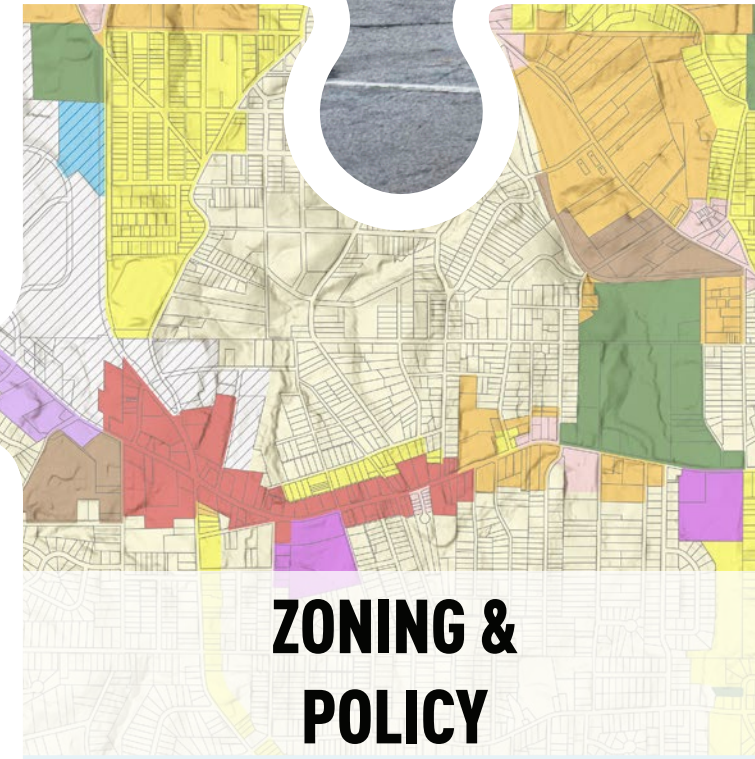
HOUSING CHOICE



DEVELOPMENT GUIDANCE



ZONING & POLICY





flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING



 **KRONBERG
URBANISTS
ARCHITECTS**



 **KRONBERG
URBANISTS
ARCHITECTS**

INC

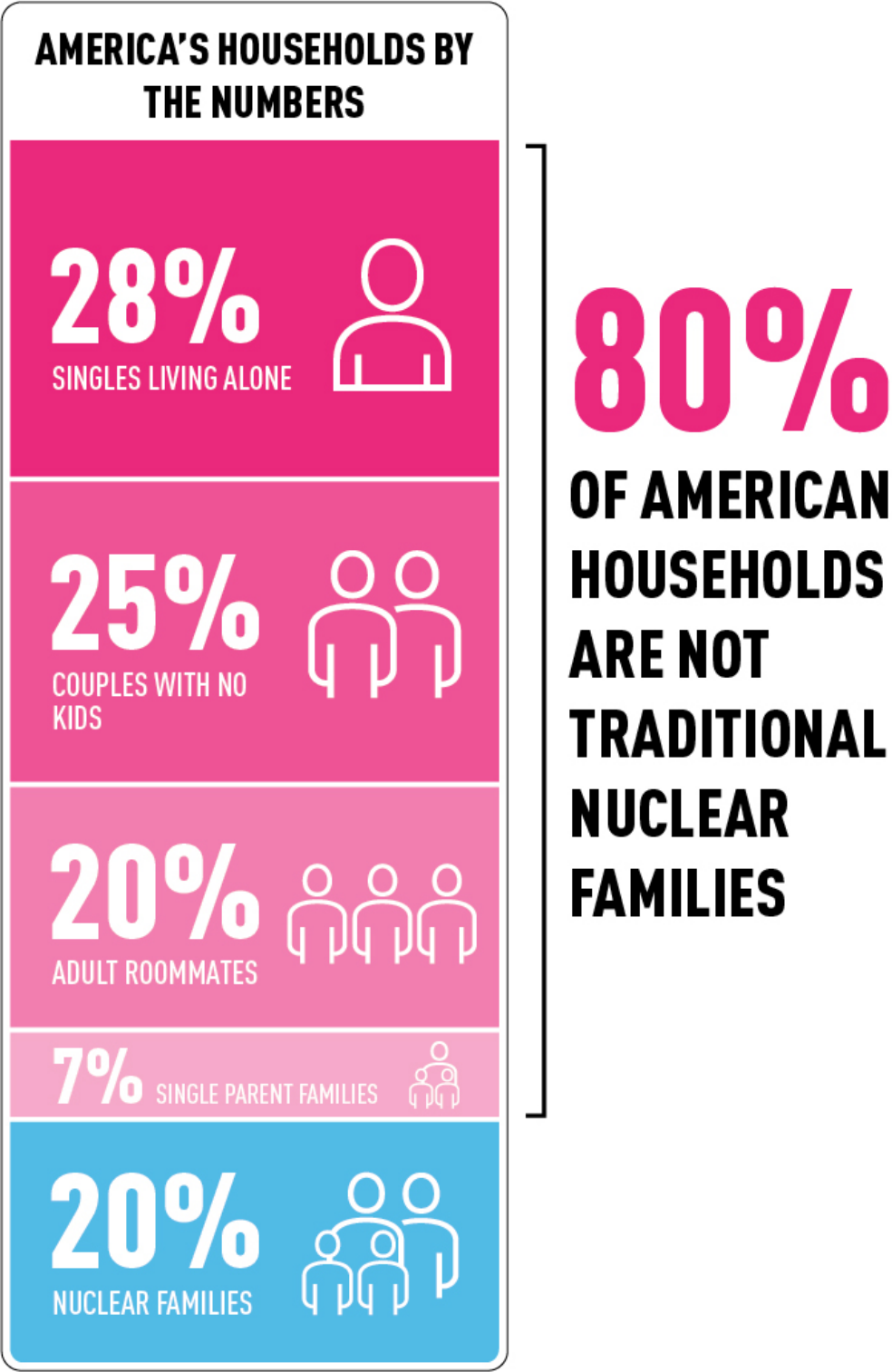
CODES



THE HOUSING MISMATCH

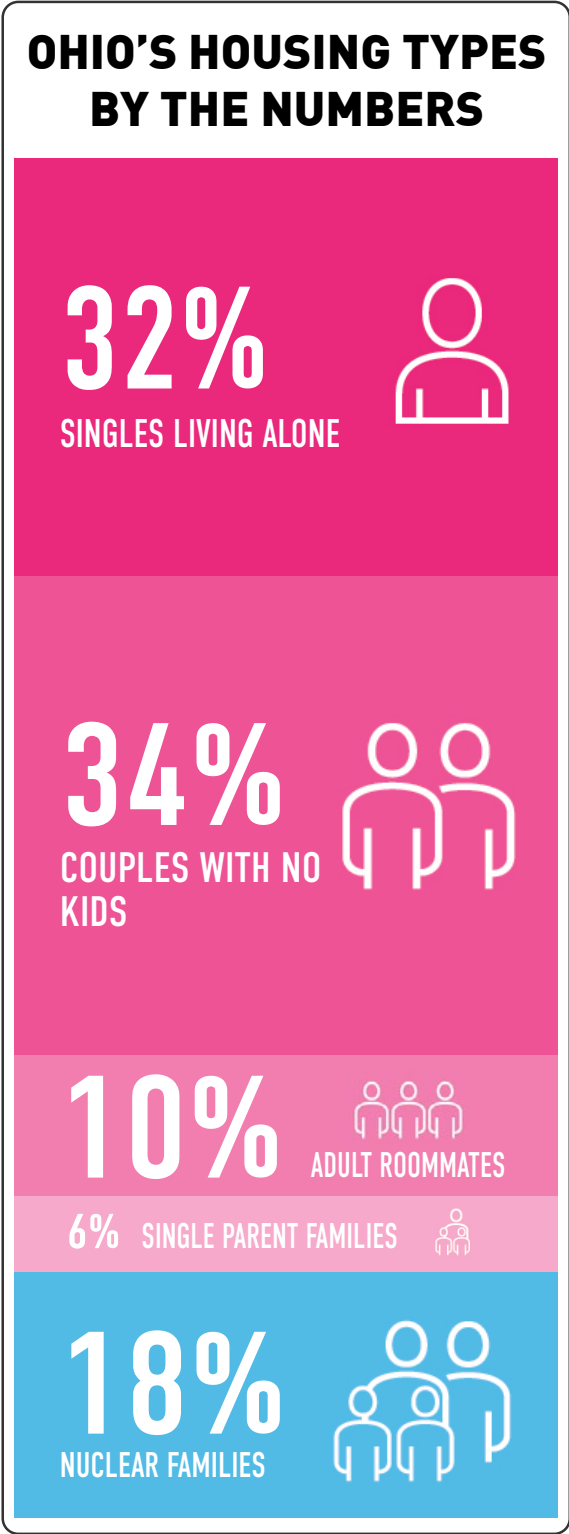
CHANGING DEMOGRAPHICS-NATIONAL

HOUSEHOLD MAKEUP



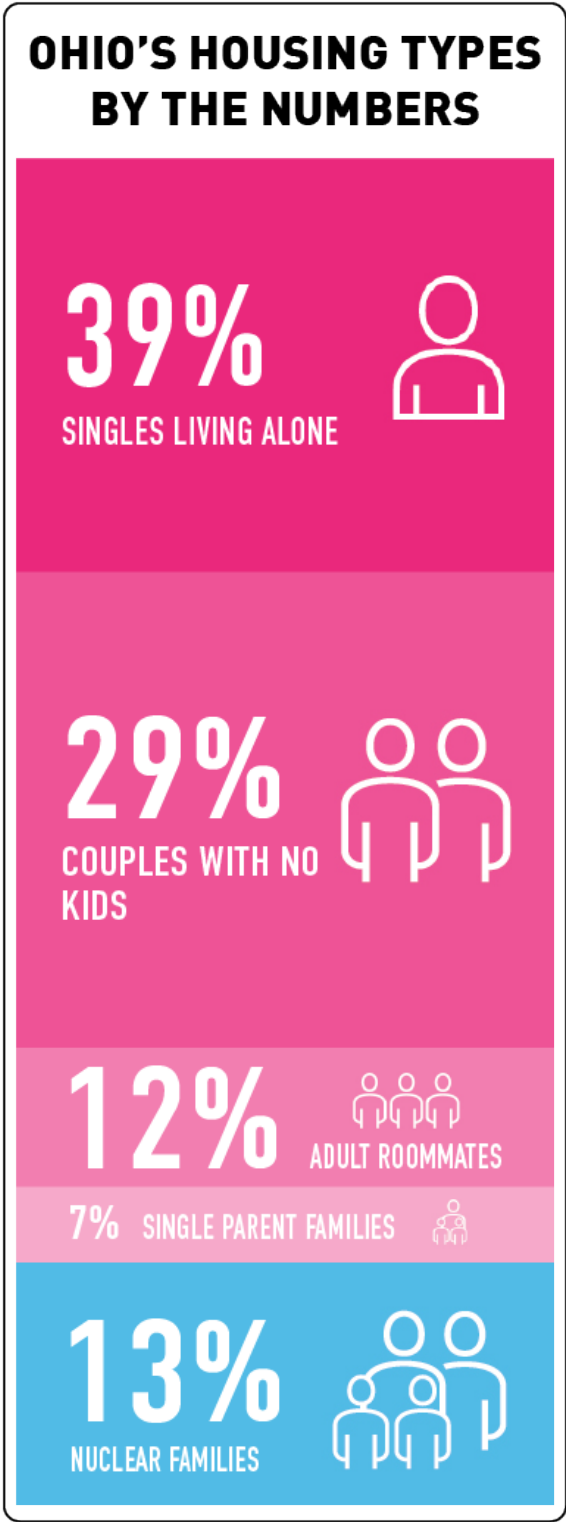
CHANGING DEMOGRAPHICS-OHIO

HOUSEHOLD MAKEUP



+/-82%

**OF OHIO'S
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES**



+/-87%

**OF CLEVELAND
HEIGHT'S
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES**

DATA SOURCE: <https://data.census.gov/profile/Michigan?g=040XX00US26#families-and-living-arrangements>
DATA SOURCE: <https://data.census.gov/table?q=DP02:+Selected+Social+Characteristics+in+the+United+States&g=060XX00US3903516014>

CHANGING DEMOGRAPHICS

NATIONAL HOUSEHOLD SIZE

NUMBER OF PEOPLE
PER HOUSEHOLD

1950

3.8

2017

2.5

IN 2023, CLEVELAND HEIGHT'S
AVERAGE NUMBER OF PEOPLE/
HOUSEHOLD WAS 2.2.

AVERAGE SF OF NEW
SINGLE-FAMILY HOME

983

2,571

SF OF LIVING SPACE
PER PERSON

292

1,012

x 3.5

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE



2030: 2.0 +/- PEOPLE PER HOUSE

50%
MORE HOUSES NEEDED FOR
THE SAME # OF PEOPLE

100%
MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



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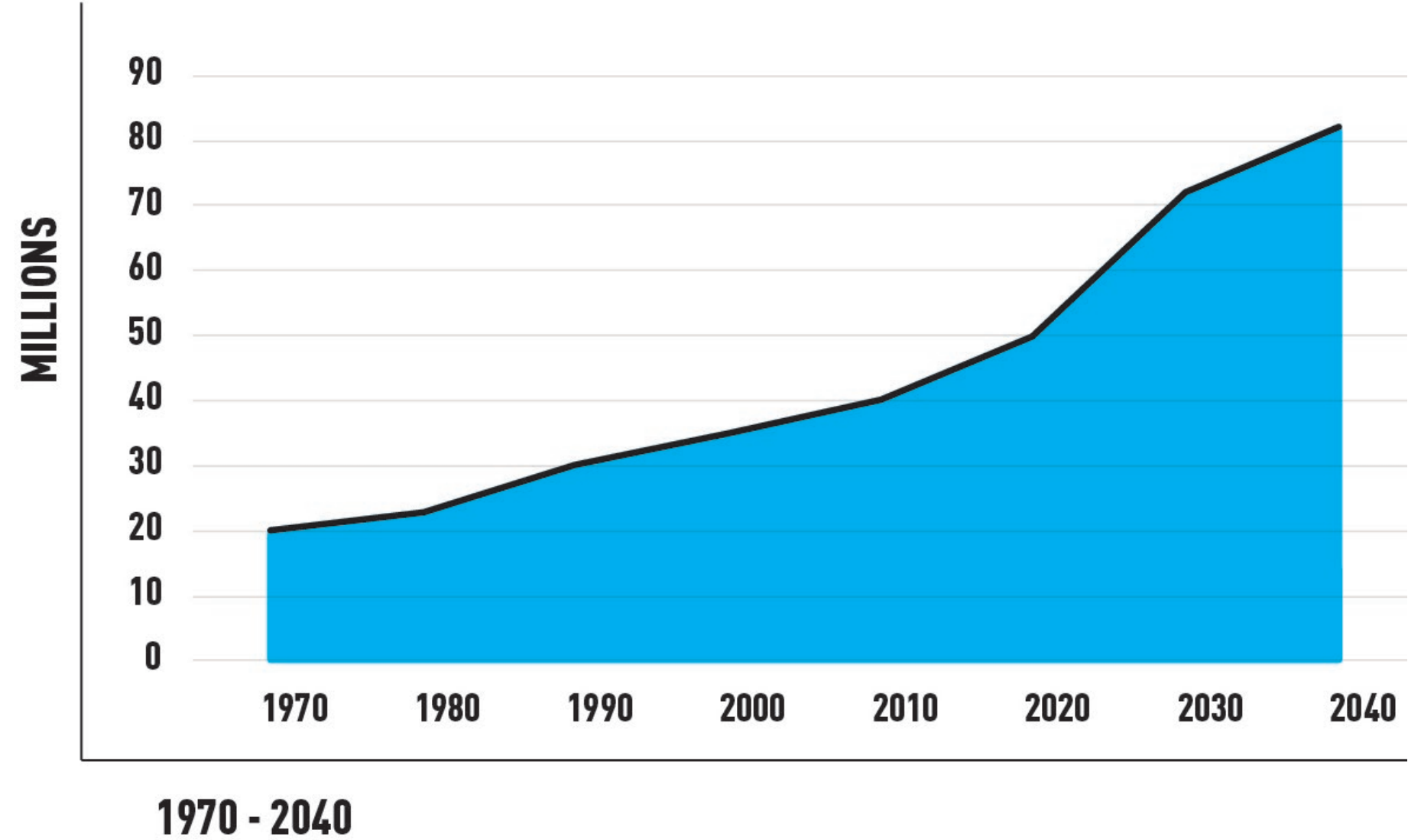
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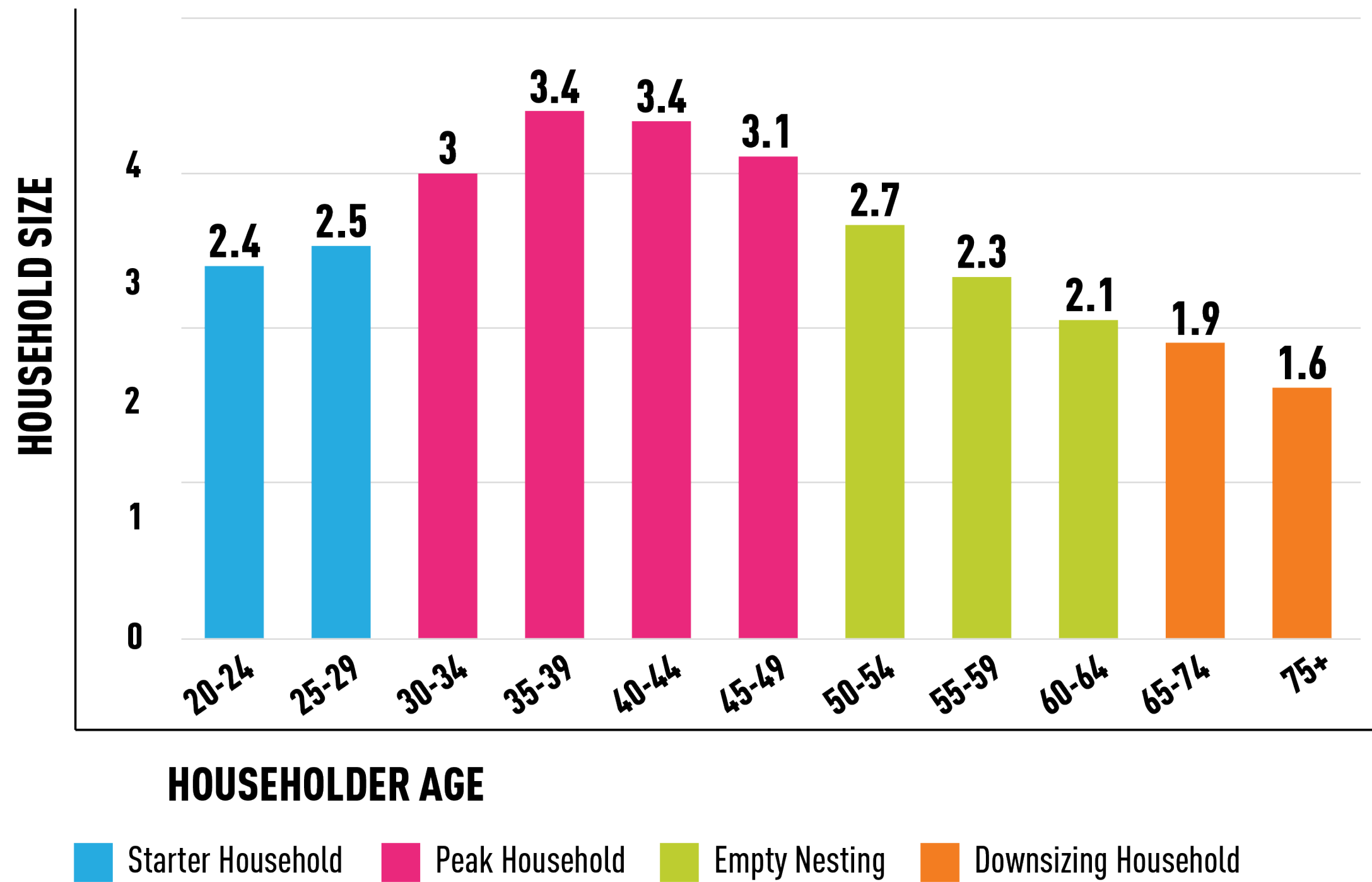
AGE

NUMBER OF SENIORS IN THE US



BY 2050
22%
OF AMERICANS
WILL BE SENIOR
CITIZENS

AVERAGE HOUSEHOLD SIZE BY AGE WITH RESPECT TO LIFE STAGE



Data Source: Arthur C. Nelson, *The Great Senior Short-Sale of Why Policy Inertia Will Short Change Millions of America's Seniors*

HOUSEHOLD TYPES



STARTER

<35 yr olds

Apartment, townhouse, condominium, and smaller home/small lot housing.



PEAK

35 - 64 yrs old

Larger homes (including McMansions) on larger lots.



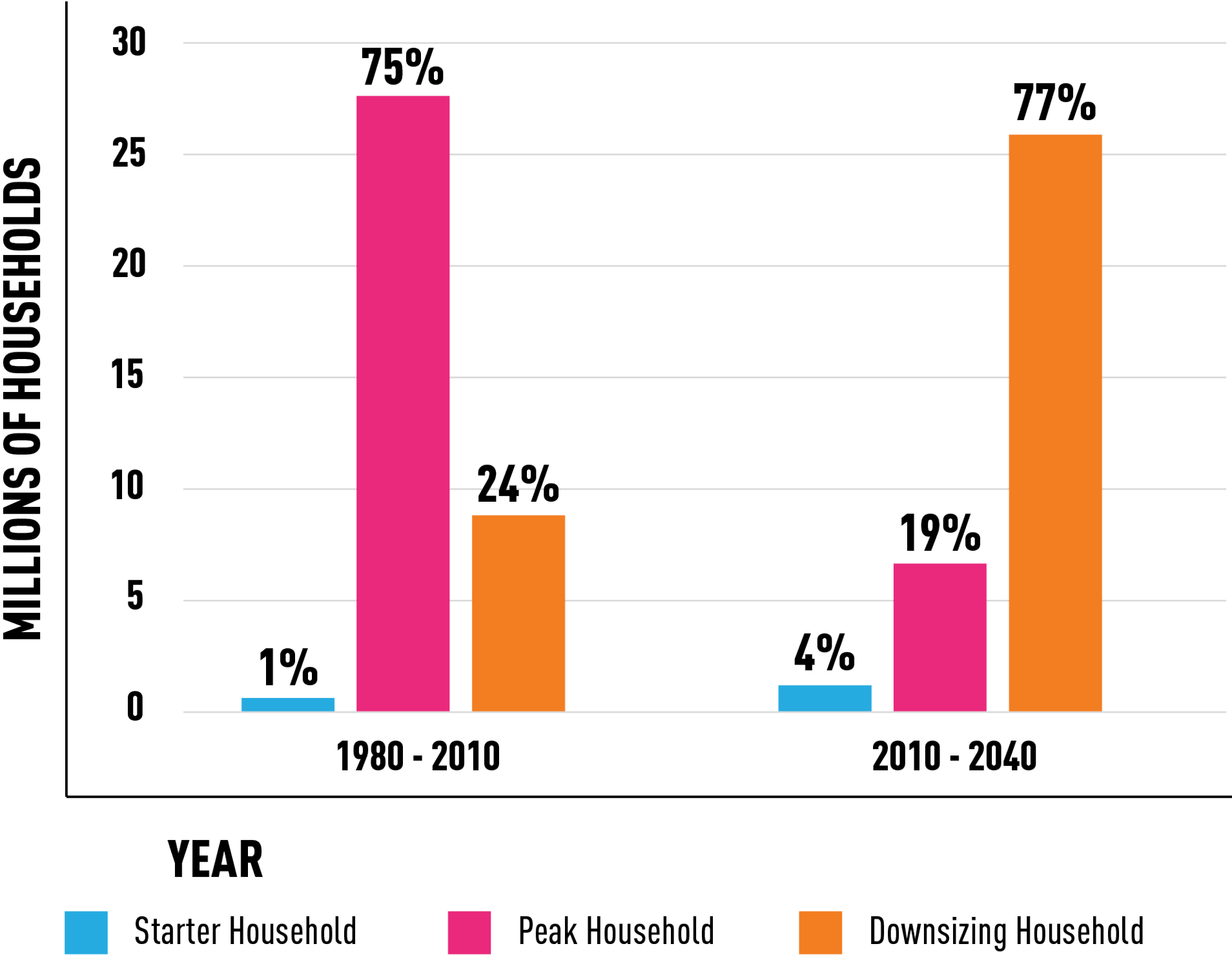
DOWNSIZING

>64 yrs old

Smaller homes on smaller lots and various attached forms.

HOUSING DEMAND

HOUSING DEMAND BY LIFE STAGE



Data Source: Arthur C. Nelson, *The Great Senior Short-Sale of Why Policy Inertia Will Short Change Millions of America's Seniors*

SUPPLY VS DEMAND

HOUSING TYPE

68%

**OF U.S. HOUSING STARTS IN 2012
WERE SINGLE FAMILY HOMES**

SUPPLY VS DEMAND

HOUSING TYPE

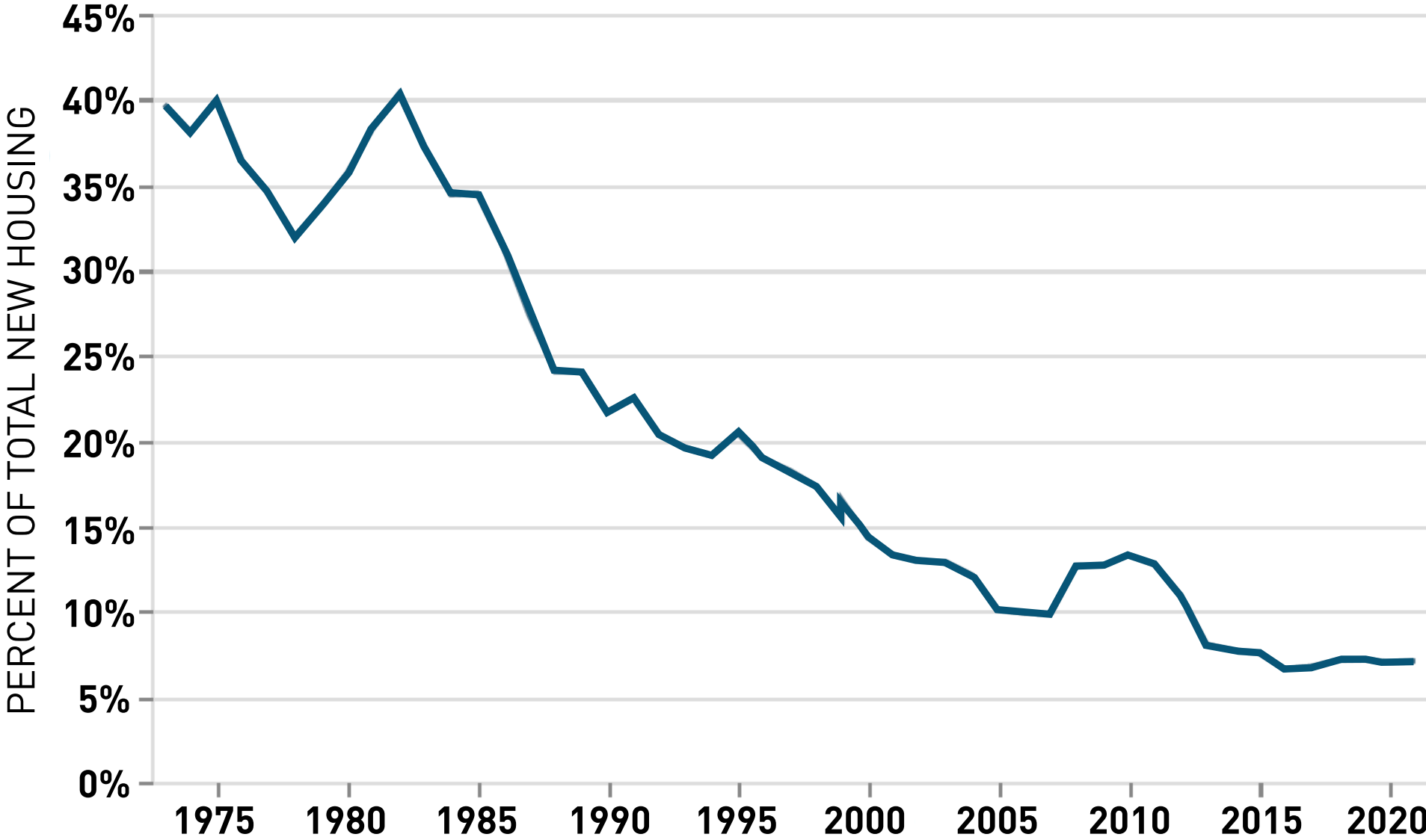
70%

**OF U.S. HOUSING STARTS IN 2022
WERE SINGLE FAMILY HOMES**

SUPPLY VS DEMAND

SMALL HOME CONSTRUCTION

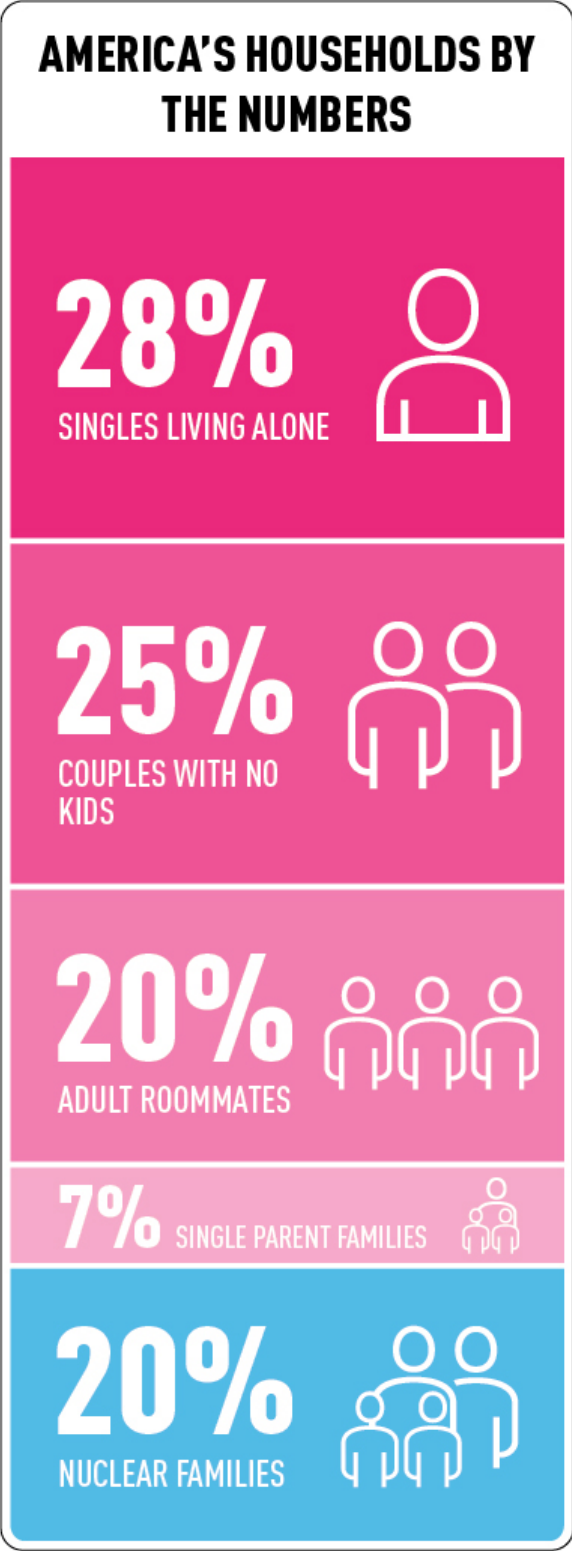
DECLINE OF SMALLER/ STARTER HOME CONSTRUCTION, 1973-2021 *



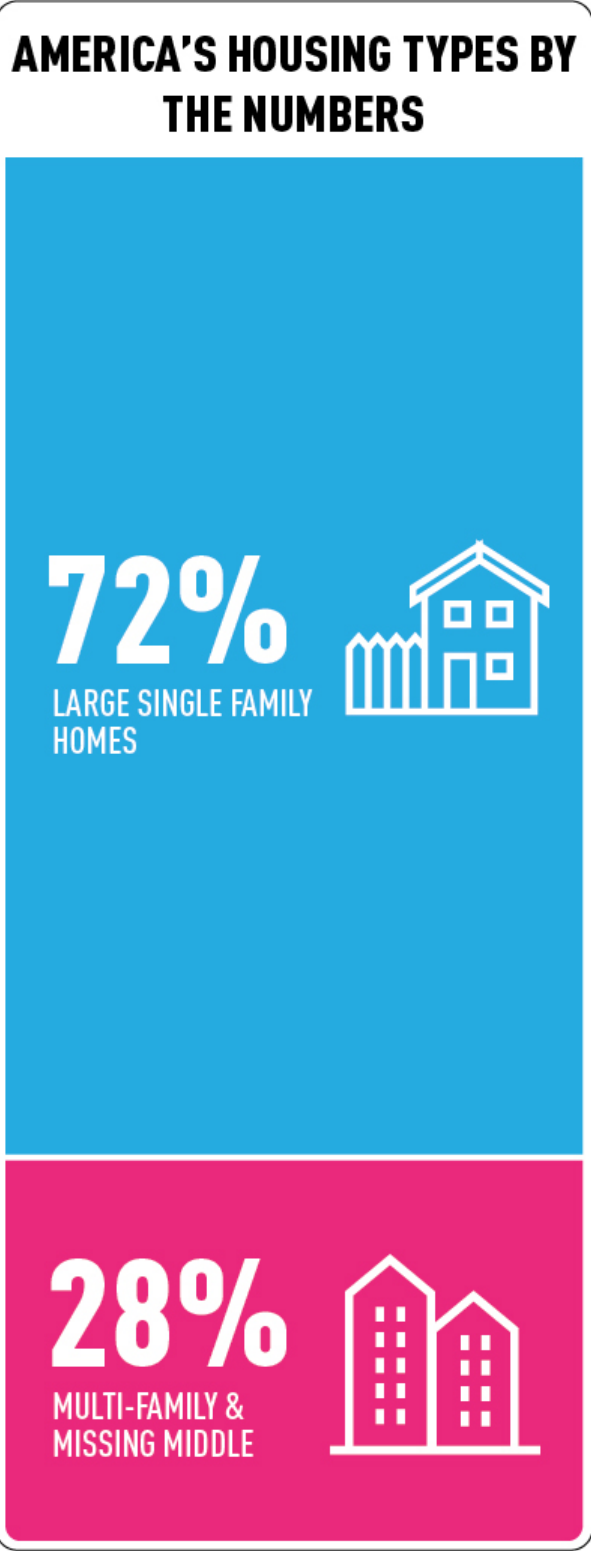
*“SMALLER” HOMES REFERS TO HOMES LESS THAN 1,400 SF

SUPPLY VS DEMAND

HOUSEHOLD MAKEUP



80%
OF AMERICAN
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES

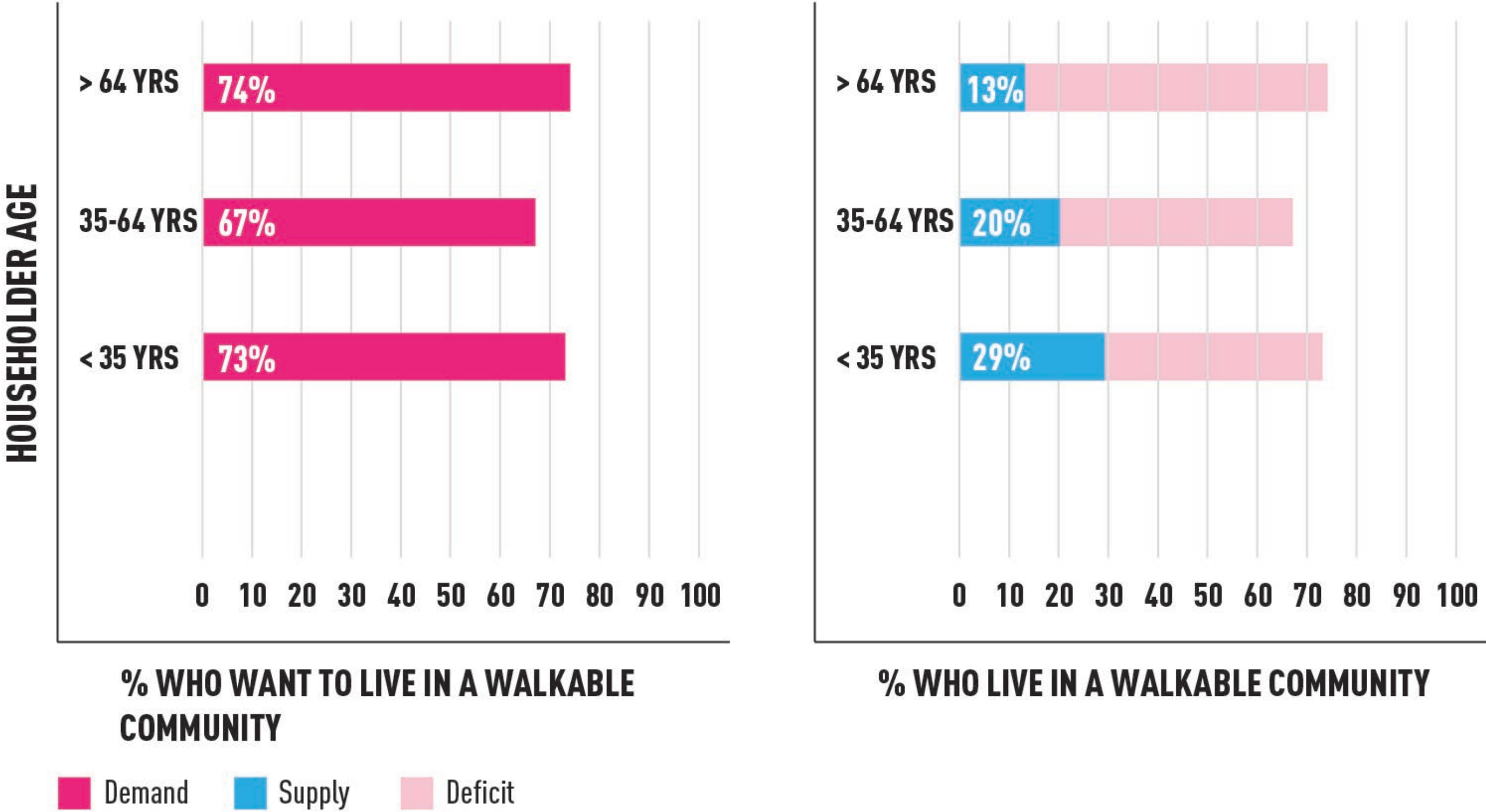


BUT
72%
OF AMERICAN
HOUSING UNITS
CATER TO
TRADITIONAL
NUCLEAR
FAMILIES

SUPPLY VS DEMAND

WALKABLE NEIGHBORHOODS

BY SHARE OF HOUSEHOLDS BU HOUSEHOLDER AGE



Data Source: Arthur C. Nelson, *The Great Senior Short-Sale of Why Policy Inertia Will Short Change Millions of America's Seniors*

SUPPLY VS DEMAND

WALKABLE NEIGHBORHOODS

LOCATION OF AVAILABLE HOUSING STOCK



5%-10%

WALKABLE NEIGHBORHOODS

90%-95%

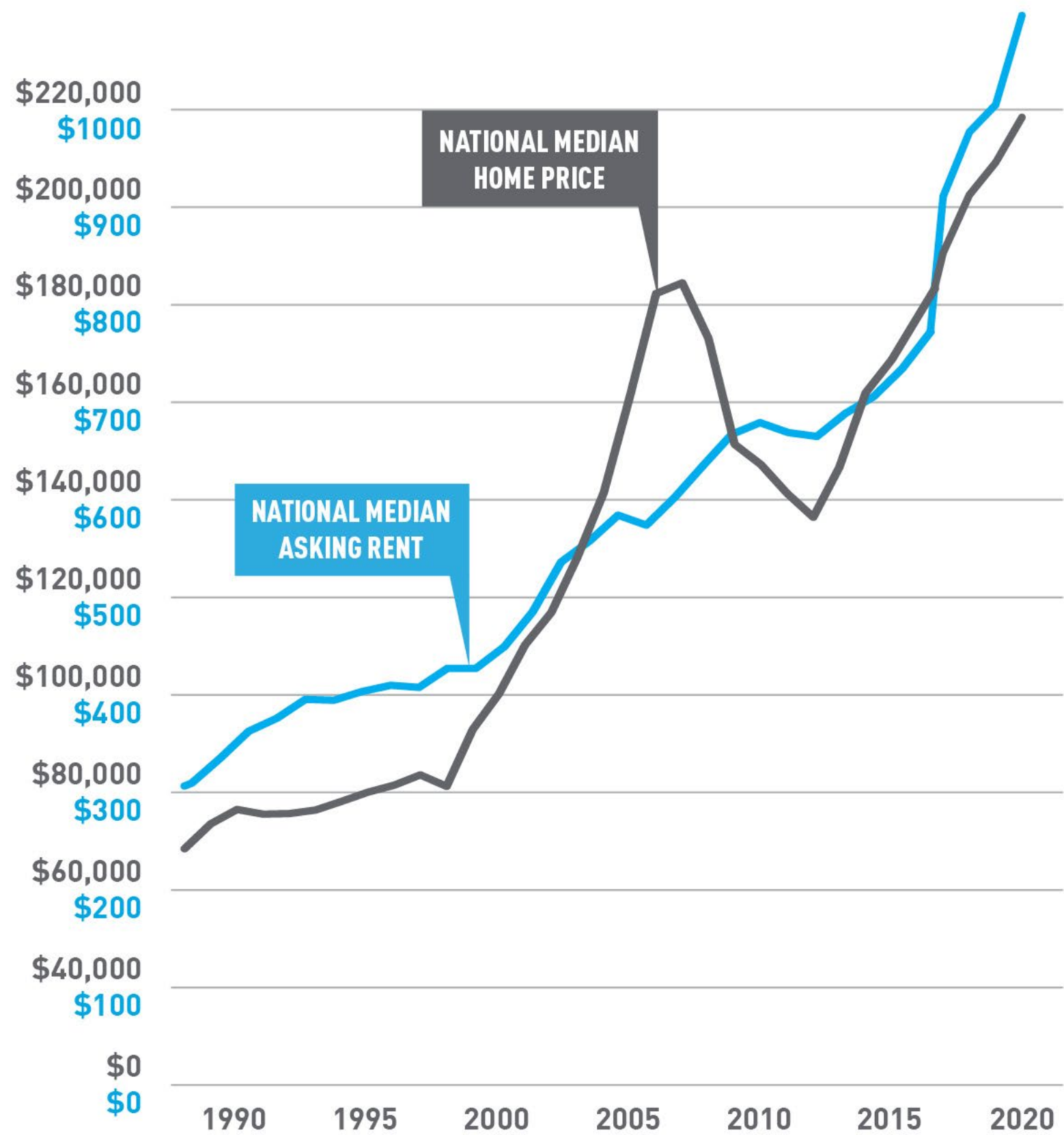
CONVENTIONAL, SINGLE-FAMILY NEIGHBORHOOD

**IT'S NOT A WALKABLE
NEIGHBORHOOD SHORTAGE,
IT'S A HOUSING SHORTAGE
WITHIN WALKABLE (OR
POTENTIALLY WALKABLE)
NEIGHBORHOODS.**

**ONE HOUSE PER STANDARD
LOT WON'T GET YOU THERE**

**A LACK OF THE RIGHT KIND
OF SUPPLY FOR A GROWING
DEMAND RESULTS IN RISING
COSTS**

HOUSING AFFORDABILITY



SINCE 1998, RENTS
AND HOME PRICES
HAVE RISEN
PRECIPITOUSLY.

DATA SOURCES:
AARP Making Room, 2018
Standard & Poor's Case-Shiller National Home Price Index
Table 11A. Median Asking Rent for the U.S. and Regions: 1988 to Present, U.S. Census Bureau

INCOME CHALLENGES

COST-BURDEN

**A COST-BURDENED HOUSEHOLD IS
ONE WHICH SPENDS OVER
30%
OF INCOME ON HOUSING COSTS.**

**1/3 OF AMERICAN HOUSEHOLDS
ARE COST-BURDENED.**

INCOME CHALLENGES

MINIMUM WAGE AFFORDABILITY

\$10.70/HOUR

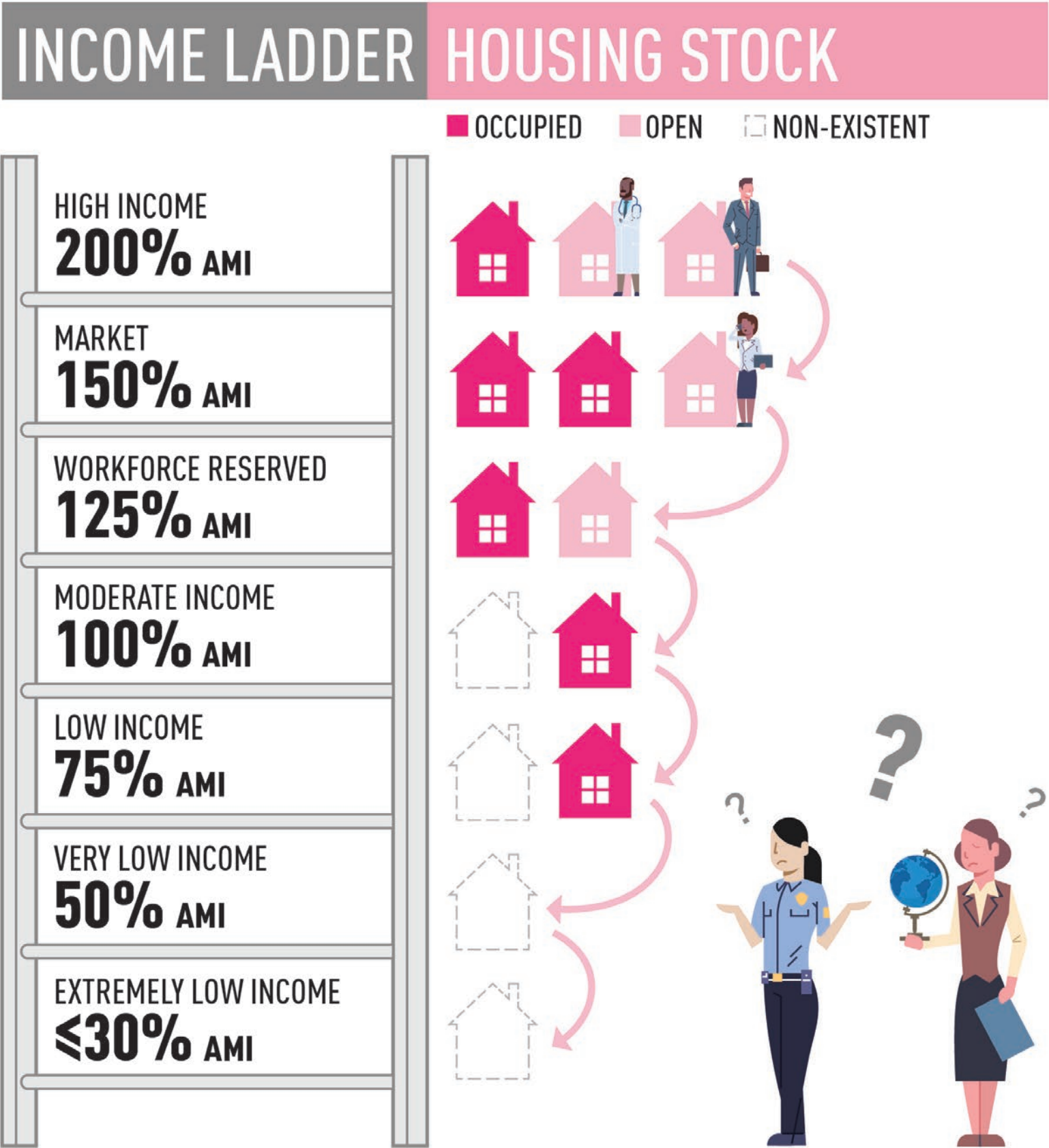
\$21,400/YR

\$535/MONTH

THE HOUSING LADDER

WHEN THERE
AREN'T ENOUGH
HOMES,
EVERYBODY
COMPETES FOR
WHAT'S
AVAILABLE.

- SIGHTLINE INSTITUTE



**OUR CURRENT HOUSING
STOCK ISN'T NEARLY AS
DIVERSE AS WE ARE...**

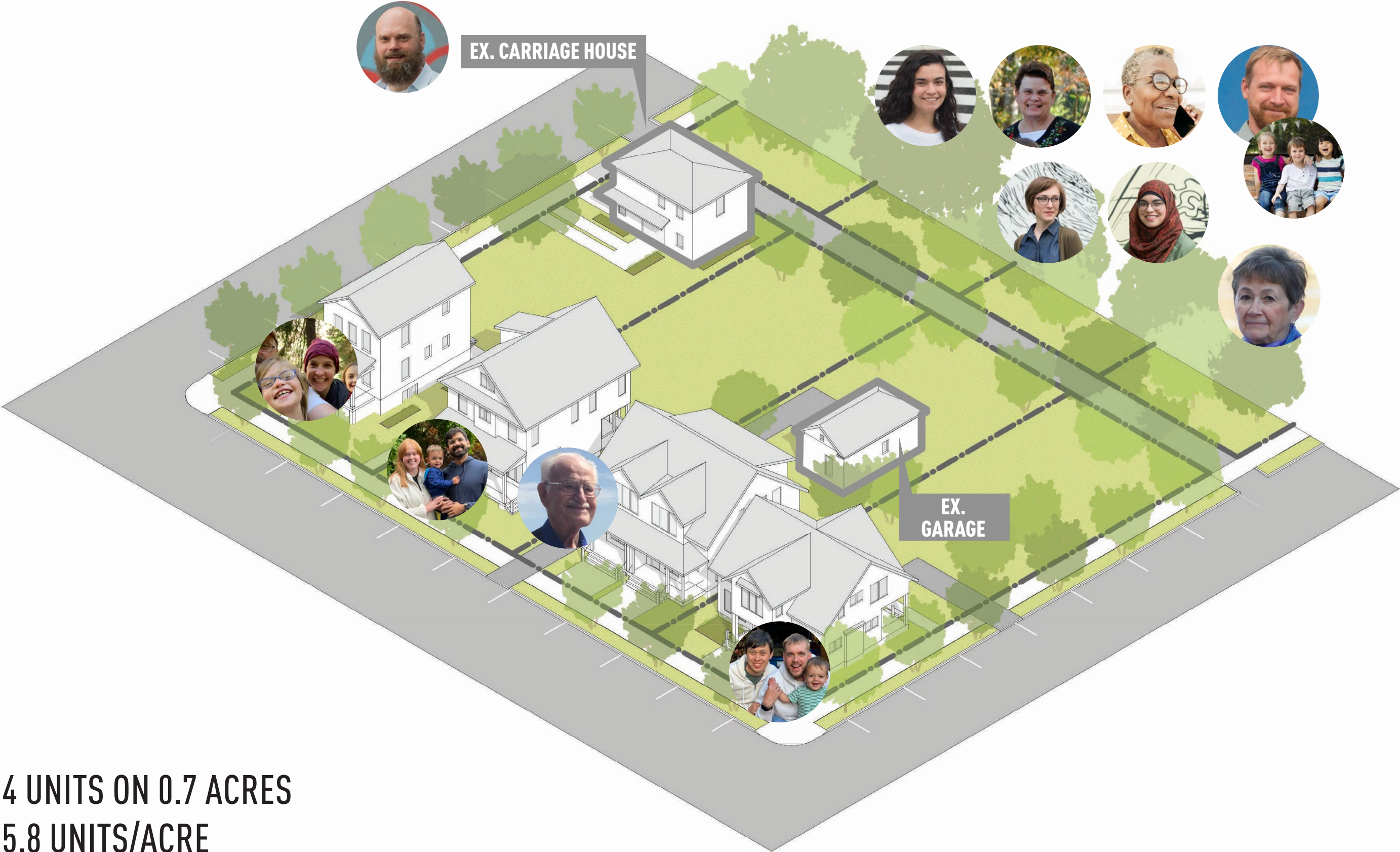
**AND IT'S OUT OF REACH FOR
MORE AND MORE PEOPLE**

3.

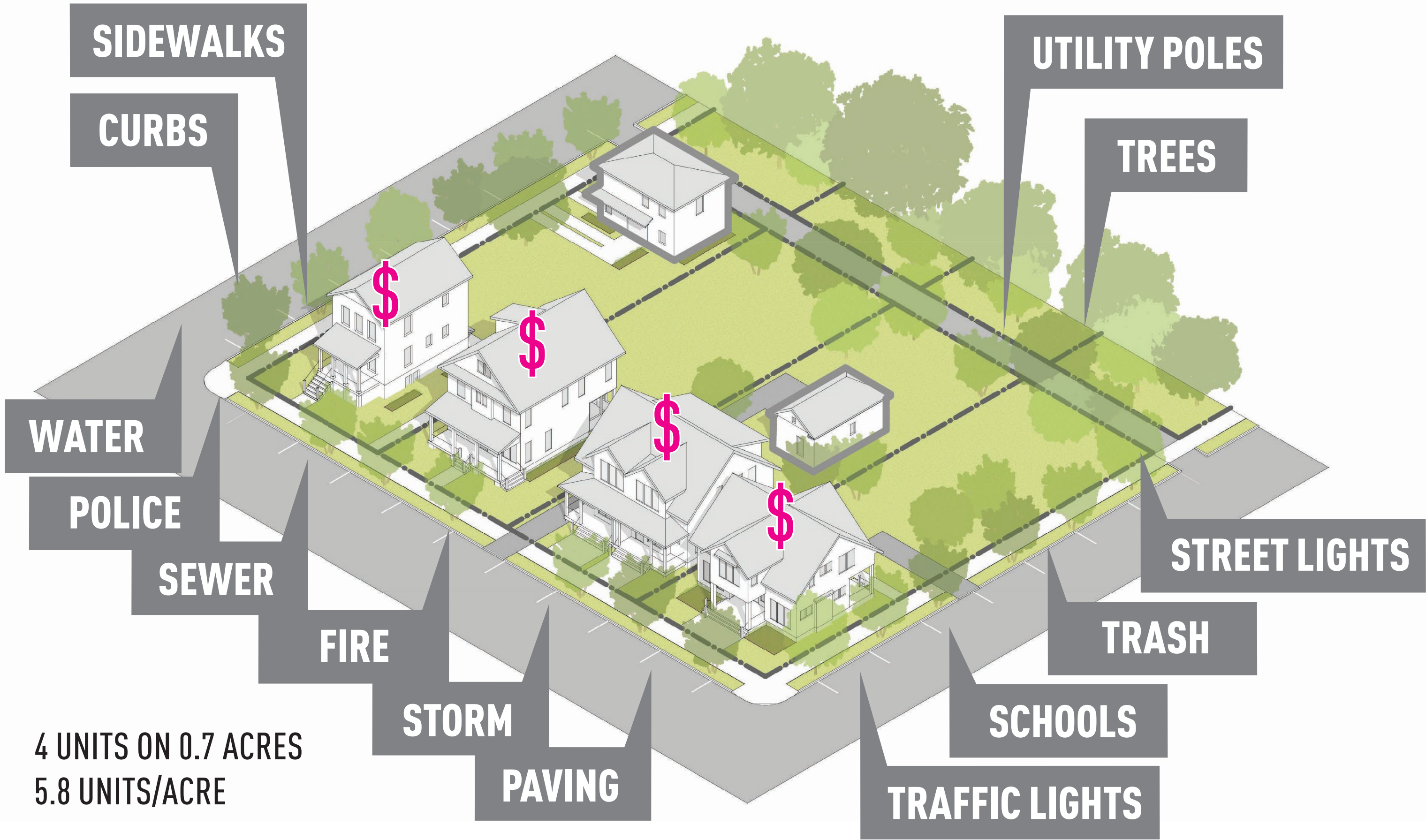
THE HIGH COST OF LOW DENSITY

**MORE INFRASTRUCTURE WITH
LESS TAX REVENUE
= A FINANCIAL DISASTER**

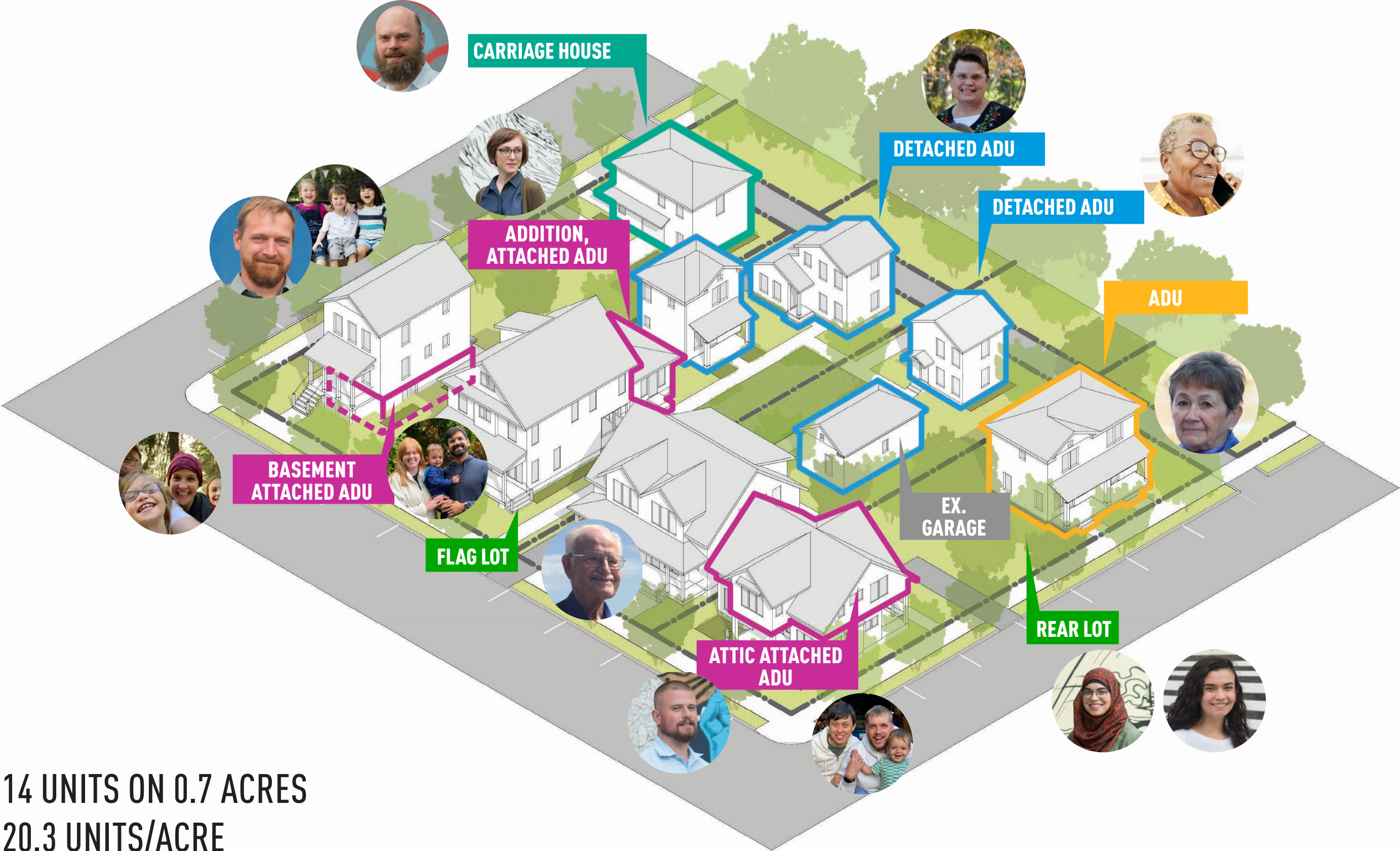
HOUSING AND PEOPLE'S NEEDS



HOUSING AND PEOPLE'S NEEDS

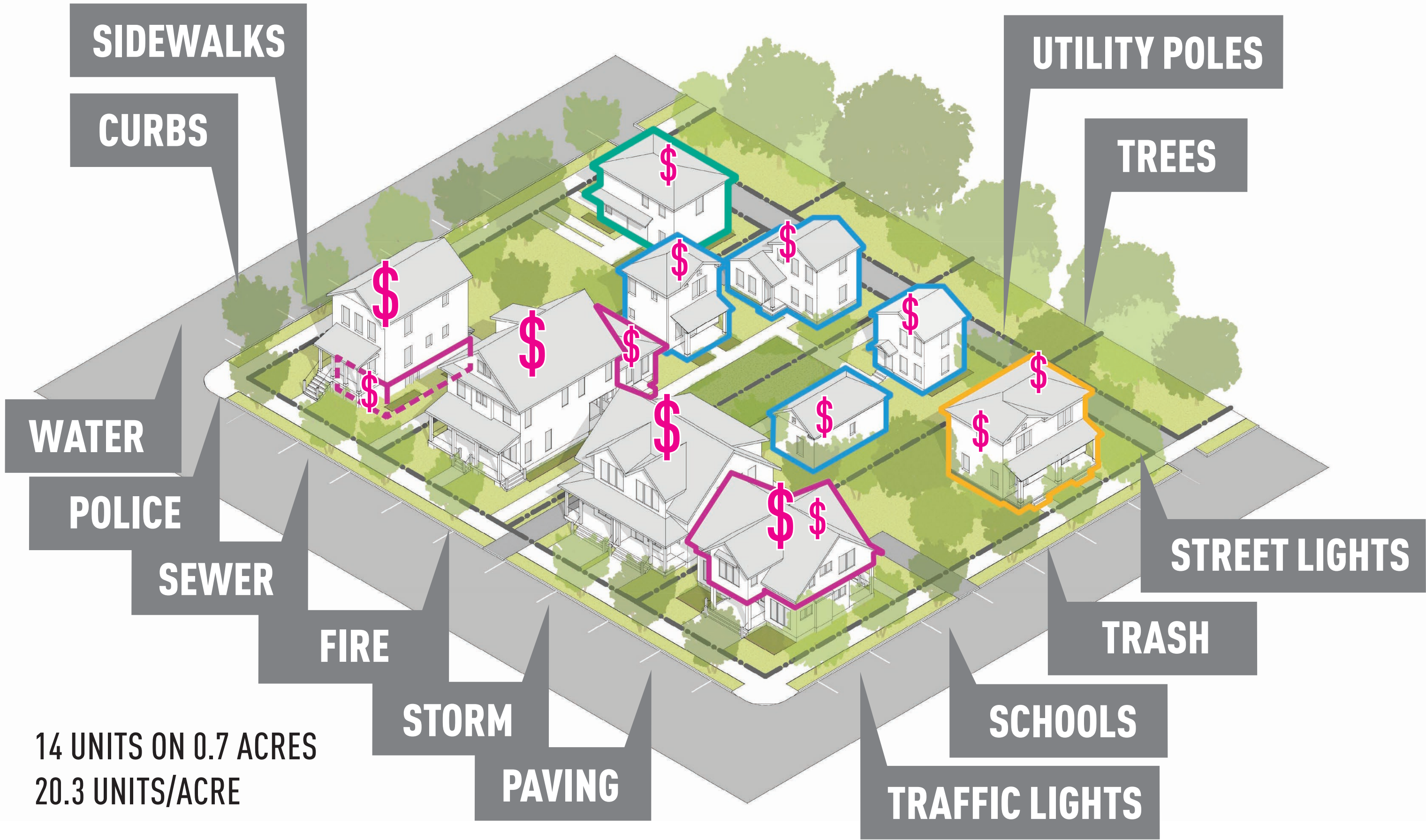


HOUSING AND PEOPLE'S NEEDS



14 UNITS ON 0.7 ACRES
20.3 UNITS/ACRE

HOUSING AND PEOPLE'S NEEDS



DO THE MATH.
AND CHECK OUT:

URBAN3

STRONG
TOWNS

STRONG TOWNS

HOUSING READY CHECKLIST

HOUSING READY CHECKLIST

Is Your City Housing Ready?

Strong Towns recommends these six strategies for fighting back against the housing crisis at the local level. These policies can all be implemented on a local scale, so there's no need to wait to get started.

INC CODES

KRONBERG
URBANISTS
ARCHITECTS

STRONG TOWNS



1. Allow single-family home conversion to duplex or triplex, by right.



2. Permit backyard cottages in all residential zones.



3. Legalize starter homes in all residential zones.



4. Eliminate minimum lot size requirements in existing neighborhoods.



5. Repeal parking mandates for housing.



6. Streamline the approval process.

Learn more about becoming a Housing-Ready City, or put your place on a map of Housing-Ready Cities, at strongtowns.org/housingready.

HOUSING READY CHECKLIST



☐ **ALLOW SINGLE-FAMILY
HOME CONVERSION TO
DUPLEX OR TRIPLEX, BY
RIGHT**

HOUSING READY CHECKLIST



☐ **PERMIT BACKYARD
COTTAGES IN ALL
RESIDENTIAL ZONES**

HOUSING READY CHECKLIST



☐ **REPEAL PARKING
MANDATES FOR HOUSING**

HOUSING READY CHECKLIST



☐ **LEGALIZE STARTER
HOMES IN ALL
RESIDENTIAL ZONES**

HOUSING READY CHECKLIST



☐ **ELIMINATE MINIMUM
LOT SIZE REQUIREMENTS
IN EXISTING
NEIGHBORHOODS**

HOUSING READY CHECKLIST



☐ STREAMLINE THE APPROVAL PROCESS



WHY ADUS?

THRESHOLDS MATTER

IRC V. IBC

INTERNATIONAL BUILDING CODE (IBC)

The International Building Code (IBC) covers multifamily and commercial buildings, and increases project costs and timelines.

- Includes all multifamily, starting with a triplex
- Requires sprinklers
- Commercial stormwater requirements
- Commercial permitting requirements
- Complex engineering requirements

\$\$\$\$\$\$\$\$



THRESHOLDS MATTER

IRC V. IBC

\$\$

INTERNATIONAL RESIDENTIAL CODE (IRC)

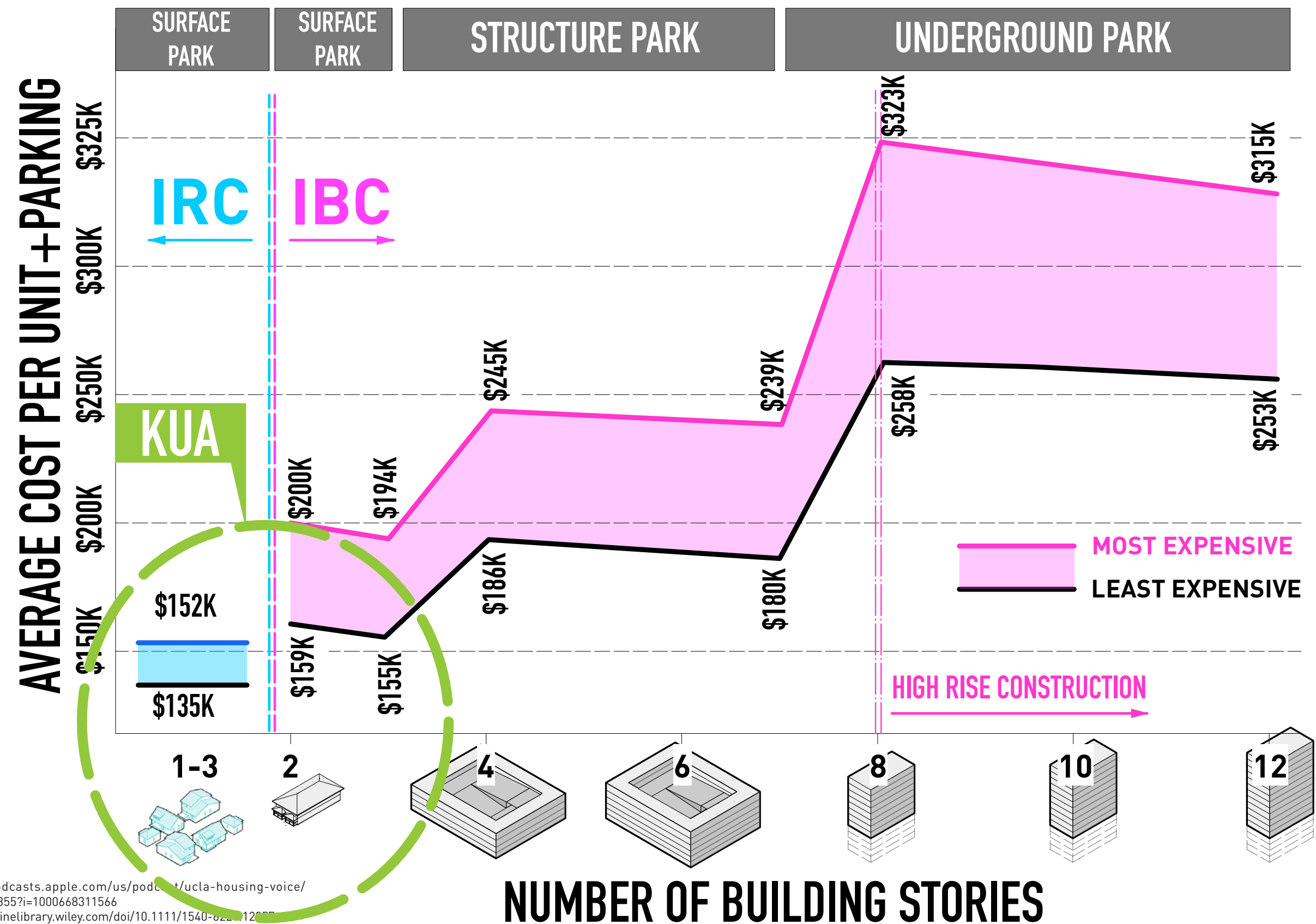
The International Residential Code (IRC) covers single-family buildings, and is generally less expensive than IBC projects.

- Includes single-family, duplexes, townhomes, and accessory structures not more than 3 stories above grade
- Does not require sprinklers
- Residential stormwater requirements
- Simpler permitting for building and site
- Simpler engineering requirements



THRESHOLDS MATTER

AVERAGE BUILDING COST OF 800 SF UNIT PER STORY + (1) PARKING SPACE



1.

INCREASED INDEPENDENCE OF OLDER HOMEOWNERS

ADUs are able to assist older homeowners in maintaining their independence by providing additional income to offset property taxes and maintenance and repair costs or by providing housing for a caregiver.

2. INCREASED ABILITY TO DOWNSIZE

ADU regulations can allow existing residents to rent out their main house, or have family move in.

3.

INCREASE SUPPLY OF ATTAINABLE HOUSING

ADUs can be a cost-effective means of increasing the supply of market-attainable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

4.

SUPPORTS NEIGHBORHOOD SCALE BUSINESSES

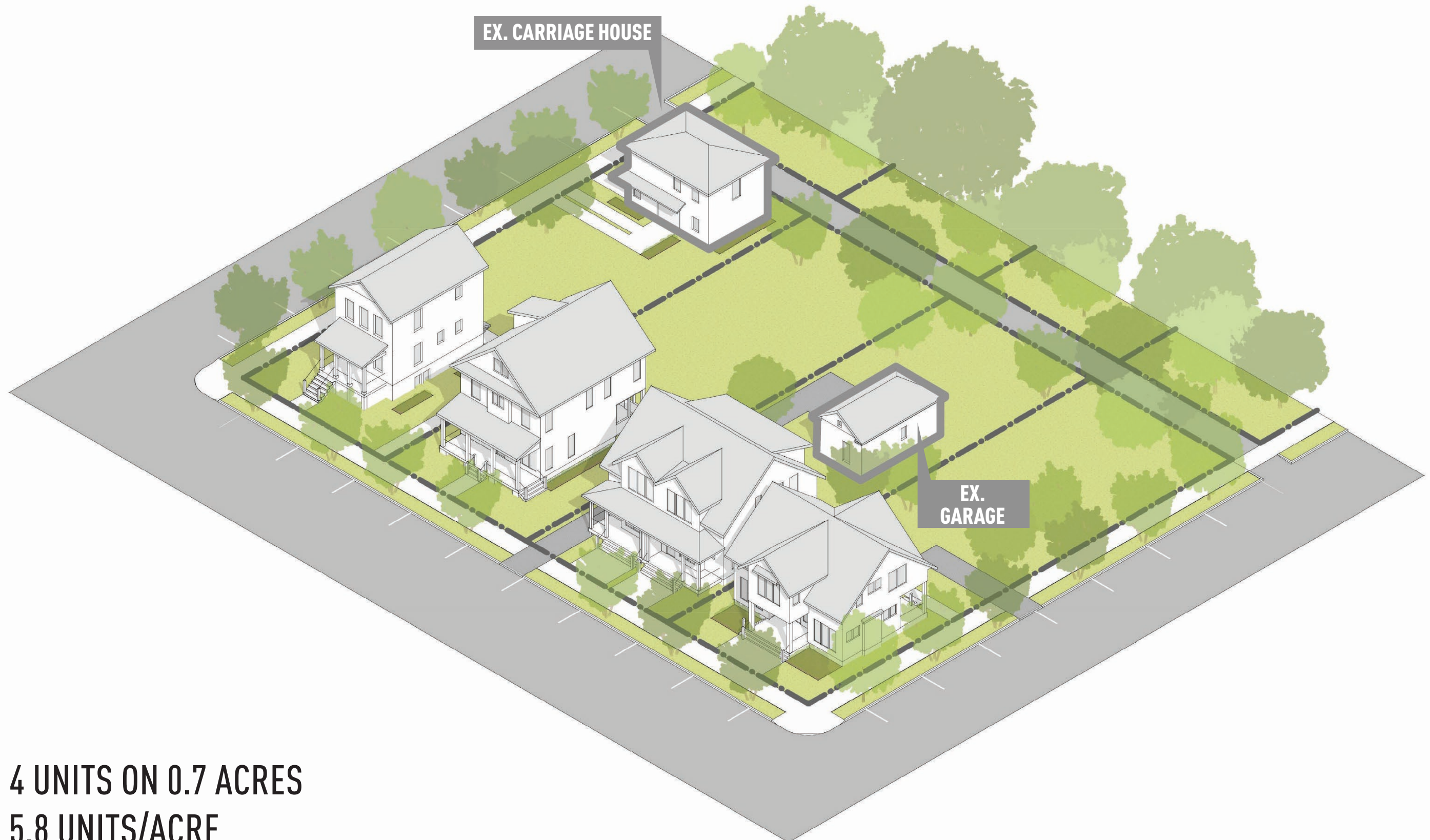
ADUs allow more people to live close by to goods and services, providing more customers to local businesses and main streets.

5.

BETTER RETURNS ON EXISTING INFRASTRUCTURE

ADUS help realize goals of **compact growth** found in many land use and transportation plans. In most places, ADUs do not require the construction of new infrastructure (roads, sewers, schools, etc.) to serve them.

HOUSING AND PEOPLE'S NEEDS

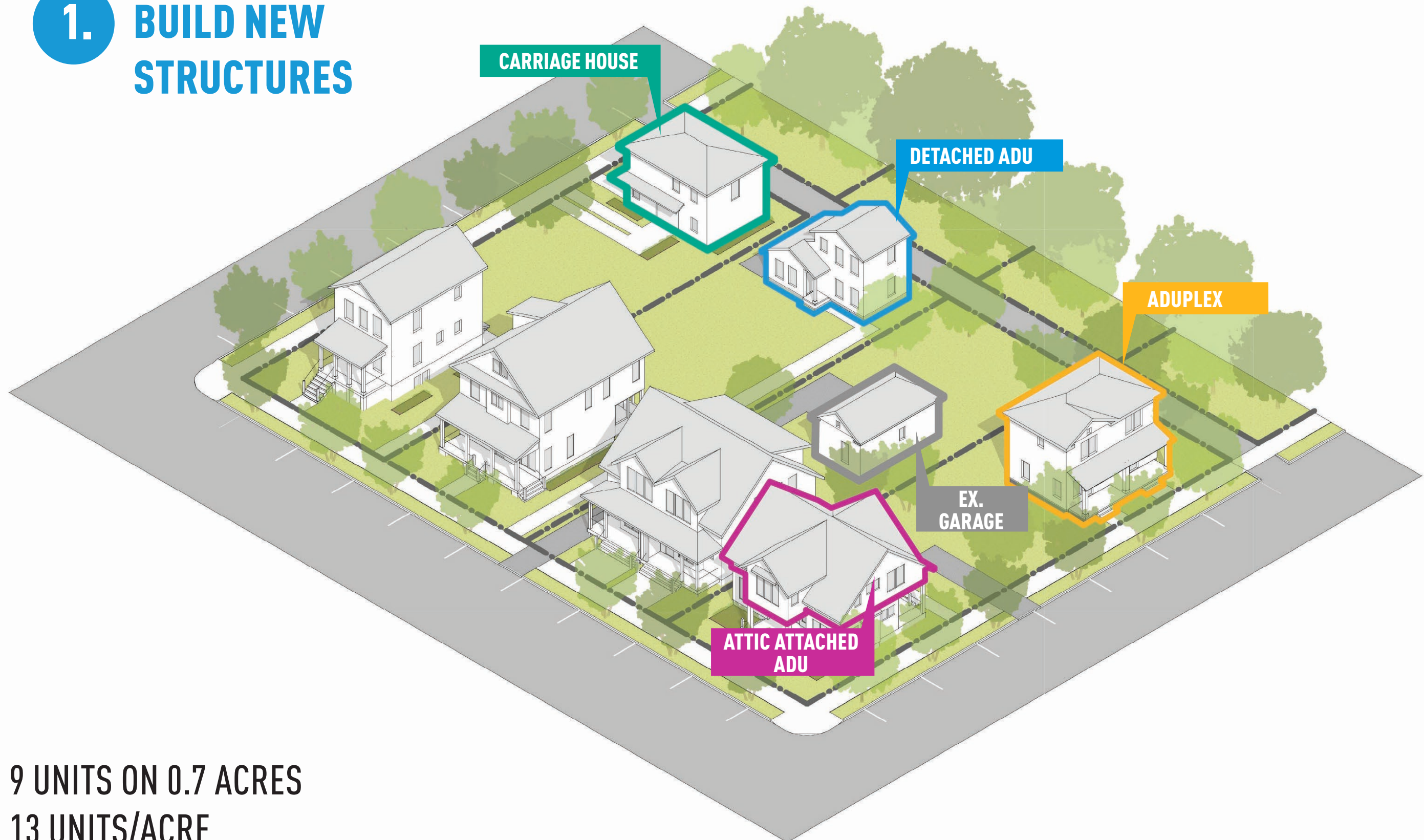


CREATING GENTLE ADU DENSITY

INC CODES

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URBANISTS
ARCHITECTS

1. BUILD NEW STRUCTURES



9 UNITS ON 0.7 ACRES
13 UNITS/ACRE

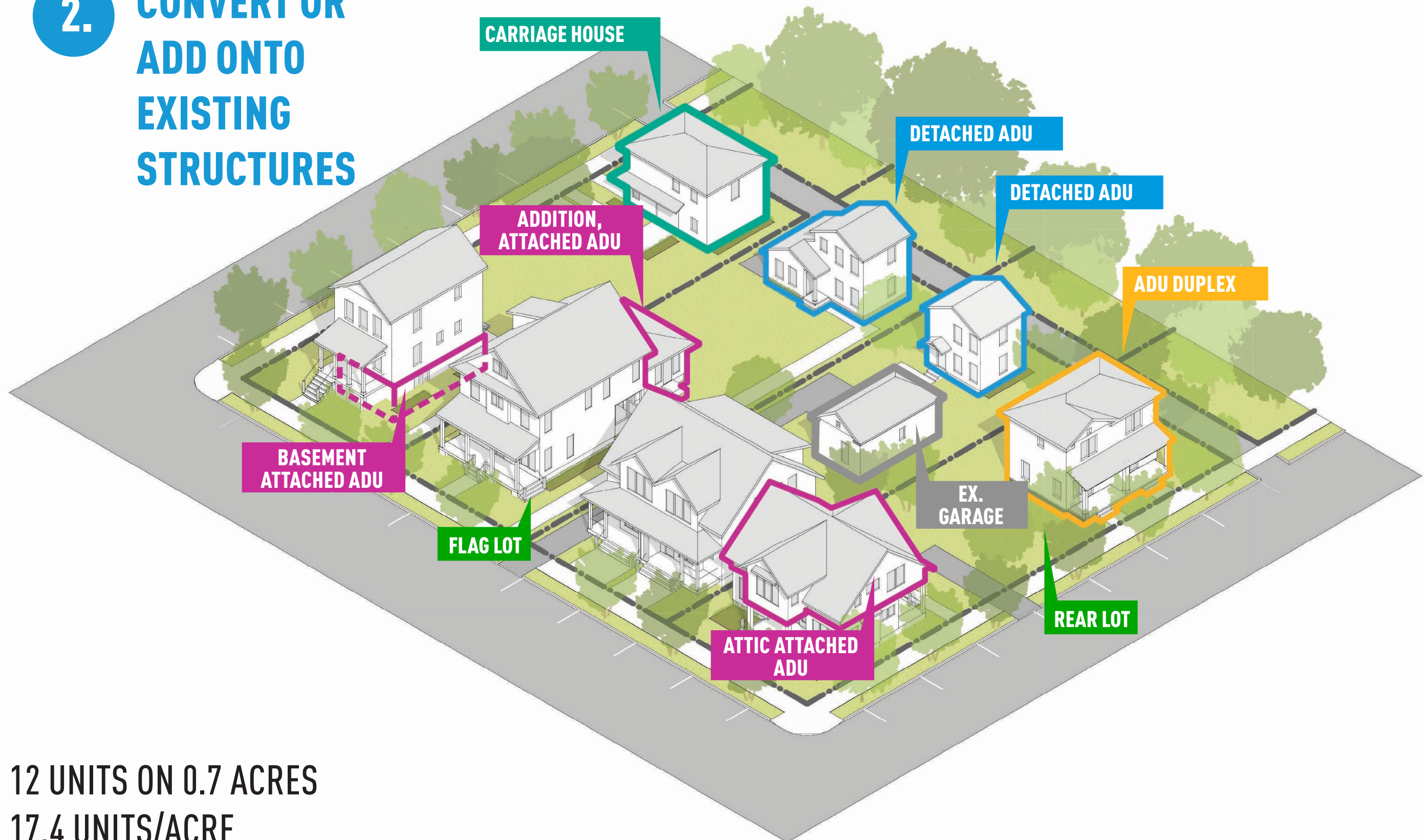
CREATING GENTLE ADU DENSITY

INC CODES

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2.

CONVERT OR
ADD ONTO
EXISTING
STRUCTURES

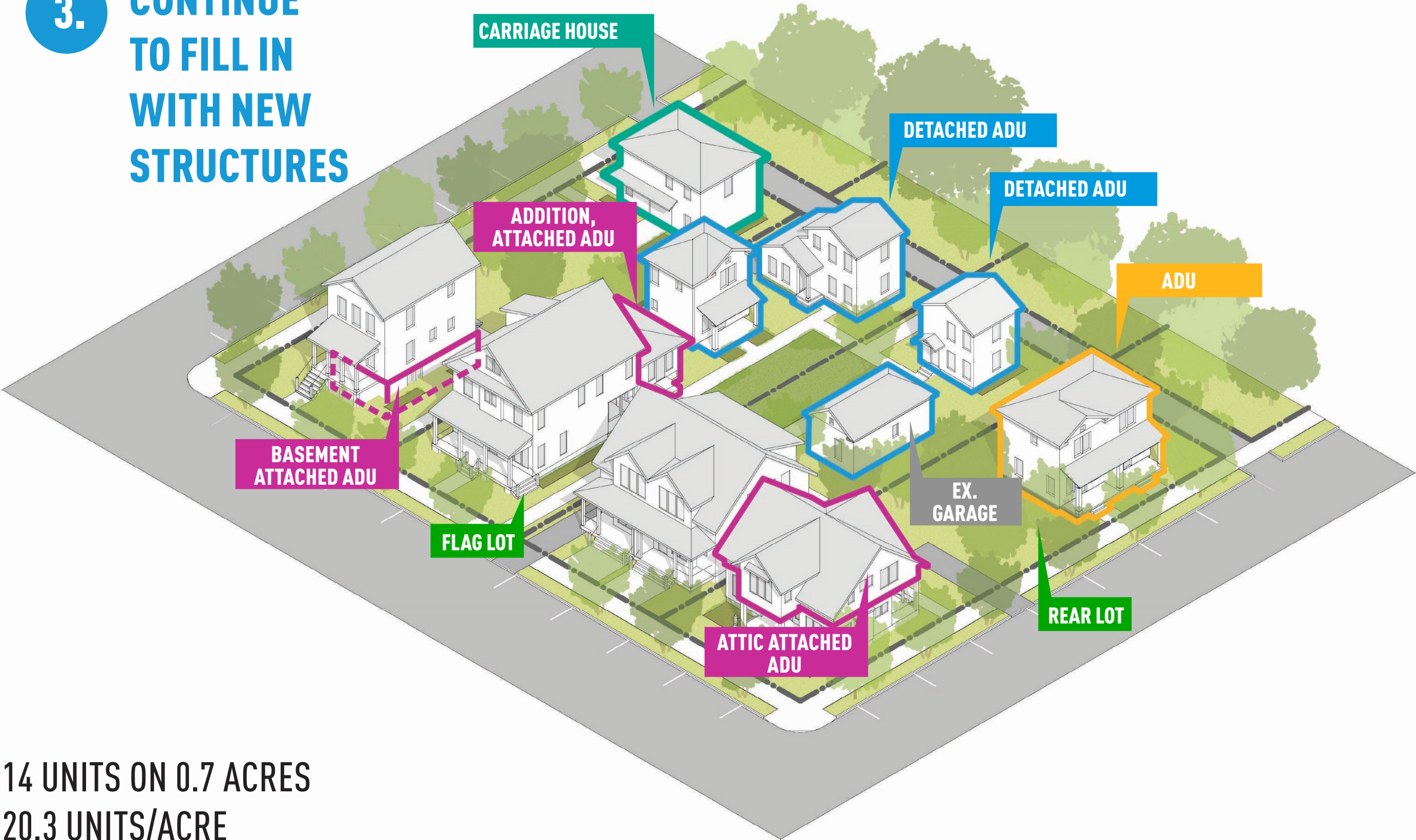


12 UNITS ON 0.7 ACRES
17.4 UNITS/ACRE

CREATING GENTLE ADU DENSITY

3.

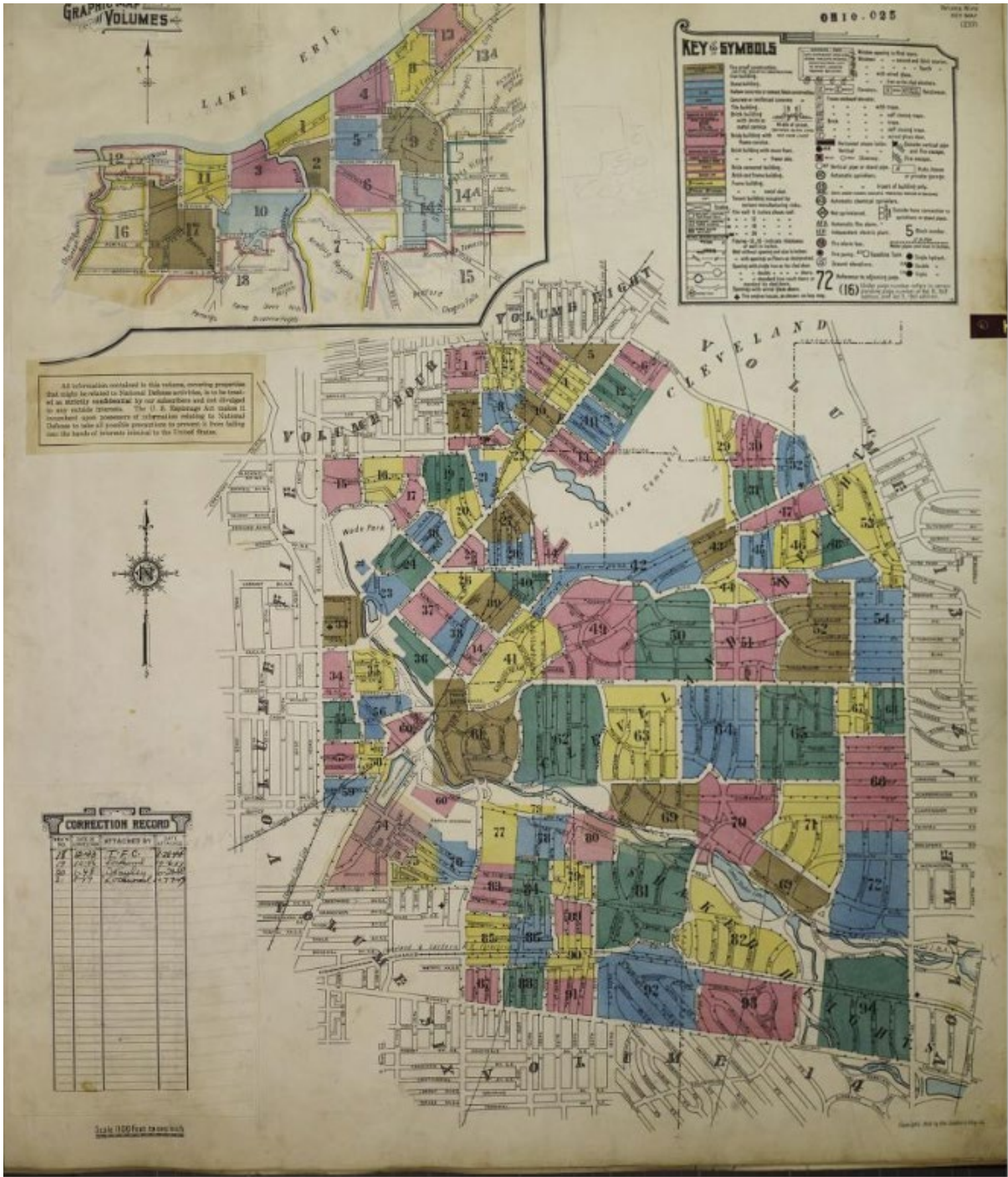
CONTINUE
TO FILL IN
WITH NEW
STRUCTURES



14 UNITS ON 0.7 ACRES
20.3 UNITS/ACRE

SANBORN CHEAT SHEETS

GENTLE DENSITY
INFILL WORKS BEST IN
1920S PLATTED
NEIGHBORHOODS



LOCAL CARRIAGE HOUSE & GARAGE TYPOLOGY



Existing local carriage houses that function as living and/or work spaces

LOCAL CARRIAGE HOUSE & GARAGE TYPOLOGY



Existing local carriage houses that function as living and/or work spaces

5.

BARRIERS TO ADUS

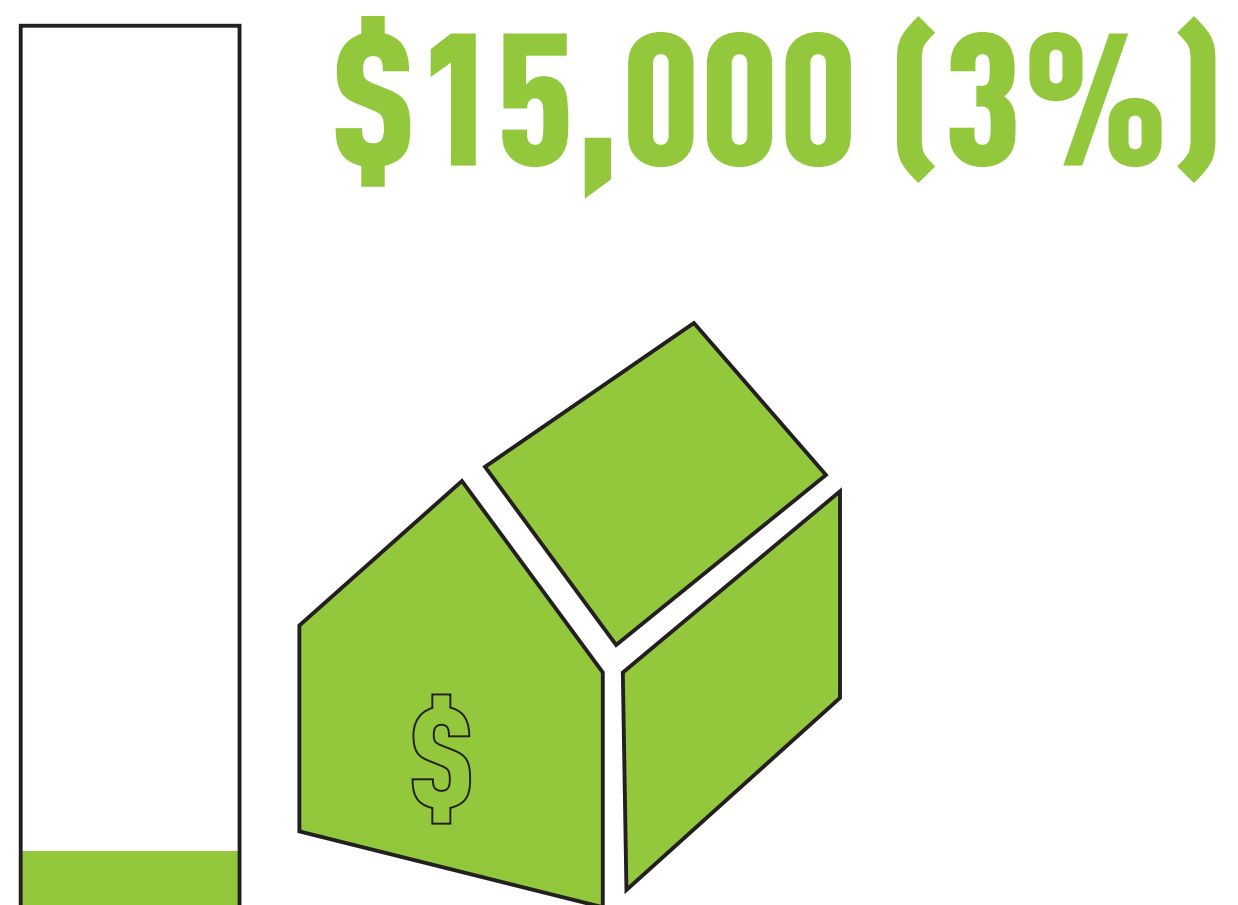
ADUS ARE ALREADY HARD ENOUGH

- 1. CHALLENGING FINANCING OPTIONS**
- 2. FINDING A CONTRACTOR TO BUILD A SMALL PROJ**
- 3. HOMEOWNERS HAVING TO LEARN ZONING AND PERMITTING REQUIREMENTS**
- 4. LEARNING TO BE A PROJECT MANAGER**
- 5. GETTING A VIABLE BANK APPRAISAL**

ADU FINANCING

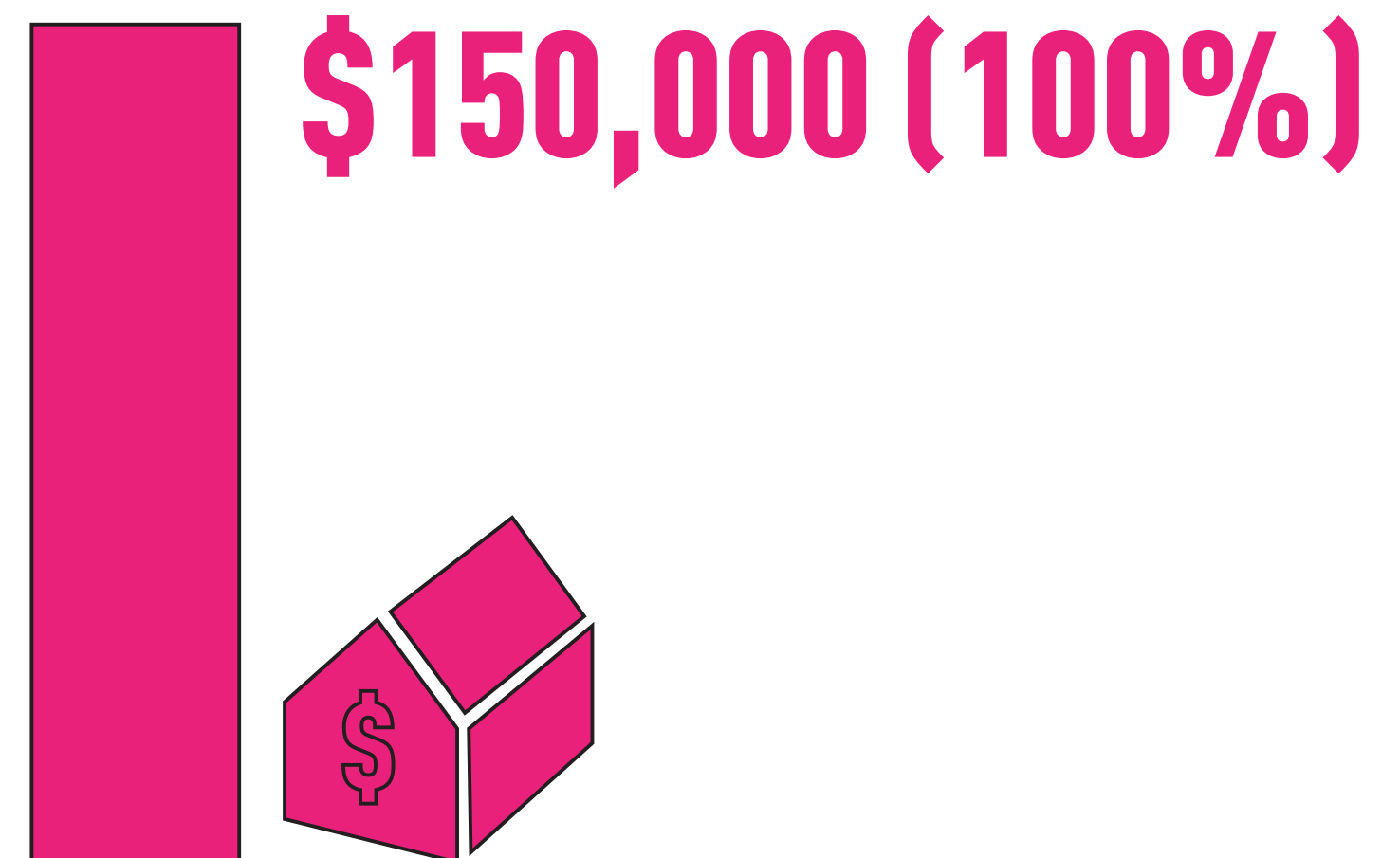
WHY FEE SIMPLE ADU'S MATTER

HOW MUCH DOES IT COST TO FINANCE
A \$500,000 HOUSE?



FINANCE OPTIONS: FANNIE MAE

HOW MUCH DOES IT COST TO FINANCE
A \$150,000 ADU?



FINANCE OPTIONS: HELOC, CASH

6.

BEST PRACTICES

**(NOT ALWAYS INCORPORATED IN
ONE FELL SWOOP)**

13 BEST PRACTICES

The following recommendations aim to reduce unnecessary barriers, simplify based upon development realities, and foster inclusive housing outcomes for your community.

1. TWO ADUS/LOT
2. SIMPLIFICATION OF STANDARDS
3. APPROPRIATE SETBACKS
4. RESPECT OF STREET ORIENTATION
5. LOT COVERAGE RULES
6. NO ADDITIONAL PARKING
7. NO OWNER OCCUPANCY REQUIRED
8. MANAGE SHORT-TERM RENTALS
9. ADU IN ALL RES+ DISTRICTS
10. RESPECT AND LEGALIZE EXISTING VERNACULAR
11. EASE OF CONVERSIONS
12. REMOVE FINANCIAL BARRIERS
13. STREAMLINE REGULATORY APPROVAL

1. ALLOW TWO ADUS PER LOT

The most flexible ordinances allow up to two ADUs:

- One Attached ADU (AADU) + one Detached ADU (DADU)

OR

- A duplex-style ADU (“ADUpLEX”) within the allowed square footage

A common limit is 1,200 SF total per lot, but allowing up to 1,400 SF gives additional flexibility for family needs.

*** Proposed Cleveland Heights Legislation**
One ADU per lot

1. ALLOW TWO ADUS PER LOT

The most flexible ordinances allow up to two ADUs:

- One Attached ADU (AADU) + one Detached ADU (DADU)

*** Proposed Cleveland Heights Legislation**

OR

- A duplex-style ADU (“ADUp lex”) within square footage

A common limit is 1,200 SF total per lot, but a limit to 1,400 SF gives additional flexibility for family needs.

Two ADUs/lot = more housing attainability and supplemental income for homeowners. Limit the amount of STR to one unit/lot. Allowing Two ADUs guarantees at least one unit could be a long-term-rental.

2. SIMPLIFY & CLARIFY SIZE STANDARDS

Avoid tying ADU design requirements to the aesthetics or size of the primary structure. Instead, set clear maximums for:

- Height
- Square footage (typically 1,200–1,400 SF total per lot)
+ Clarify if unconditioned square footage is included in the maximum (for example, a garage).
- Lot coverage
- Setbacks

✳ **Proposed Cleveland Heights Legislation**
Max square footage for ADUs is 1,000 SF (excludes garages).

3. USE APPROPRIATE SETBACKS FOR ACCESSORY STRUCTURES

ADUs should be subject to smaller setbacks than primary dwellings. We recommend:

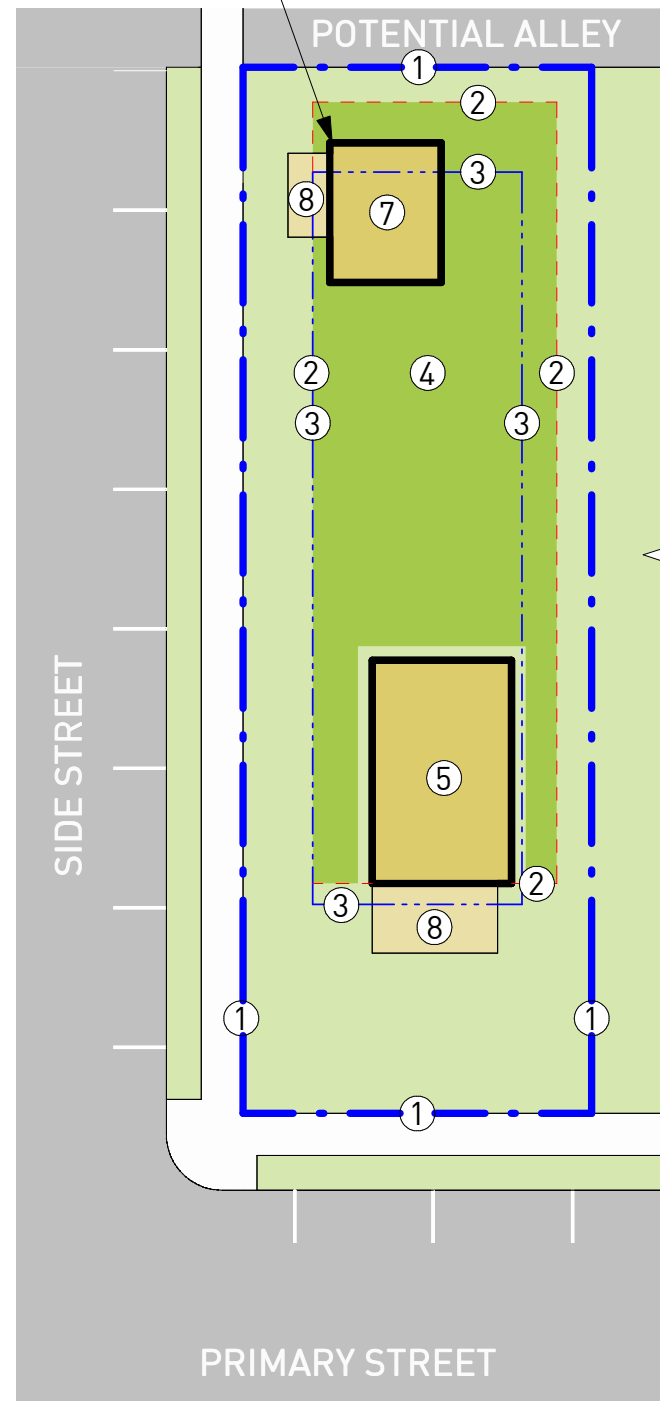
- 3-foot side and rear setbacks for both 1- and 2-story ADUs
- Limit placement of the ADU to no closer to the front yard than the primary structure.

*** Proposed Cleveland Heights Legislation**
3-foot setbacks, ADUs permitted in rear and side yards only.

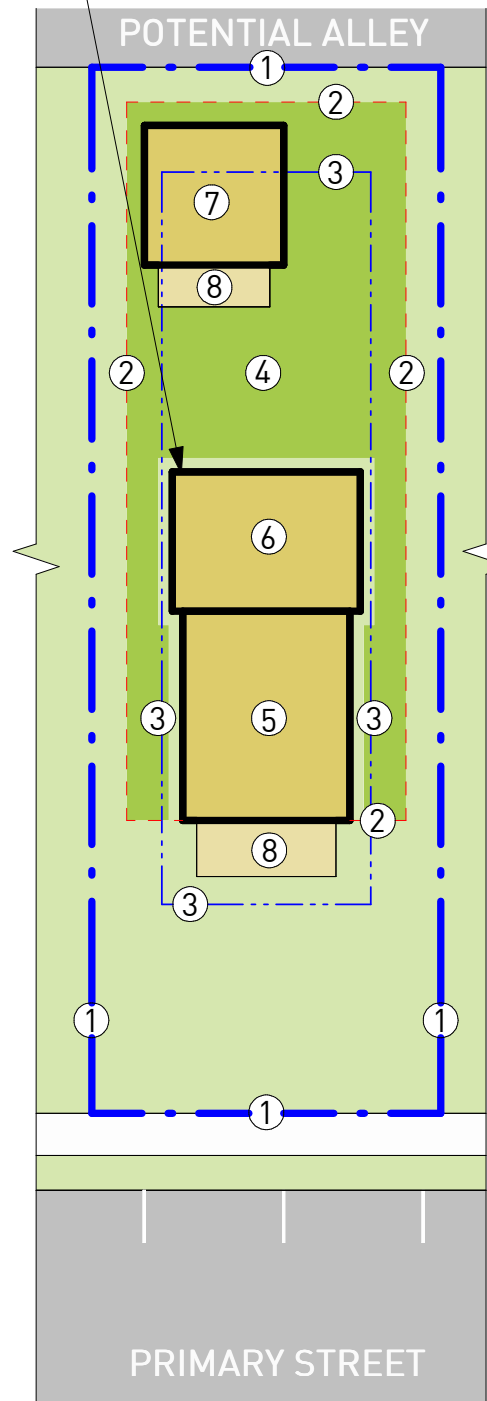
13 BEST PRACTICES

PERMISSABLE FOR DADU
TO PROJECT PAST PRIMARY
ON SIDE STREET

AADU FOOTPRINT
MUST CONFORM TO
PRIMARY SETBACK



CORNER LOT



MID-BLOCK LOT

- ① PROPERTY LINES
- ② ADU SETBACKS
- ③ PRIMARY SETBACKS
- ④ DADU BUILDABLE AREA
- ⑤ PRIMARY DWELLING
- ⑥ AADU
- ⑦ DADU
- ⑧ PORCH

*** Proposed Cleveland Heights Legislation**
ADUs would not be able to project past the primary building towards the side street

4. RESPECT STREET ORIENTATION, ESPECIALLY ON CORNERS

Mid-block lots

- ADUs should be located behind the primary home as seen on previous slide.

Corner lots

- Allow ADUs to face the street with porches and stoops if owners desire as seen on previous slide.

Allow ADUs to conform to side street setbacks—even if the ADU is closer to the street than the primary home.

Allow front porches to project into front or side street setbacks.

* Proposed Cleveland Heights Legislation

On mid-block lots, ADUs shall be located behind the primary home. On corner lots, ADUs can face the street but cannot project past the primary home

5. LOT COVERAGE SHOULD BE TOTAL, NOT REAR-YARD SPECIFIC

Avoid setting separate lot coverage rules for the backyard. Instead, use a total lot coverage cap:

- 60% for all structures
- Up to 75% if using pervious materials (e.g., pavers for driveways)

This encourages more sustainable design while giving flexibility for ADUs.

* Proposed Cleveland Heights Legislation

60% coverage is permitted for all structures and up to 75% coverage based on the amount of pervious materials

6. DO NOT REQUIRE ADDITIONAL PARKING FOR ADUS

Parking minimums are a leading barrier to ADU development. Only require parking if the ADU eliminates a required space for the primary residence. Also, consider revising overnight street parking bans to allow alternating street-side parking on snow clearing days, rather than outright bans.

*** Proposed Cleveland Heights Legislation**
No additional parking spaces required for ADUs.

7. DO NOT REQUIRE OWNER- OCCUPANCY

Owner-occupancy restrictions are often proposed to limit rentals, but in practice they reduce ADU feasibility without delivering meaningful benefits. ADUs should be regulated like any other housing unit.

Most cities do not restrict who can rent a single-family home; the same logic should apply to ADUs.

Requiring a deed restriction for owner-occupancy is the fastest way to poison pill an ADU legislation.

*** Proposed Cleveland Heights Legislation**
Property-owner required to occupy either ADU or primary home.

8. TAILOR SHORT-TERM RENTAL RULES WITH OWNER OVERSIGHT

Short-term rentals (STRs) can help homeowners offset housing costs.

However, to prevent de facto hotels, STRs should require owner occupancy when both units (primary and ADU) are rented short term on a single family lot. In these cases, treat STR activity like a bed and breakfast and require registration and make STRs subject to hotel taxes which provide benefits to the community at large.

* Proposed Cleveland Heights Legislation

Property owner required to occupy either ADU or primary home. ADUs are not permitted to be rented out for periods shorter than 7 days.

9. ALLOW ADUS IN ALL RESIDENTIAL & SELECT INSTITUTIONAL DISTRICTS

ADUs are not just for single-family zones. Consider expanding permissions to:

- Any residential districts
- Faith and institutional lands (e.g., churches with underutilized lots)

Consider opportunities for local institutions to provide affordable or flexible housing options.

*** Proposed Cleveland Heights Legislation**

ADUs are permitted in only single-family and two-family districts.

10. LEGALIZE AND REINFORCE THE HISTORIC HOUSING TRADITIONS

The ordinance should explicitly legalize structures that are a historic vernacular and language in the community, as well as align new ADU standards (height, area, setbacks, lot coverage) with the typical characteristics of historic homes.

✱ **Proposed Cleveland Heights Legislation**
Carriage houses will become legal ADUs.

11. MAKE CONVERSIONS EASY & LEGAL

One of the lowest-cost ways to provide an ADU is to convert an existing structure, such as a garage. Provide clear building code compliance paths for conversions and explicitly allow existing buildings to be adapted into housing.

* Proposed Cleveland Heights Legislation

The required setbacks for ADUs matches the setback for garages. Additionally, constructing an ADU would be a reason that the Zoning Administrator can grant a reduction in enclosed parking requirements

12. REMOVE FINANCING BARRIERS THROUGH SUBDIVISION FLEXIBILITY

Homeowners face financial barriers when trying to building an ADUs. Because ADUs do not appraise as separate units, most banks only offer HELOCs, excluding households without sufficient equity.

Fee-simple ADUs expand access to ADU development, and can help with displacement issues for existing homeowners by lessening tax burden through the sell of a portion of their property.

*** Proposed Cleveland Heights Legislation**
Subdividing properties to sell ADUs as a separate unit is not be permitted

13. DO NOT REQUIRE ADDITIONAL REGULATORY BURDEN

Restrictive covenants unnecessarily complicate and burden the ADU process, without providing substantial benefit. Treat ADUs the same as single-family homes.

Avoid requiring:

- special permits
- conditional use permits
- public notification
- design review
- or similar review processes

* Proposed Cleveland Heights Legislation

ADUs require approval from the Architectural Board of Review, which is the same design review requirements as garages. No conditional use permit or restrictive covenant is required.



NEXT STEPS

CITY STAFF NEXT STEPS

- 1. PUBLIC EDUCATION & FEEDBACK ON DRAFT LEGISLATION**
- 2. INTRODUCE LEGISLATION TO COUNCIL**
- 3. COUNCIL LEGISLATIVE PROCESS**
- 4. LEGISLATION ADOPTION BY COUNCIL (HOPEFULLY)**
- 5. CREATE PROCESS TO “PRE-APPROVE” ADU DESIGNS (TBD)**
- 6. ACCEPT APPLICATIONS & MANAGE PRE-APPROVED ADU DESIGNS (ONGOING)**



QUESTIONS?



ENGAGEMENT & NEXT STEPS

ENGAGEMENT & NEXT STEPS

3. ZONING TEXT AMENDMENTS

- **Visit the Project Webpage**
 - ADU Study
 - Design Competition Information
 - This presentation (video and PDF of presentation)
- **ADU Zoning Survey**
- **Community Meetings later this fall/early next year**
- **Informal Presentation at Council**
- **Formal Zoning Text Amendment Process**
 - Ordinance introduced at Council
 - Ordinance referred to Planning Commission
 - Planning Commission review and recommendation (public)
 - Council public hearing (public)
 - Council 2nd Reading and possible adoption

Casitas in TucsonCasita RegulationsModel Plan LibrarySubmit Approved Model PlanCasita Design CompetitionCasita NewsADU Amendments: HB 2720

*The only already pre-approved Casita Model Plans are the ones that do not say “Pending Approval.”
The remaining winning designers are working with Planning and Development Services to finalize their Casita Model Plan construction documents for review and approval.
Plans are posted as they are submitted and approved.*



Detached Sonoran ADU

- Silva & Havens
- Logan Havens
- Studio / 1B 459 SF
- 1BD / 1 BA 646 SF

Detached Sonoran ADU is a contemporary representation of historic Tucson architecture. It uses similar methods and philosophies of our oldest structures but is based on current materials and processes. It is heavily insulated, all-electric, accessible, uncomplicated, and designed to last generations.

ContactDesign Details



ROOST

- Urban Infill Project
- Valerie Lane
- Studio / 1B 436 SF
- 1 BD / 1 BA 623 SF
- 2 BD / 1 BA 768 SF

Welcome to the ROOST—crafted for narrow spaces, blending sleek design with accessibility. Customize your style, build effortlessly with local partnerships, and embrace sustainability. The ROOST adapts, making smart living stylish in any space!

ContactDesign Details



Tucson Casita

- Scott Neeley Architecture LLC
- Scott Neeley
- 1 BD / 1 BA
- 576 SF

Tucson Casita features a simple, elegant form adaptable to many sites, wood framing for ease of construction, a stucco exterior and metal roofing that echo traditional Sonoran houses, an efficient one-bedroom floor plan, a light-filled interior, covered porch and patio for indoor-outdoor living, and a highly energy-efficient design.

ContactDesign Details

THANK YOU

**PLEASE CONTACT THE DEPARTMENT OF PLANNING,
NEIGHBORHOODS & DEVELOPMENT FOR MORE INFORMATION OR
WITH QUESTIONS AT:**

PLANNING@CLEVELANDHEIGHTS.GOV