

CLEVELAND HEIGHTS ACCESSORY DWELLING UNIT (ADU) PROJECT

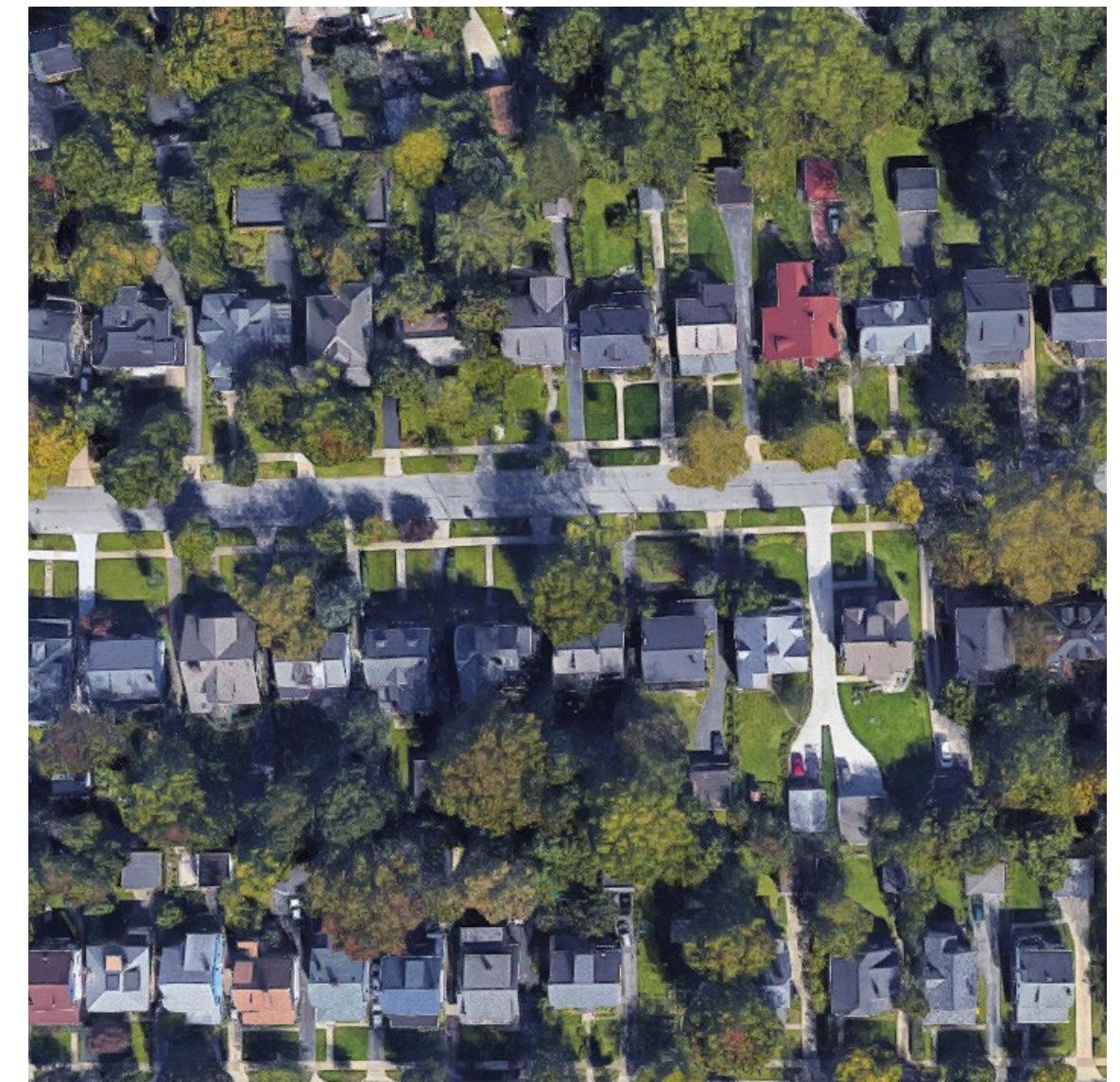
JULY 2025

1.

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



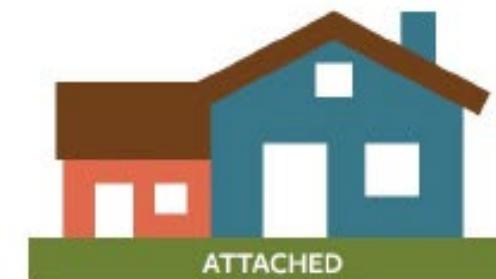
AARP AS A RESOURCE FOR ADUS



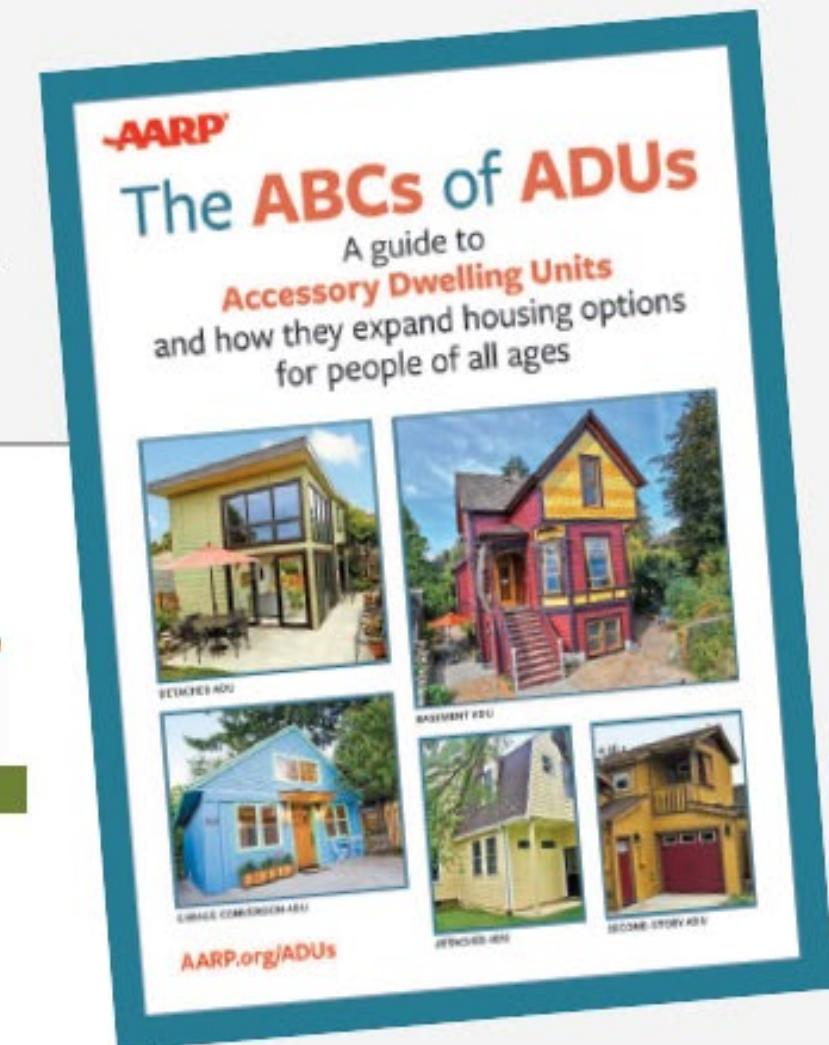
AARP Livable Communities | AARP.org/Livable

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

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:

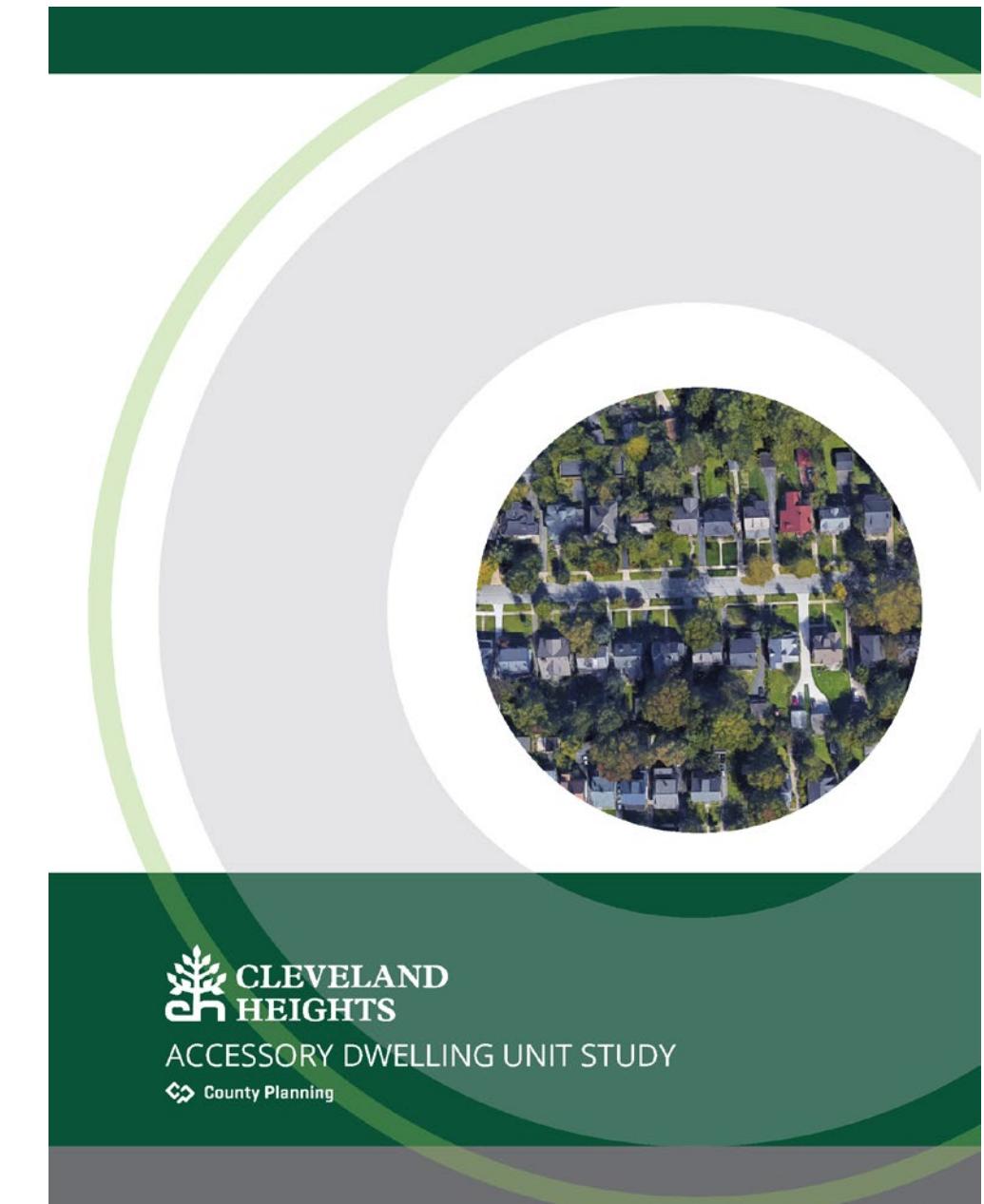
1. Accessory Dwelling Unit Study (May 2023-July 2024)

2. ADU Design Competition (September 2024-December 2024)

3. Zoning Text Amendments (underway)

4. Pre-Approved Plans (underway)

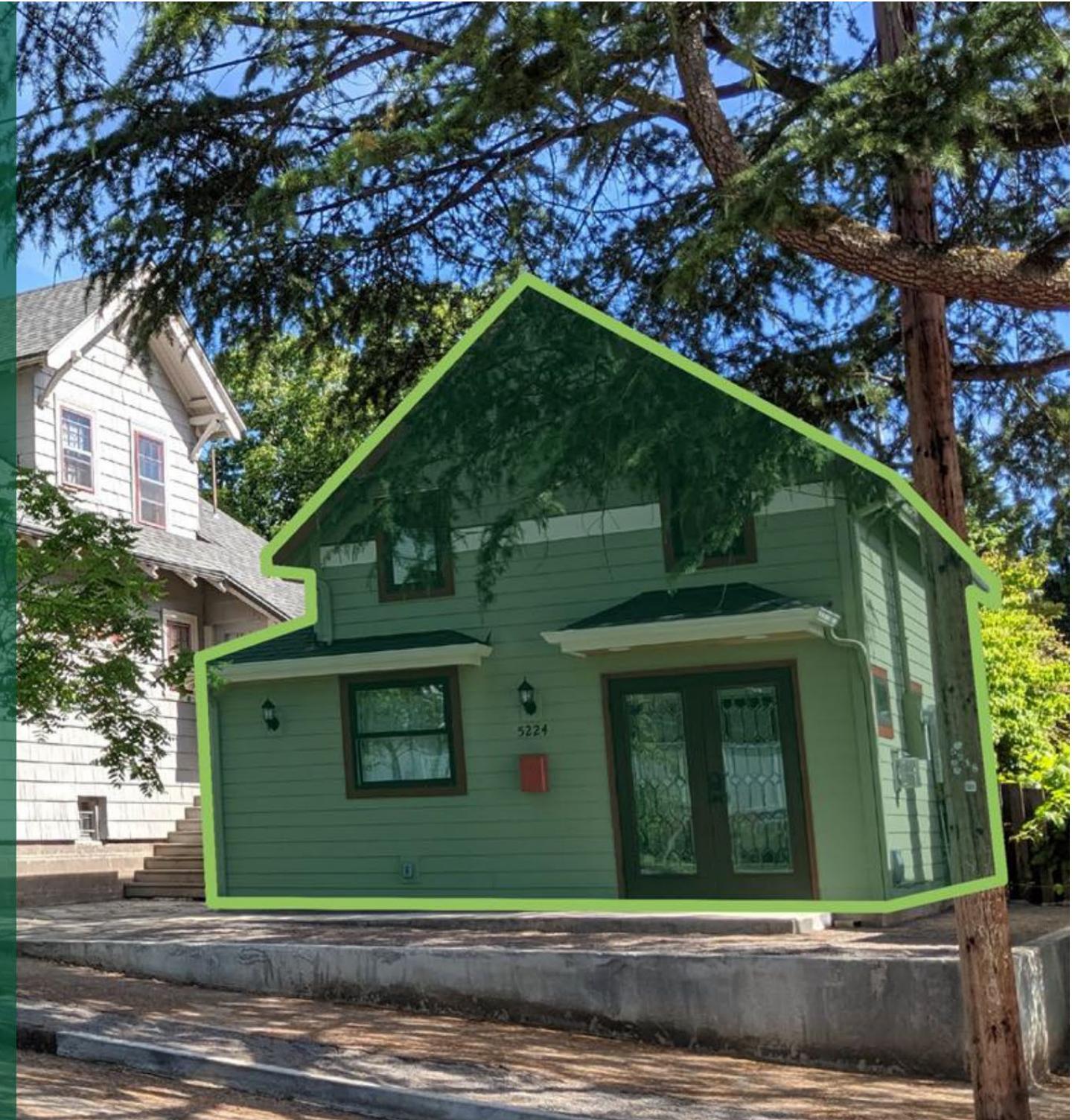
Community Engagement (on-going)



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: AccessingDwellings.org



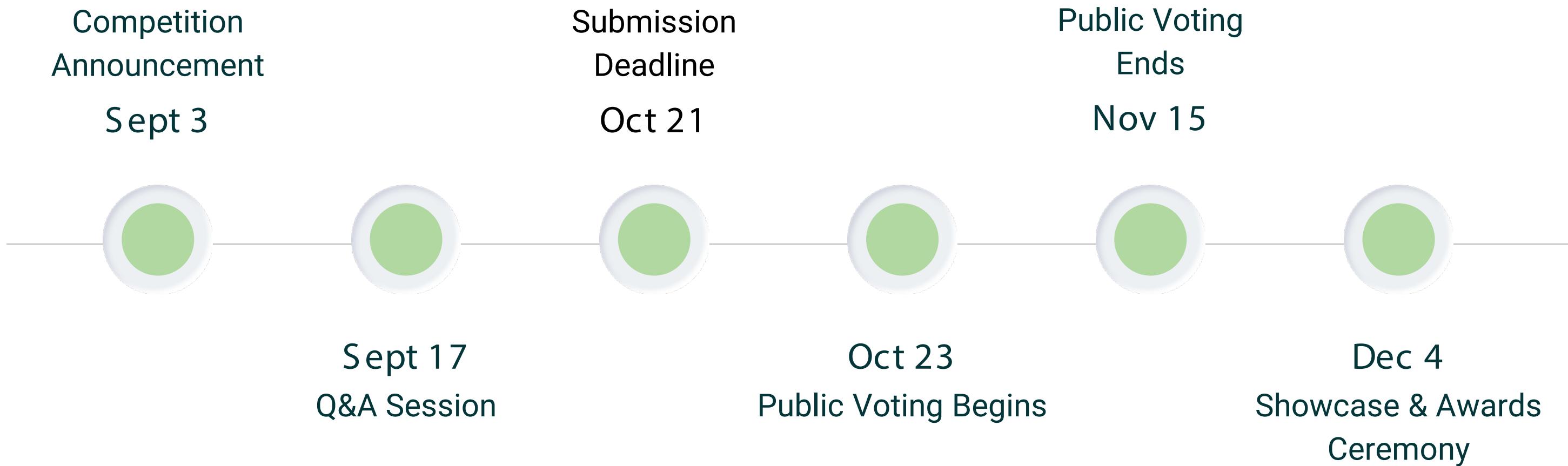
Cuyahoga
COUNTY PLANNING
Commission



GREATER OHIO
POLICY CENTER
Revitalizing Ohio.

3.

ADU DESIGN COMPETITION - TIMELINE (2024)



4.

ADU DESIGN COMPETITION - PLAN SUBMITTALS

 ADU Design Competition ADU Submissions

 ESTD 2024
ADU
CLEVELAND HEIGHTS

ADU Model Plan
Design Competition

People's Choice Competition



[Submission 001 - Universal Dwelling: Cleveland Heights ADU Competition](#)

- Designer: Code 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](#)

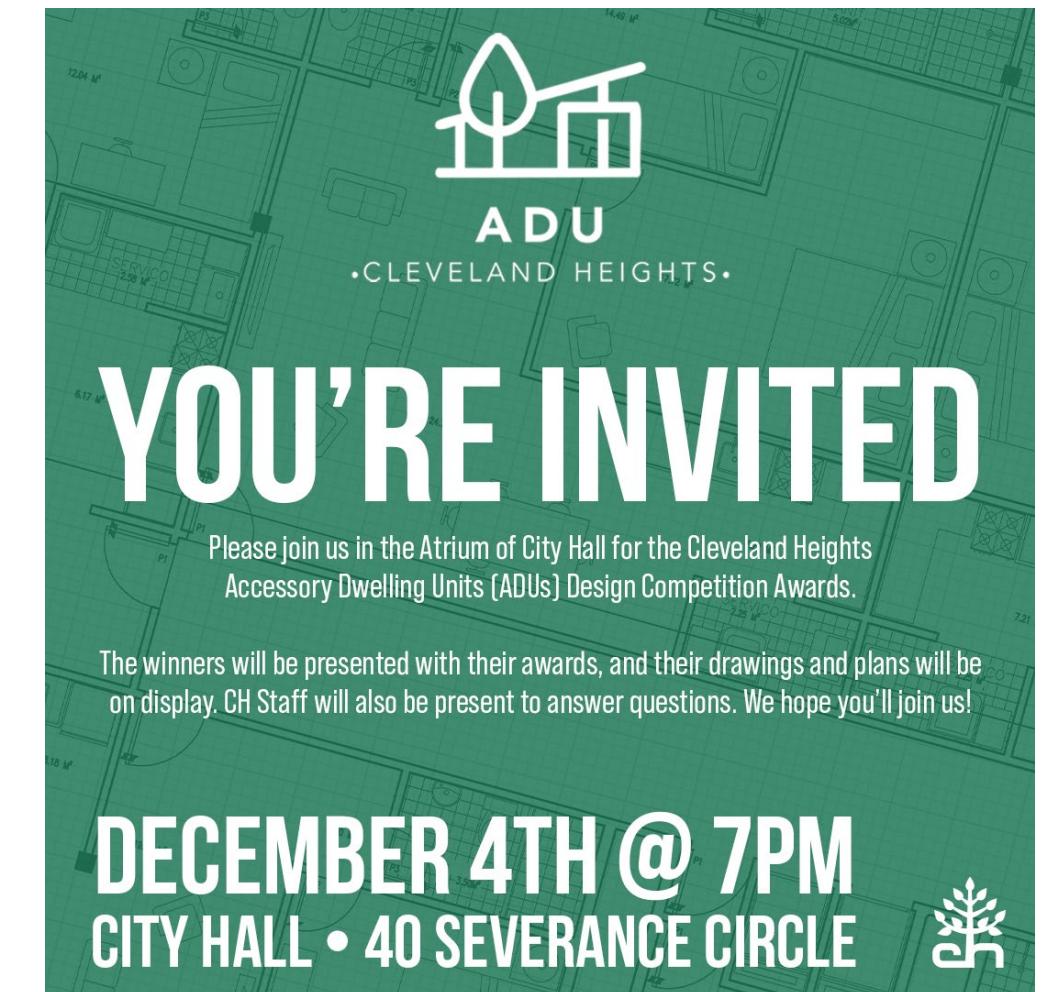


[Submission 009 - Timber Frame Accessory Unit](#)

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

[Summary Image](#)
[Submission PDF](#)

5. ADU DESIGN COMPETITION - WINNERS AND GALA EVENT



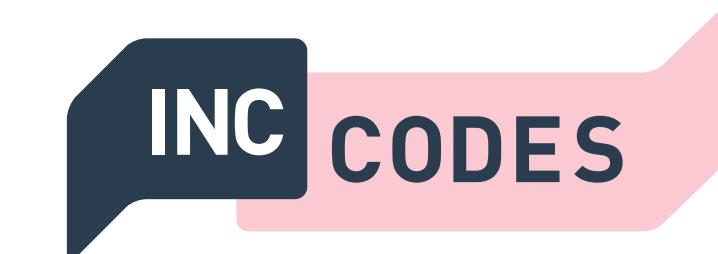
For more information: <https://www.clevelandheights.gov/1707/ADU-Design-Competition>

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***

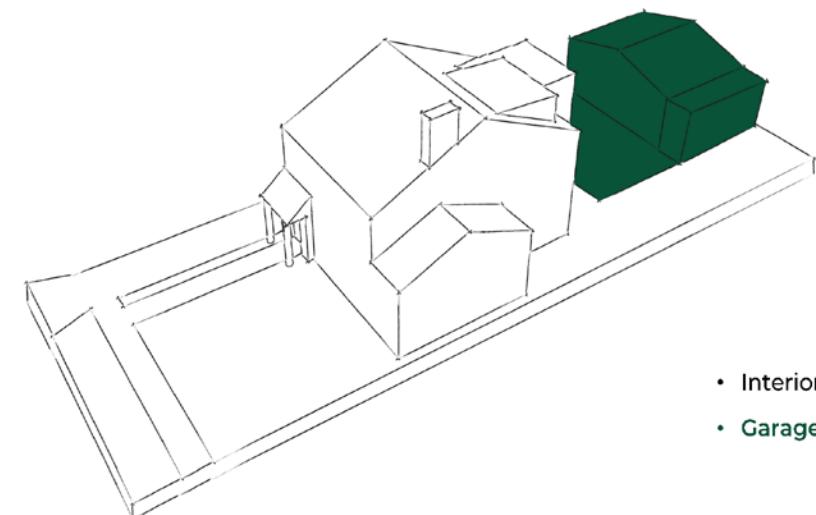


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COUNTY PLANNING
Commission



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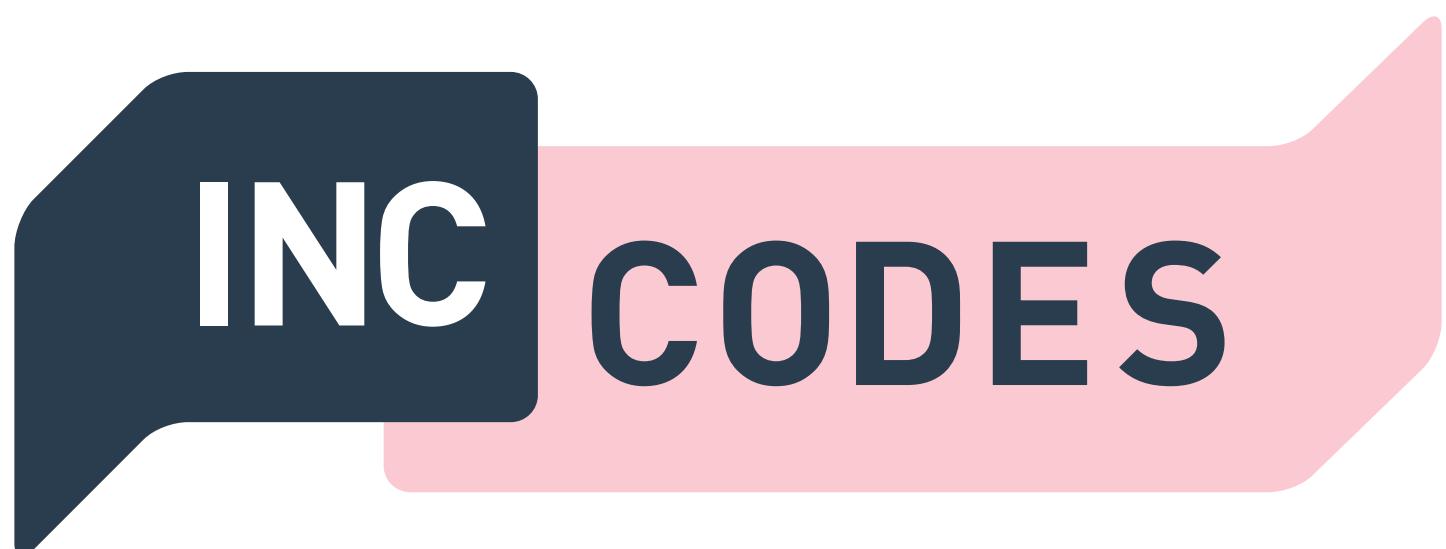
A SINGLE-FAMILY TEST | ADU TYPES



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

1.

ABOUT US



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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



**PARTNERS FOR
VIBRANT
PLACES**



PARTNERS FOR ATTAINABLE PLACES

FLOURISHING

NEIGHBORHOODS ARE
ECONOMICALLY & SOCIALLY

VIBRANT

INCLUSIVE

LASTING

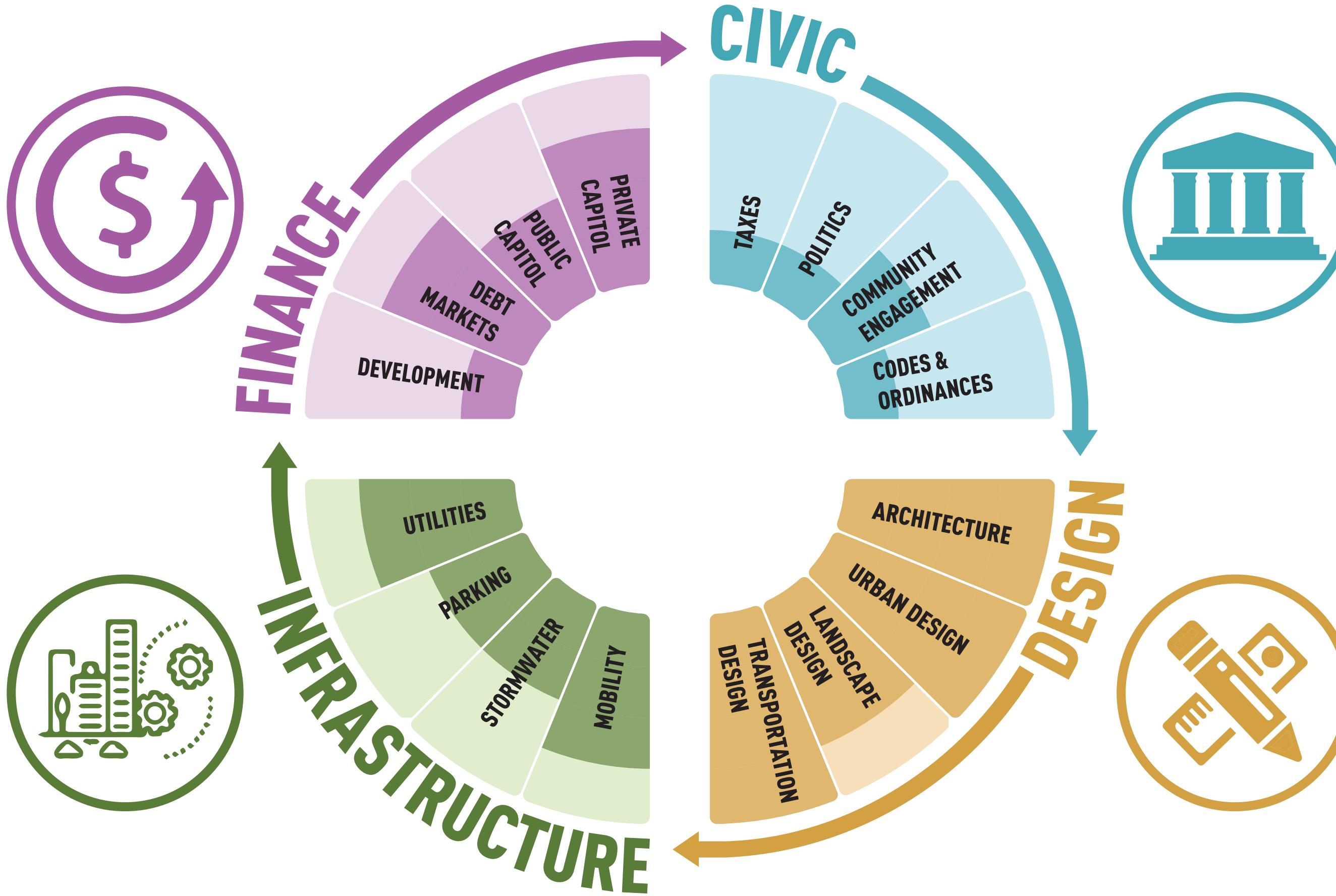
PRODUCTIVE &
LIVABLE

DIVERSE &
ATTAINABLE

SUSTAINABLE
& LOVABLE

DEVELOPMENT COMPONENTS

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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

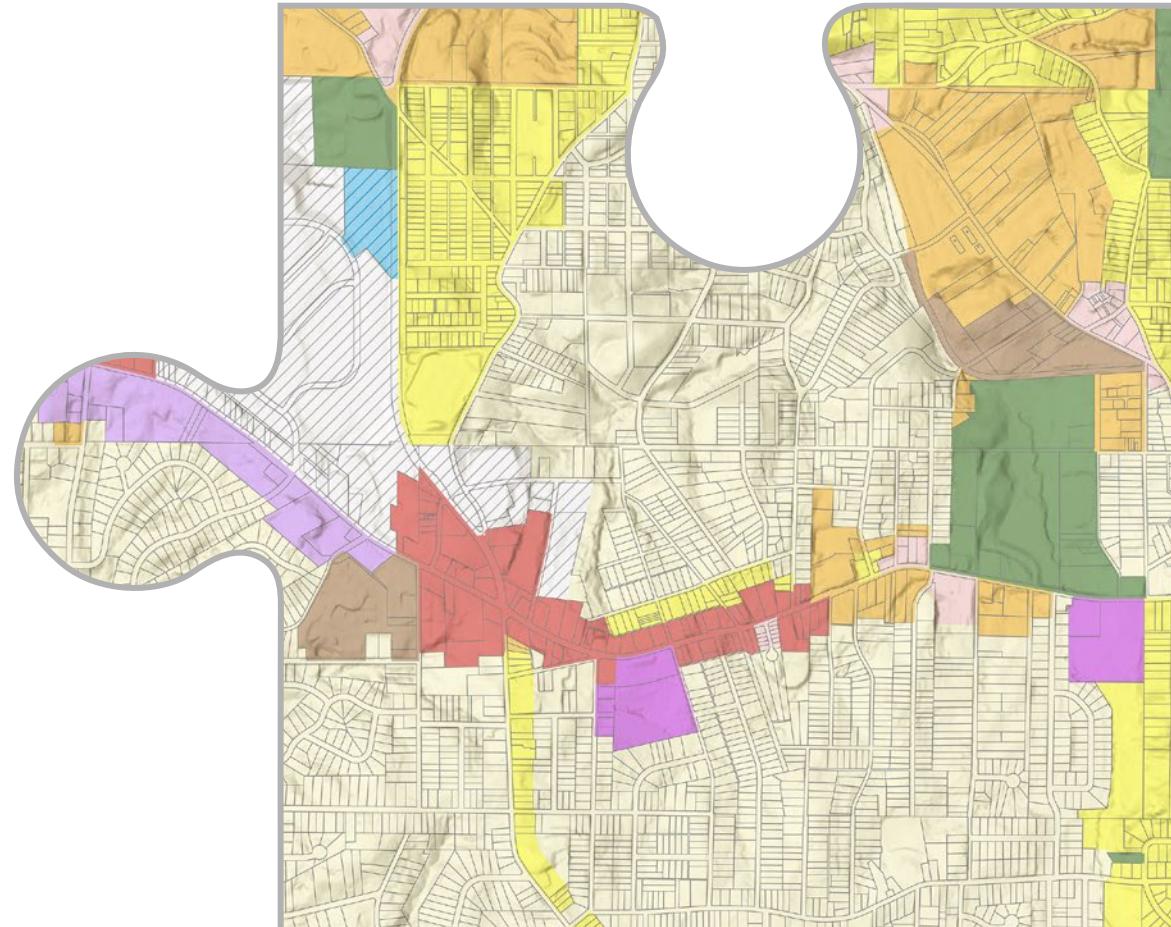


DEVELOPMENT GUIDANCE

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

ARCHITECTURE



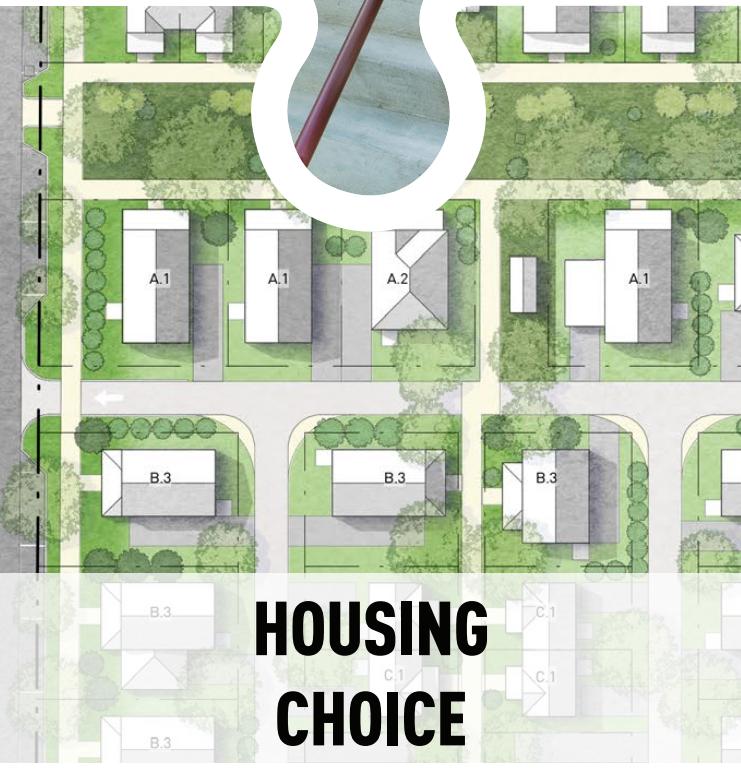
URBAN DESIGN



MAIN STREET REDEVELOPMENT



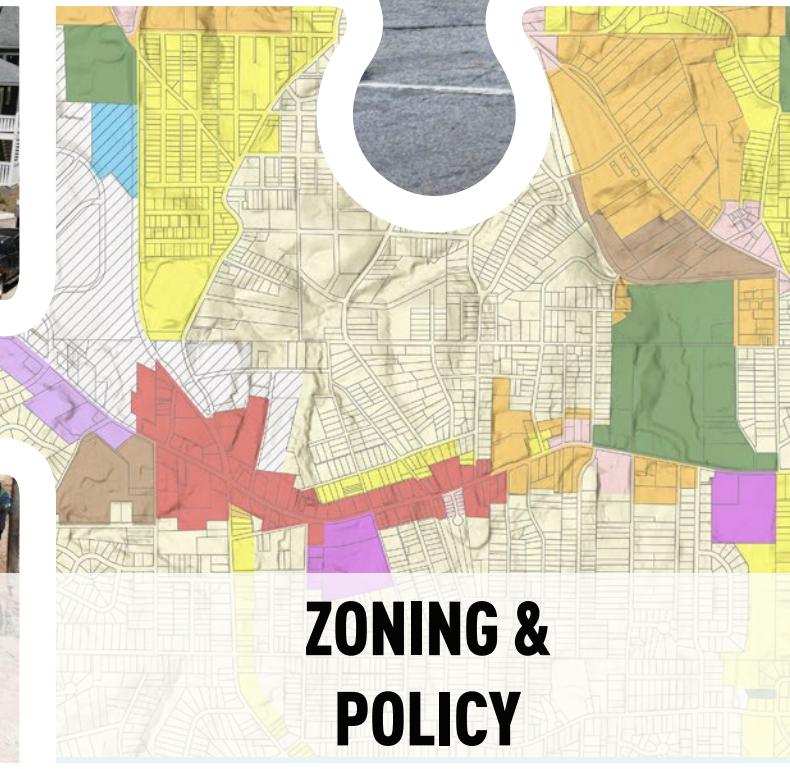
HOUSING CHOICE



DEVELOPMENT GUIDANCE



ZONING & POLICY





flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING



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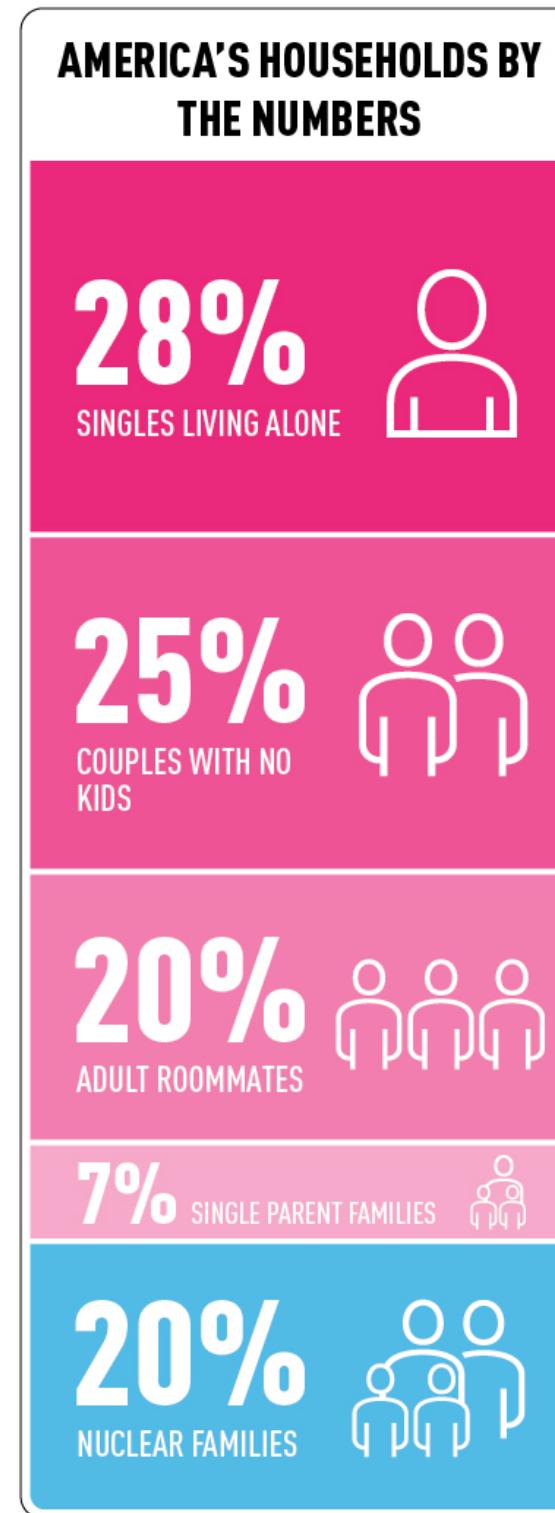
INC CODES

2.

THE HOUSING MISMATCH

CHANGING DEMOGRAPHICS-NATIONAL

HOUSEHOLD MAKEUP



80%
OF AMERICAN
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES

CHANGING DEMOGRAPHICS-OHIO

HOUSEHOLD MAKEUP

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OHIO'S HOUSING TYPES BY THE NUMBERS

32%

SINGLES LIVING ALONE



34%

COPLES WITH NO KIDS



10%

ADULT ROOMMATES



6%

SINGLE PARENT FAMILIES



18%

NUCLEAR FAMILIES



+/-82%

OF OHIO'S HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES

OHIO'S HOUSING TYPES BY THE NUMBERS

39%

SINGLES LIVING ALONE



29%

COPLES WITH NO KIDS



12%

ADULT ROOMMATES



7%

SINGLE PARENT FAMILIES



13%

NUCLEAR FAMILIES



+/-87%

OF CLEVELAND HEIGHT'S HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES

CHANGING DEMOGRAPHICS

NATIONAL HOUSEHOLD SIZE

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**NUMBER OF PEOPLE
PER HOUSEHOLD**

1950

3.8

2017

2.5

**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

983

2,571

**SF OF LIVING SPACE
PER PERSON**

292

1,012 x 3.5

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

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE

50%
MORE HOUSES NEEDED FOR
THE SAME # OF PEOPLE



2030: 2.0 +/- PEOPLE PER HOUSE

100%
MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE

CHANGING DEMOGRAPHICS

HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE

50%
MORE HOUSES NEEDED FOR
THE SAME # OF PEOPLE



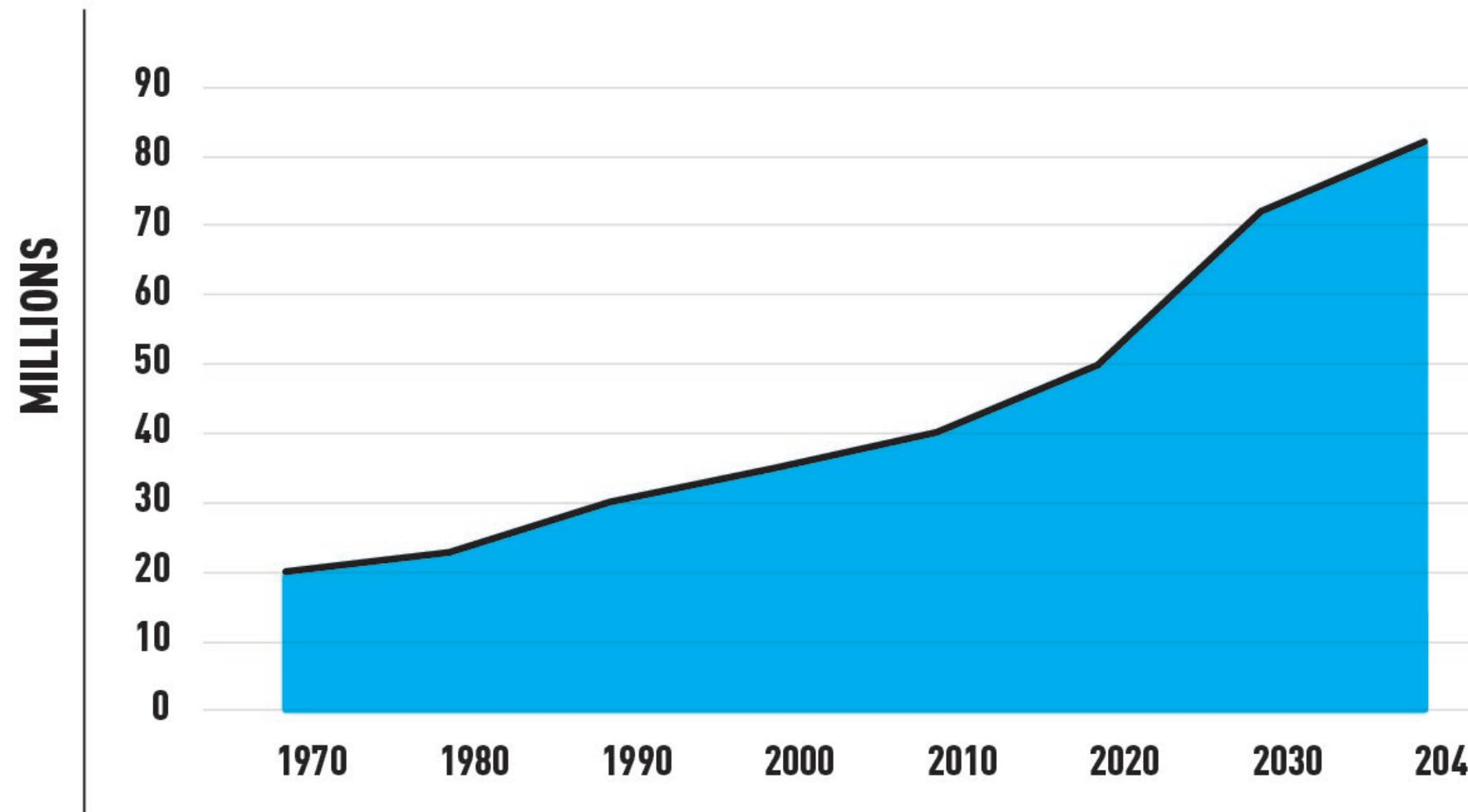
2030: 2.0 +/- PEOPLE PER HOUSE

100%
MORE HOUSES
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CHANGING DEMOGRAPHICS

AGE

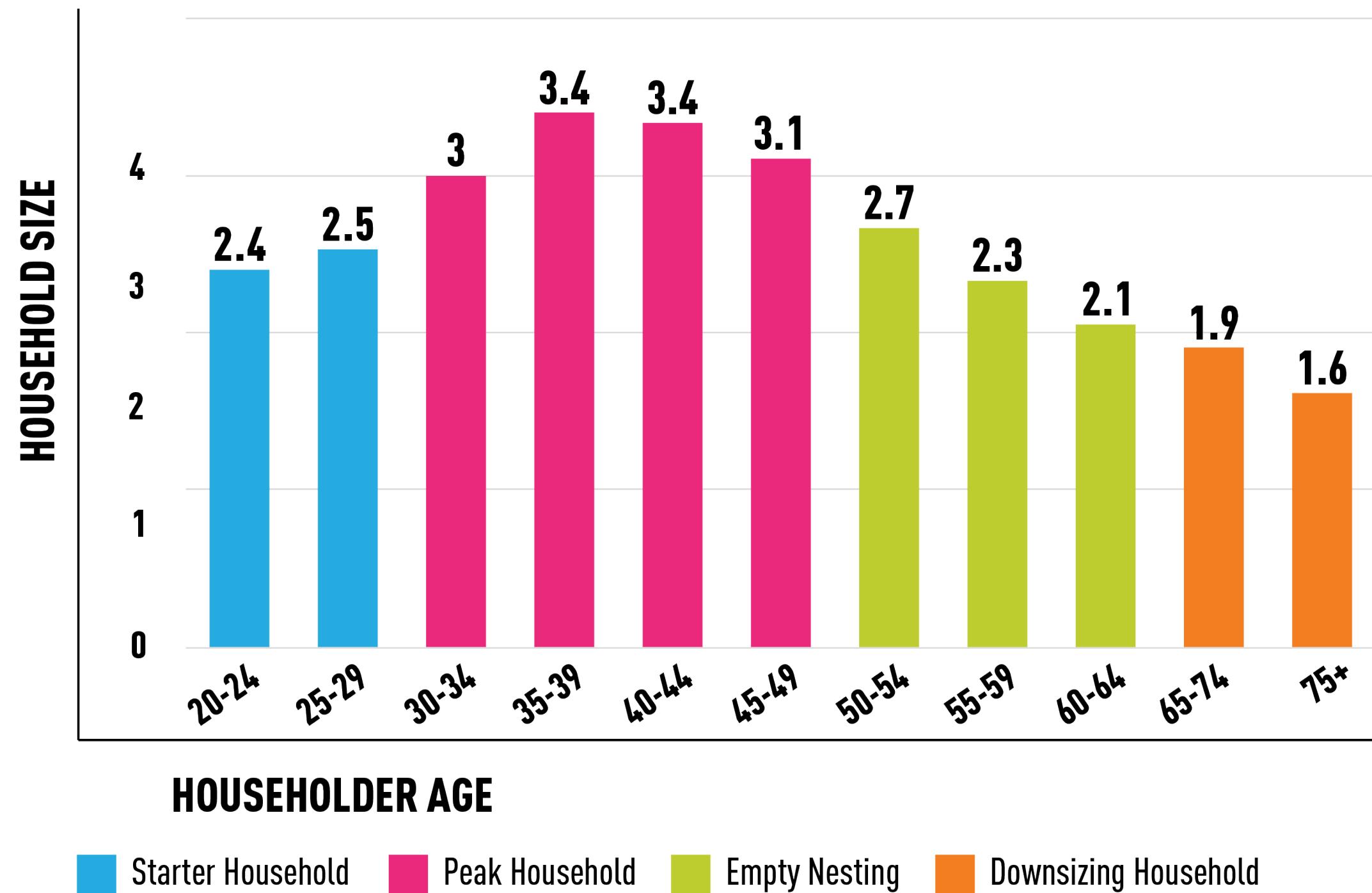
NUMBER OF SENIORS IN THE US



1970 - 2040

BY 2050
22%
OF AMERICANS
WILL BE SENIOR
CITIZENS

AVERAGE HOUSEHOLD SIZE BY AGE WITH RESPECT TO LIFE STAGE



HOUSEHOLD TYPES

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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.



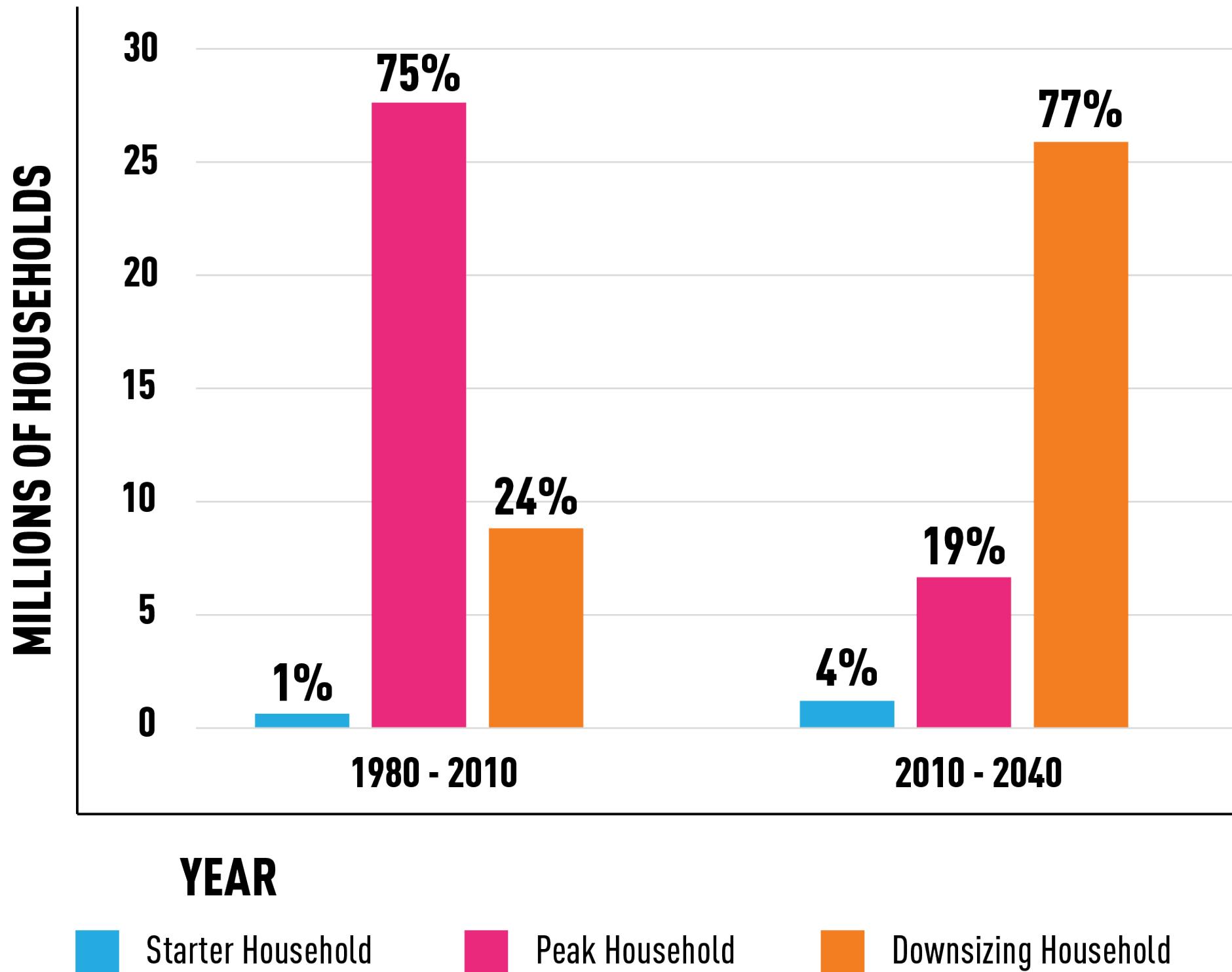
DOWNSIZING

>64 yrs old

Smaller homes on smaller lots and various attached forms.

HOUSING DEMAND

HOUSING DEMAND BY LIFE STAGE



SUPPLY VS DEMAND

HOUSING TYPE

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68%

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

70%

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

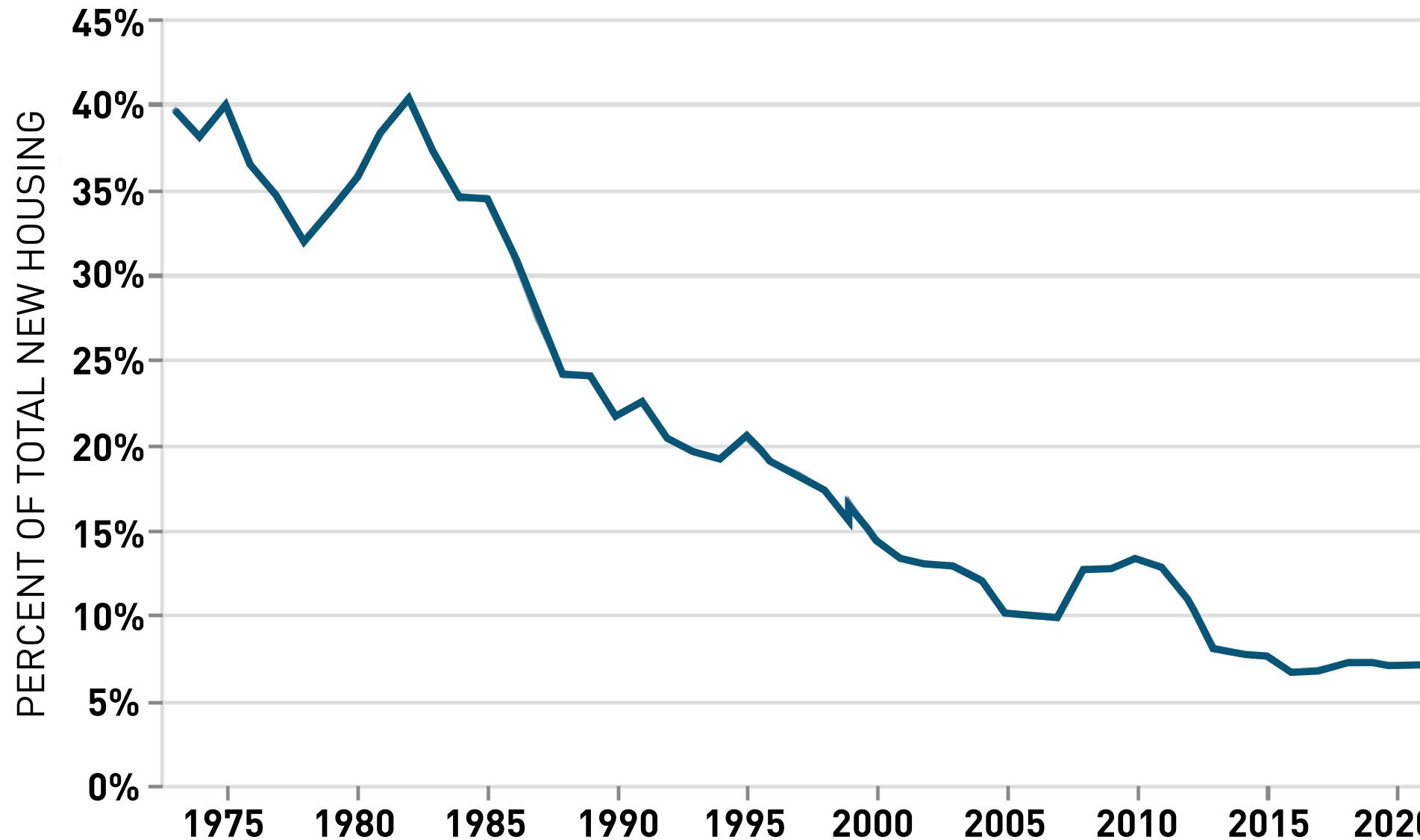
SUPPLY VS DEMAND

SMALL HOME CONSTRUCTION

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



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

SUPPLY VS DEMAND

HOUSEHOLD MAKEUP

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AMERICA'S HOUSEHOLDS BY THE NUMBERS

28%
SINGLES LIVING ALONE



25%
COUPLES WITH NO KIDS



20%
ADULT ROOMMATES



7%
SINGLE PARENT FAMILIES



20%
NUCLEAR FAMILIES



80%
OF AMERICAN HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES

AMERICA'S HOUSING TYPES BY THE NUMBERS

72%
LARGE SINGLE FAMILY HOMES



28%
MULTI-FAMILY & MISSING MIDDLE



BUT

72%
OF AMERICAN HOUSING UNITS CATER TO TRADITIONAL NUCLEAR FAMILIES

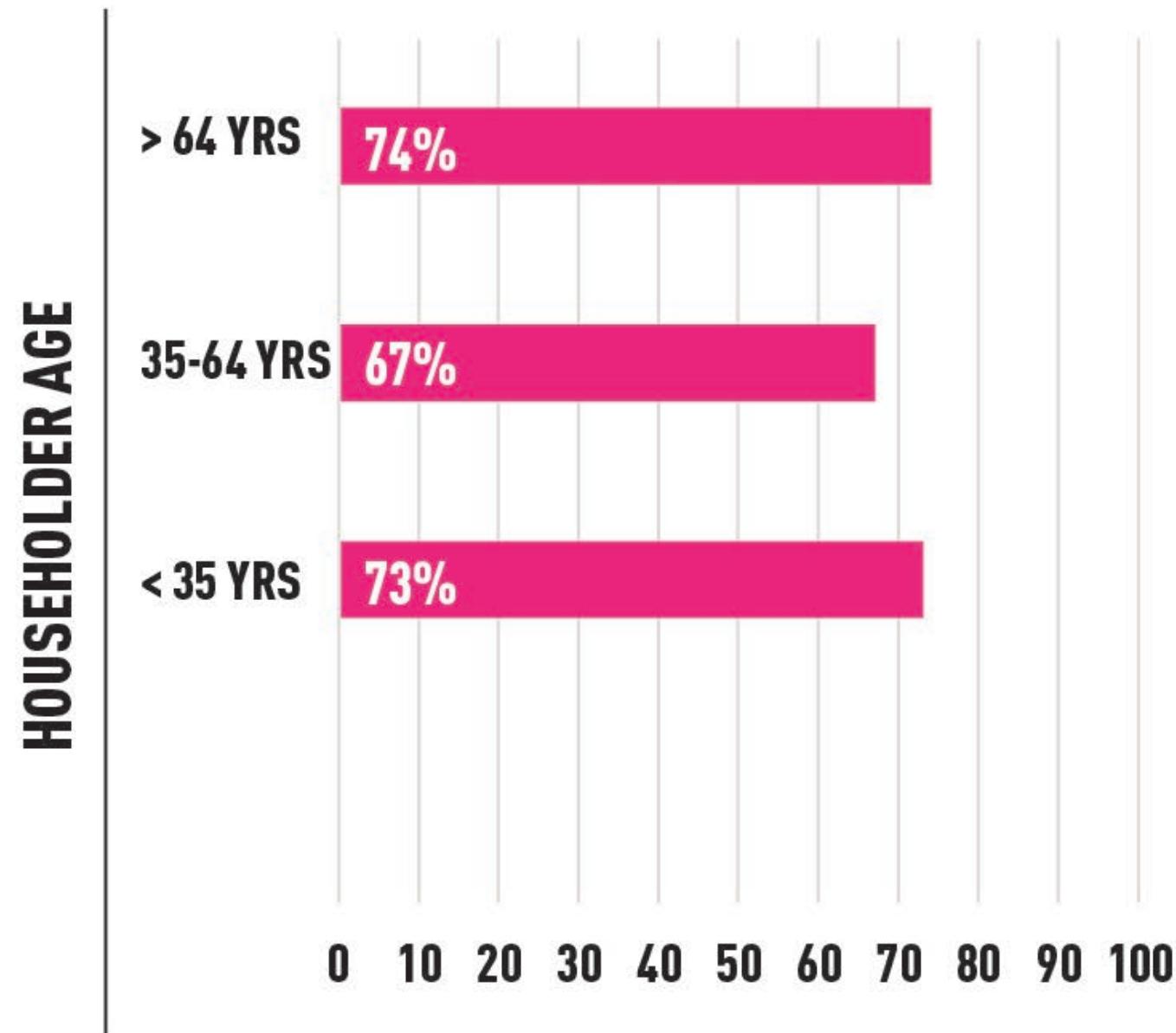
SUPPLY VS DEMAND

WALKABLE NEIGHBORHOODS

INC CODES

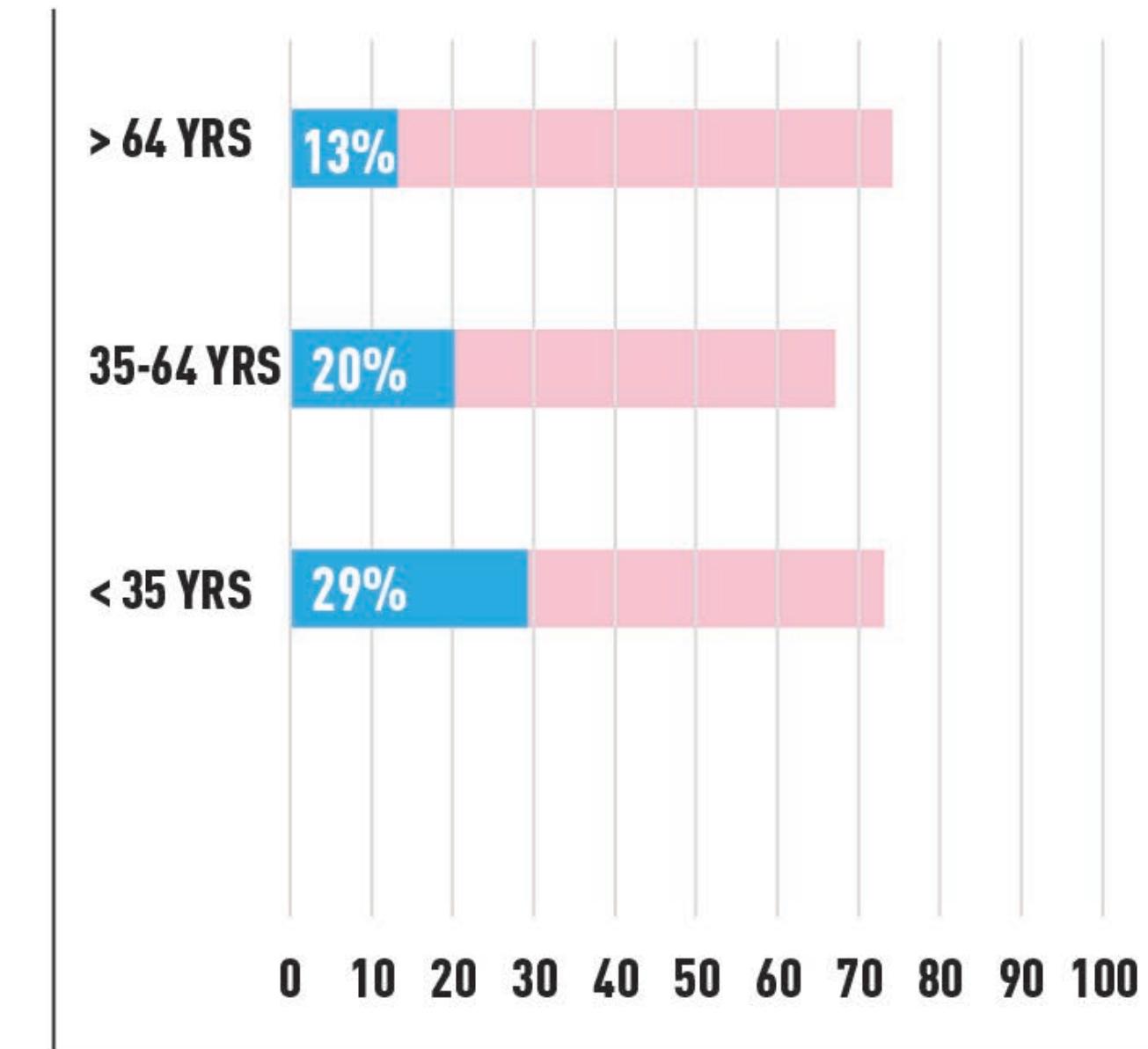
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BY SHARE OF HOUSEHOLDS BY HOUSEHOLDER AGE



% WHO WANT TO LIVE IN A WALKABLE
COMMUNITY

█ Demand █ Supply █ Deficit



% WHO LIVE IN A WALKABLE COMMUNITY

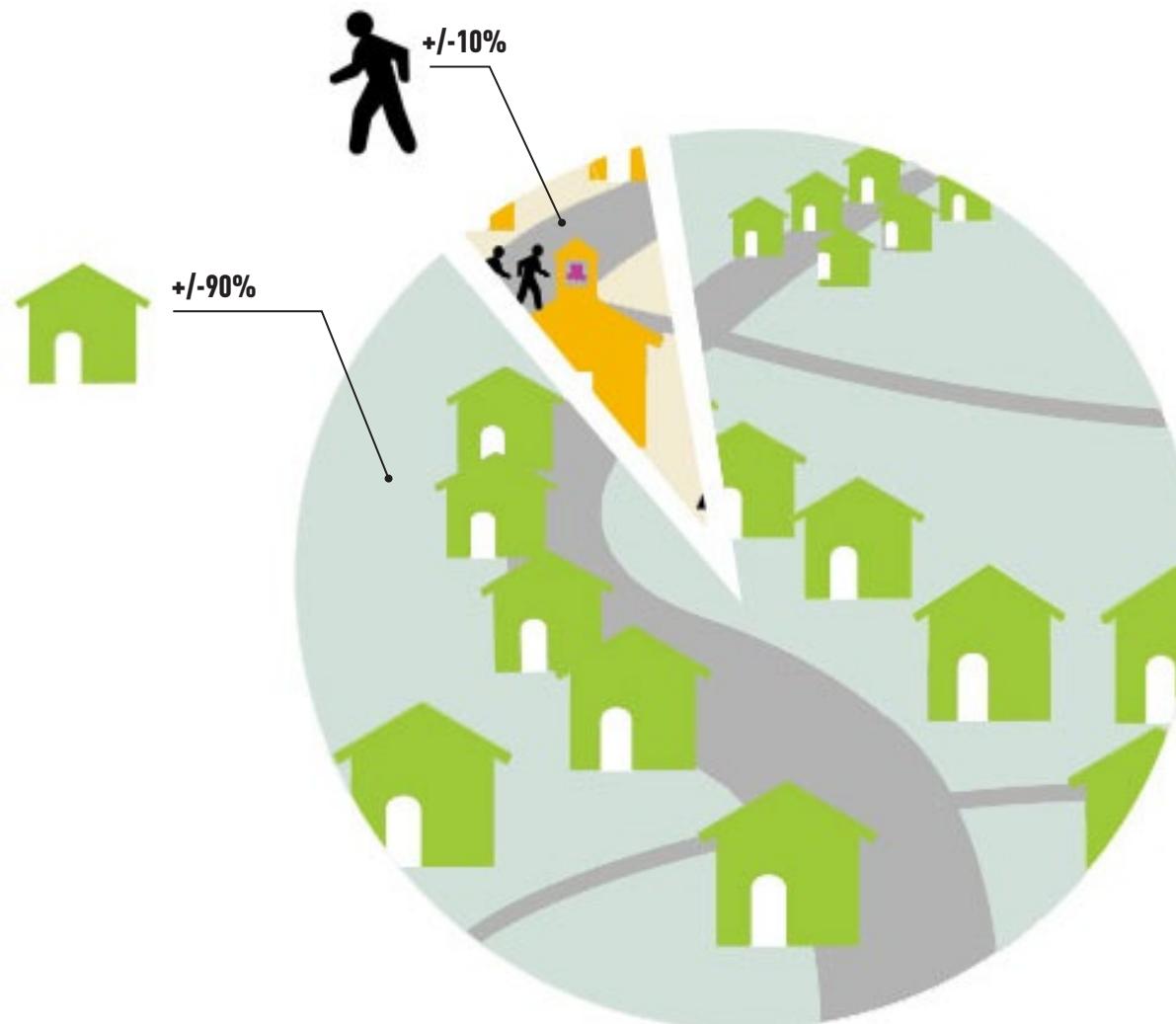
SUPPLY VS DEMAND

WALKABLE NEIGHBORHOODS

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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.**

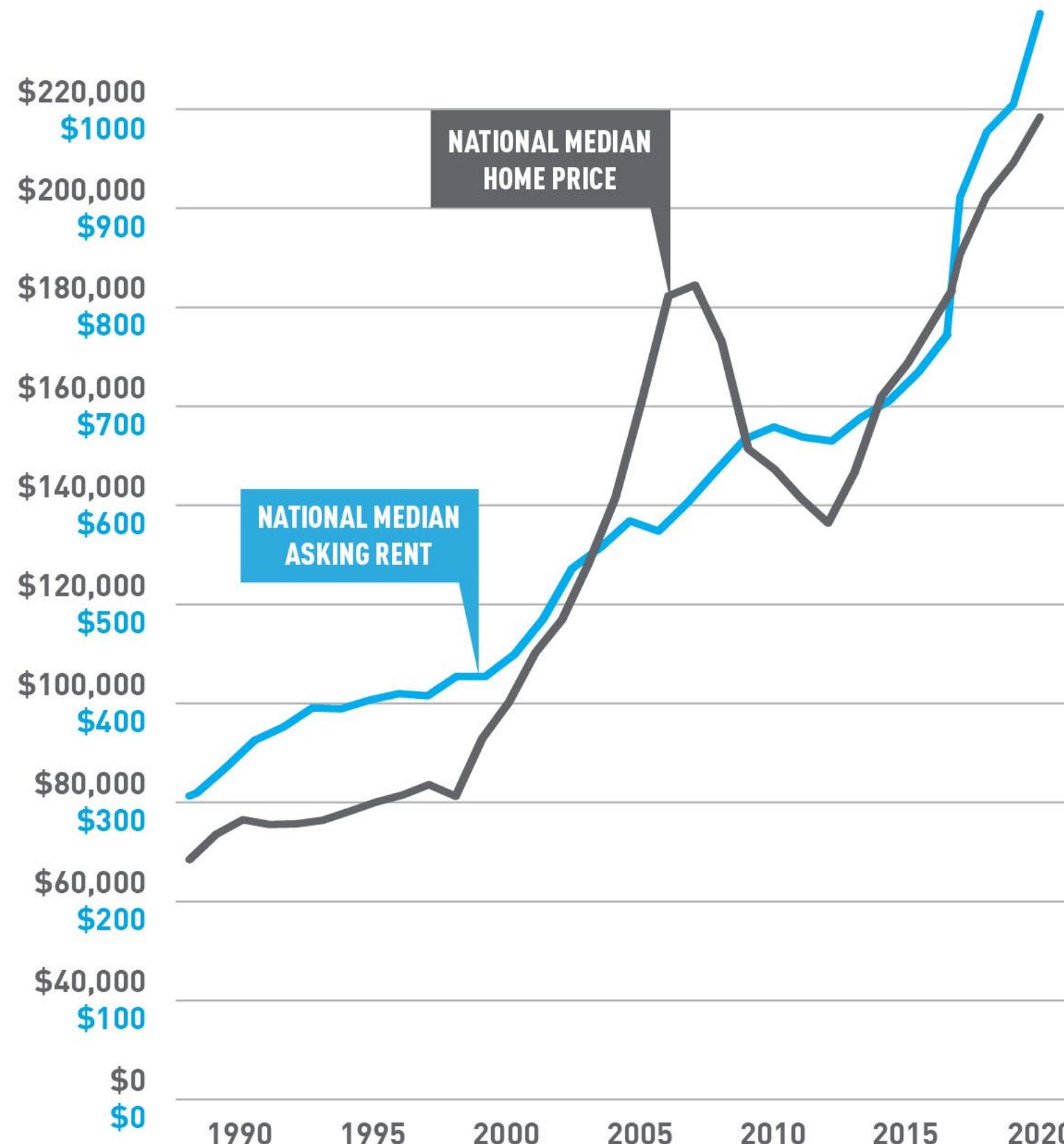
**ONE HOUSE PER STANDARD
LOT WON'T GET YOU THERE**

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

HOUSING AFFORDABILITY

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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

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

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\$10.70/HOUR

\$21,400/YR

\$535/MONTH

THE HOUSING LADDER

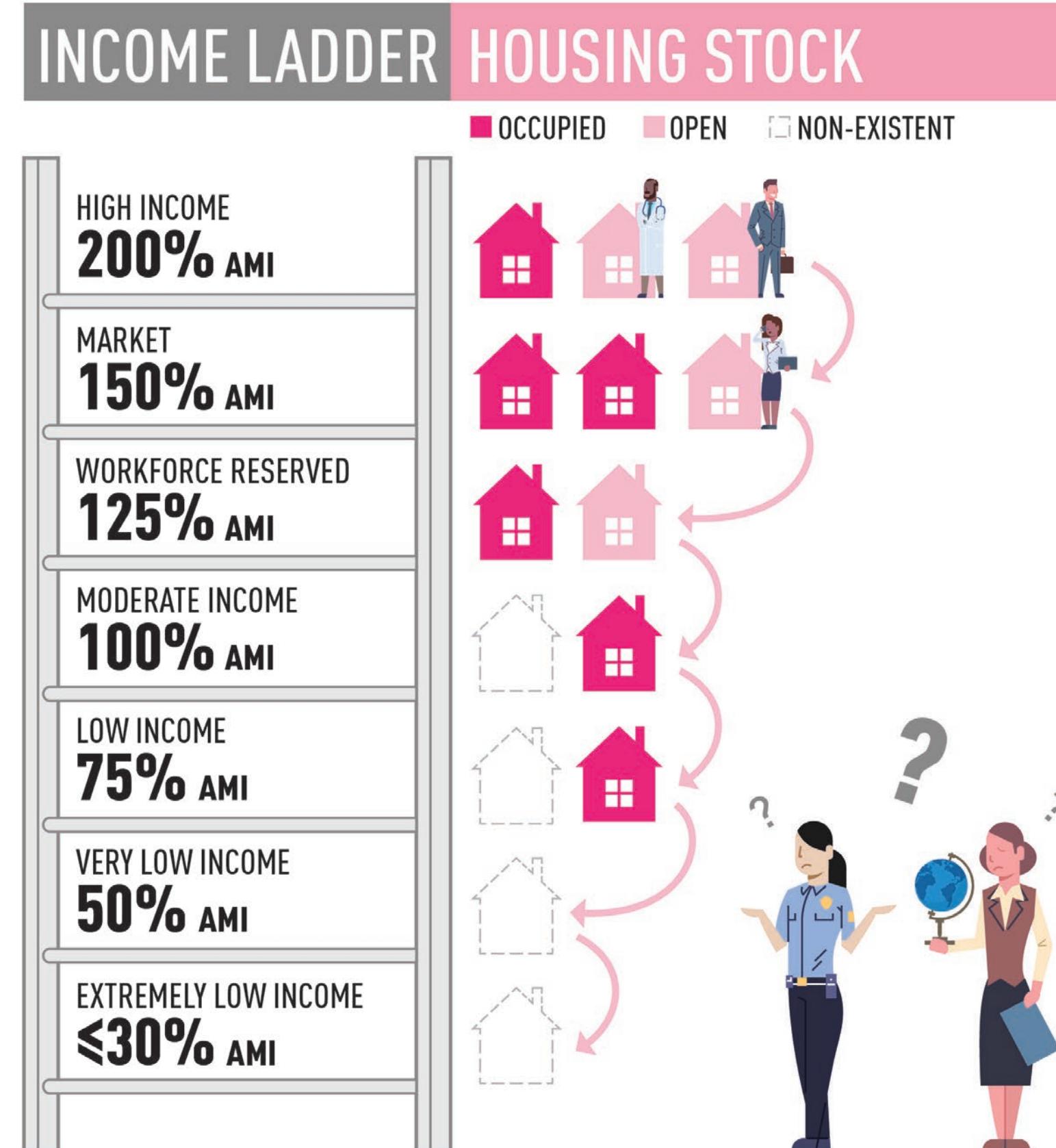
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WHEN THERE
AREN'T ENOUGH
HOMES,

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.

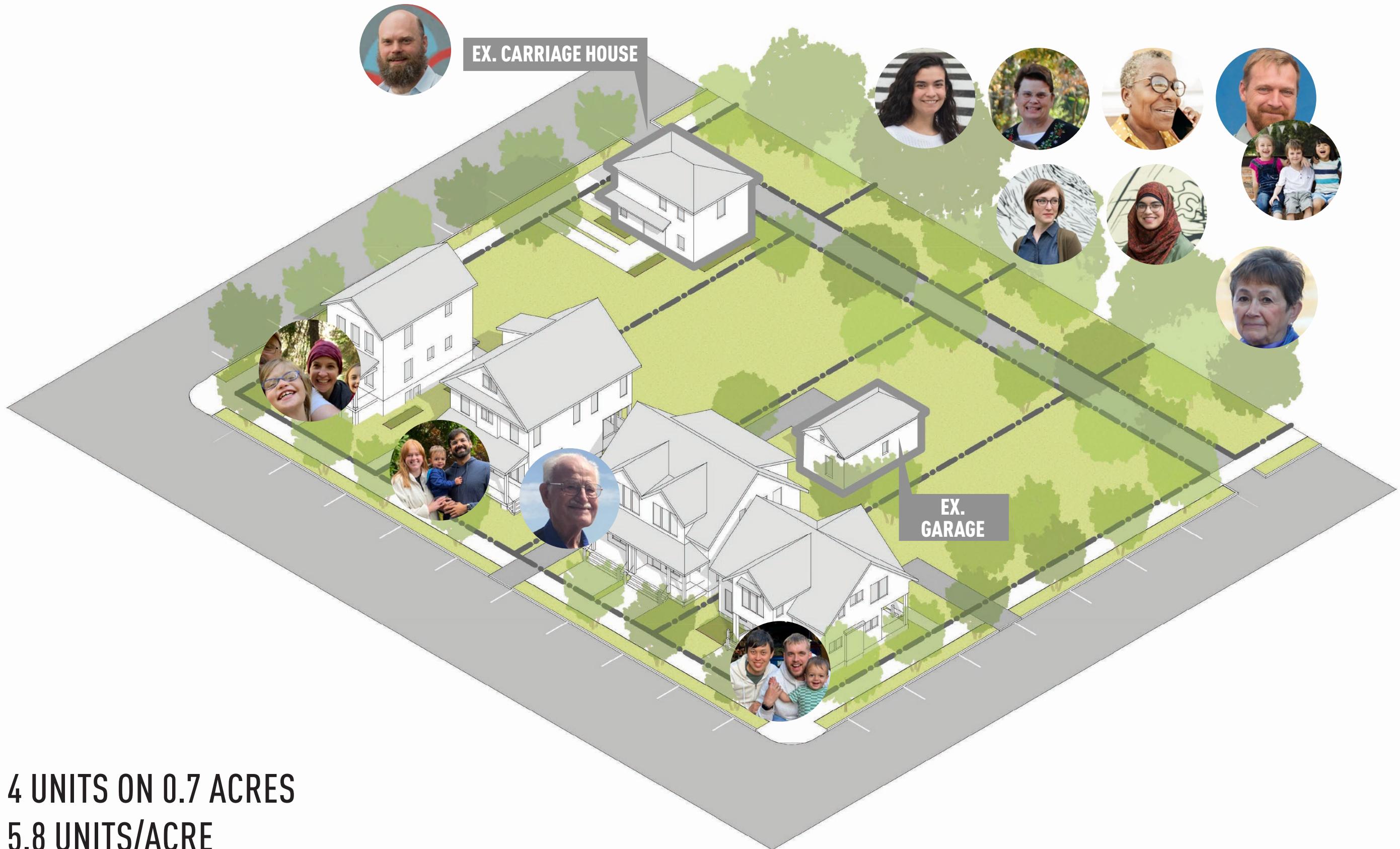
THE HIGH COST OF LOW DENSITY

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

HOUSING AND PEOPLE'S NEEDS

INC CODES

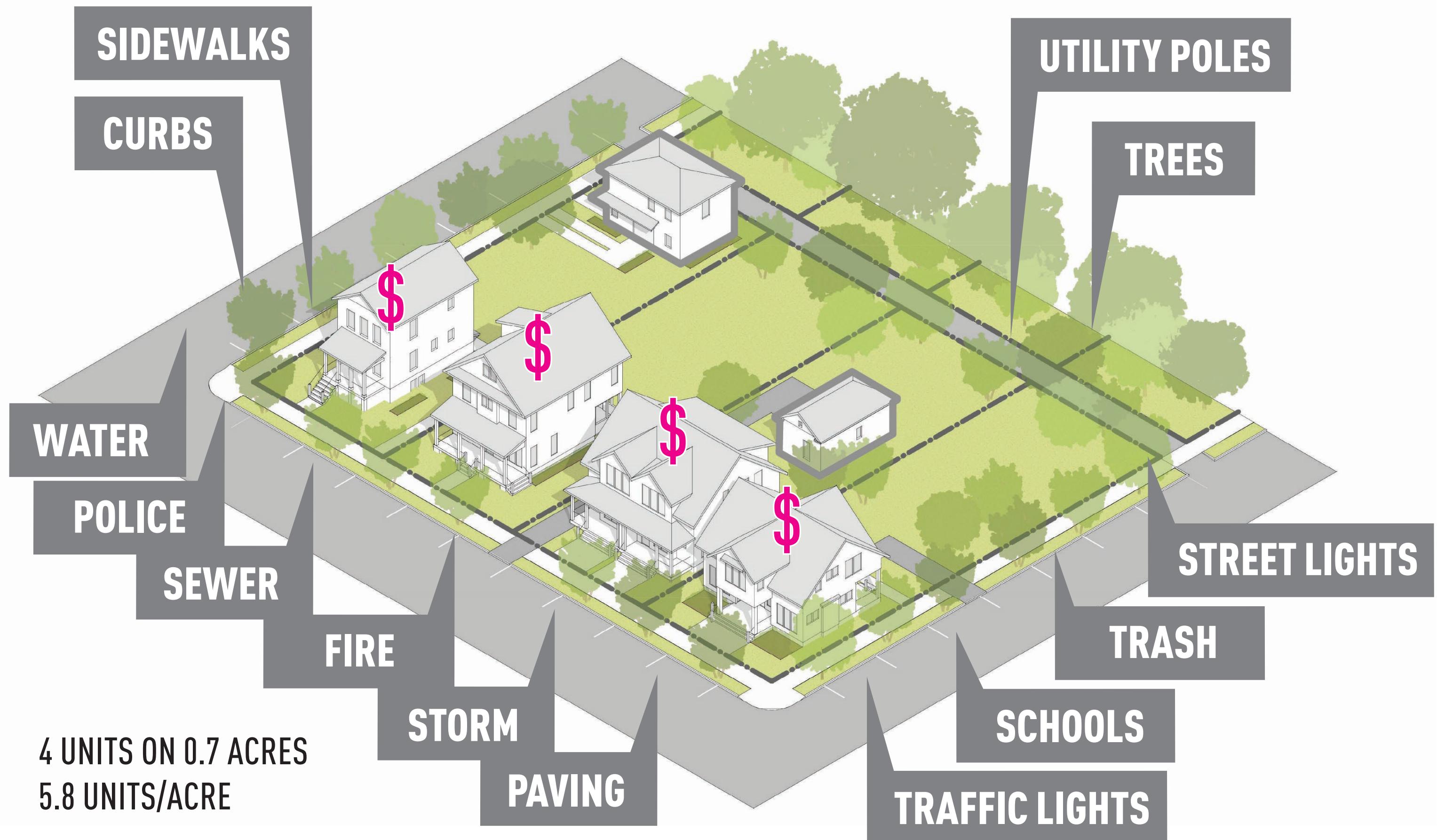
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HOUSING AND PEOPLE'S NEEDS

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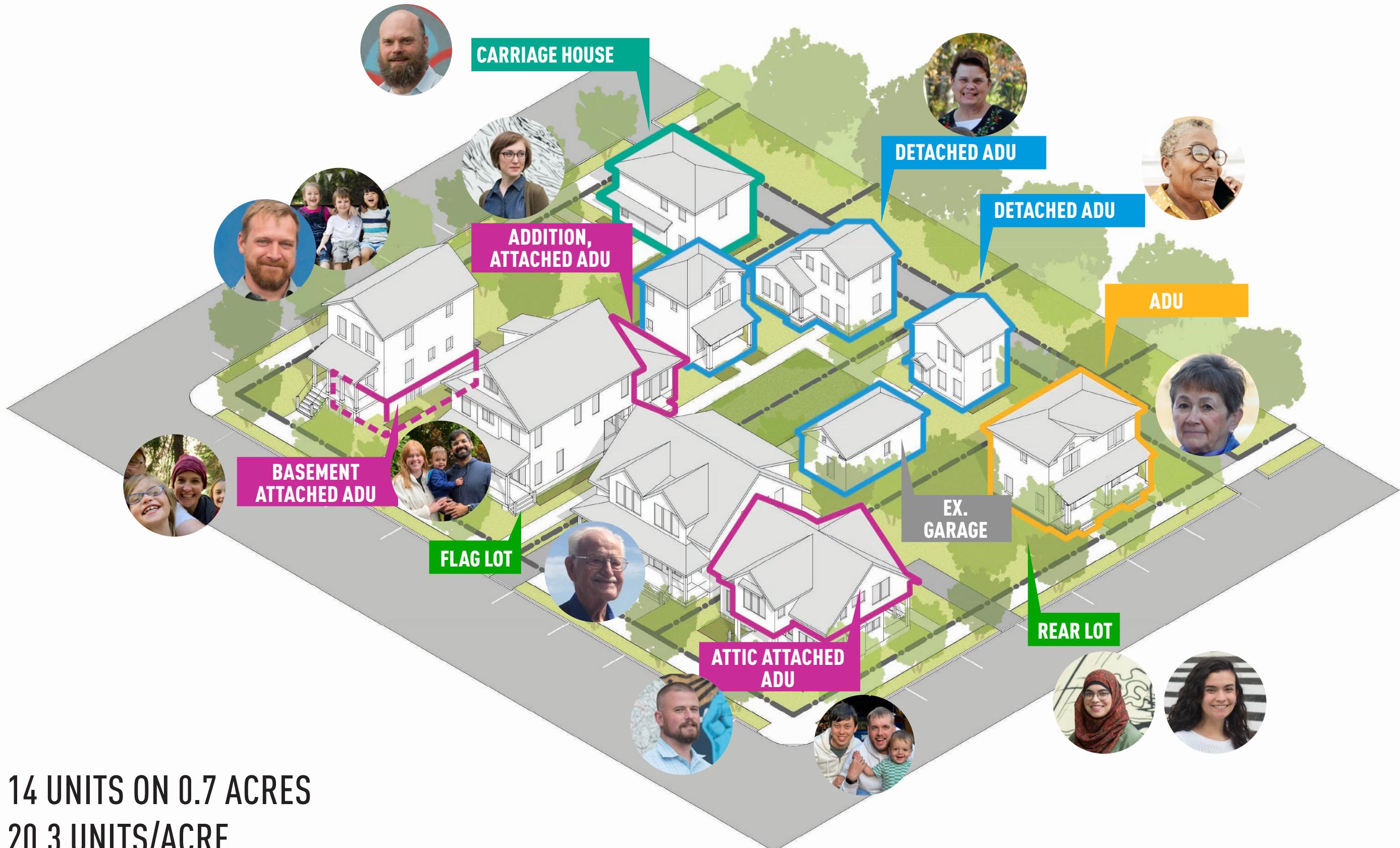
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HOUSING AND PEOPLE'S NEEDS

INC CODES

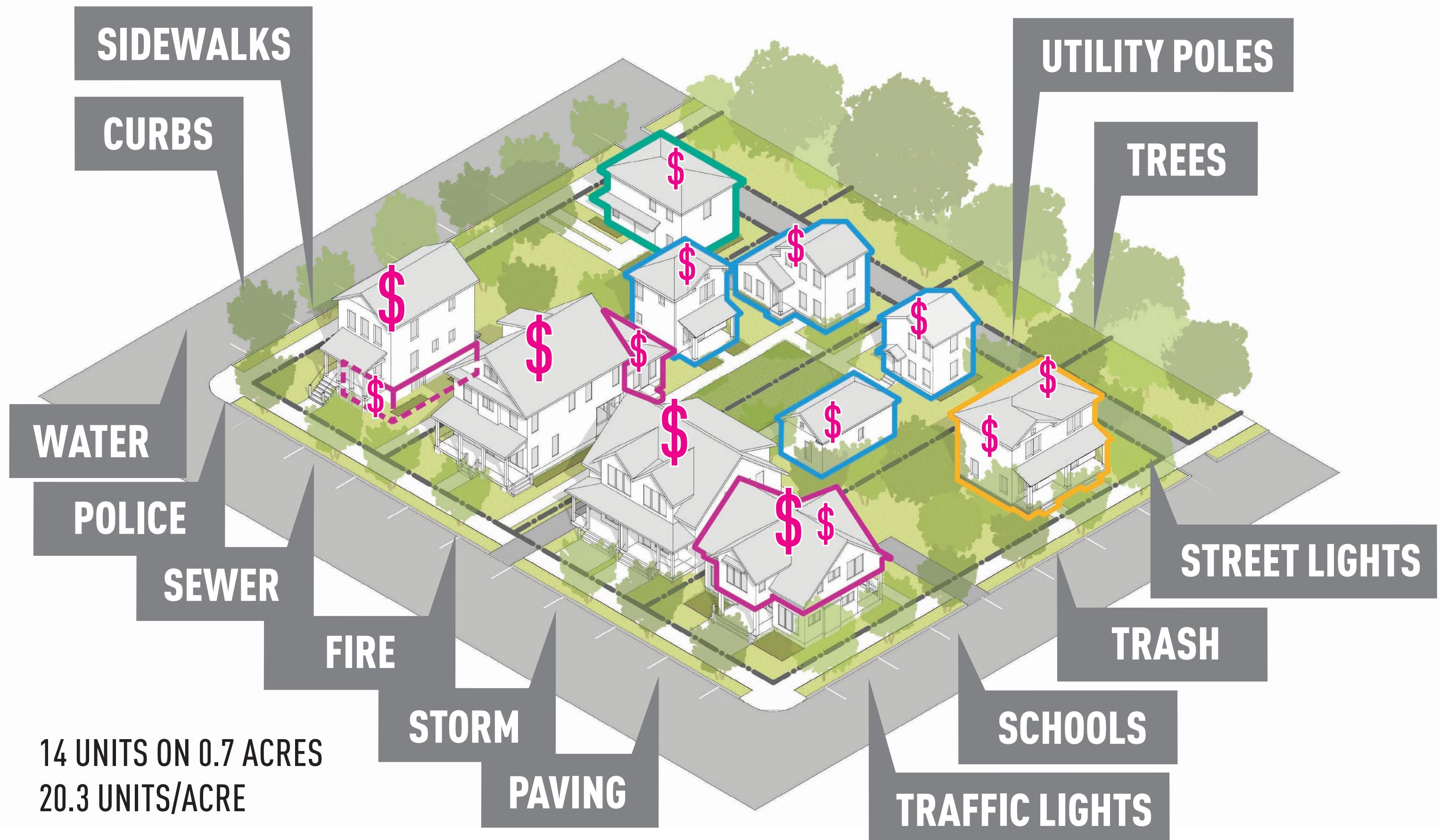
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HOUSING AND PEOPLE'S NEEDS

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DO THE MATH.
AND CHECK OUT:

URBAN³

STRONG
TOWNS

STRONG TOWNS

HOUSING READY CHECKLIST

HOUSING READY CHECKLIST

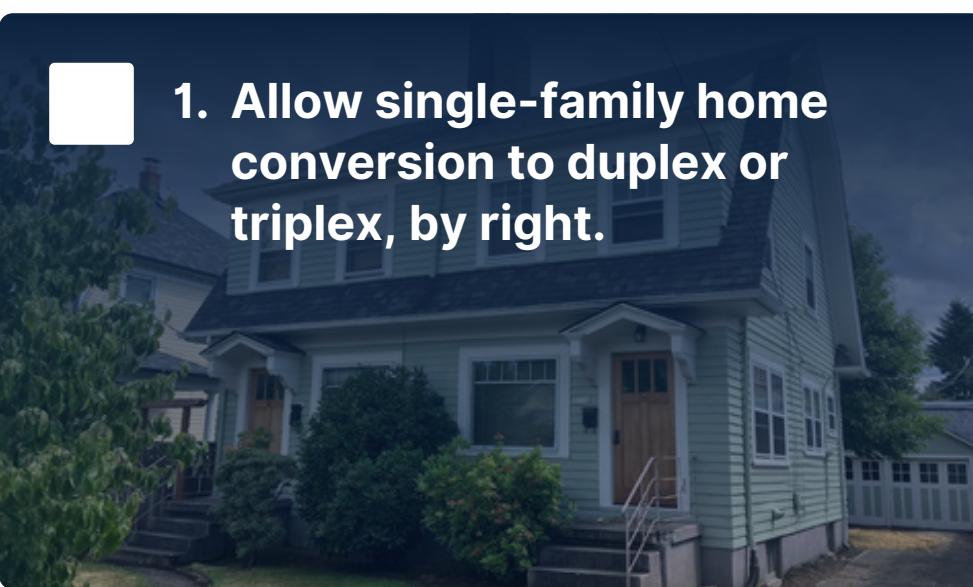
Is Your City Housing Ready?

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.

STRONG TOWNS



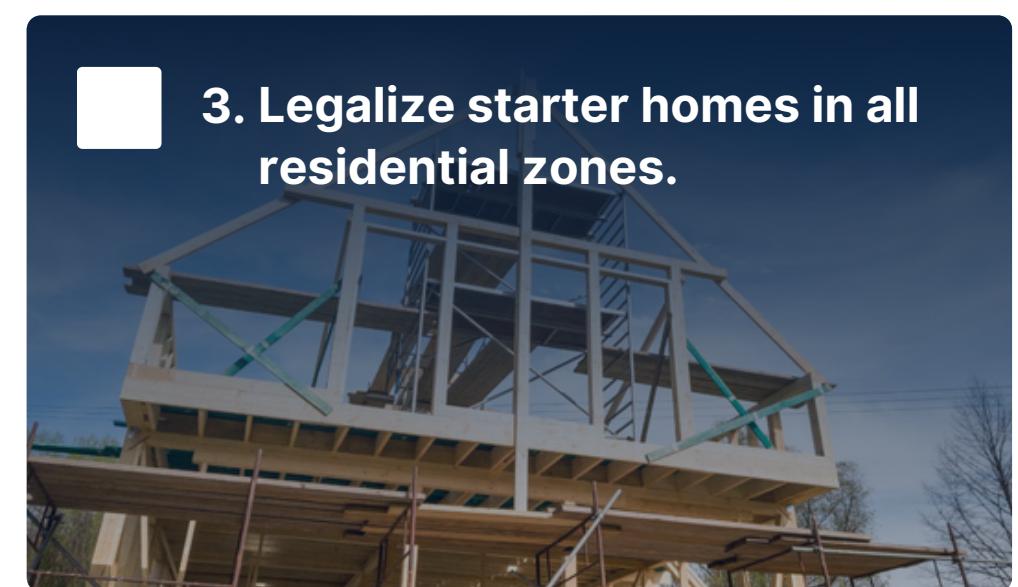
1. Allow single-family home conversion to duplex or triplex, by right.



2. Permit backyard cottages in all residential zones.



3. Legalize starter homes in all residential zones.



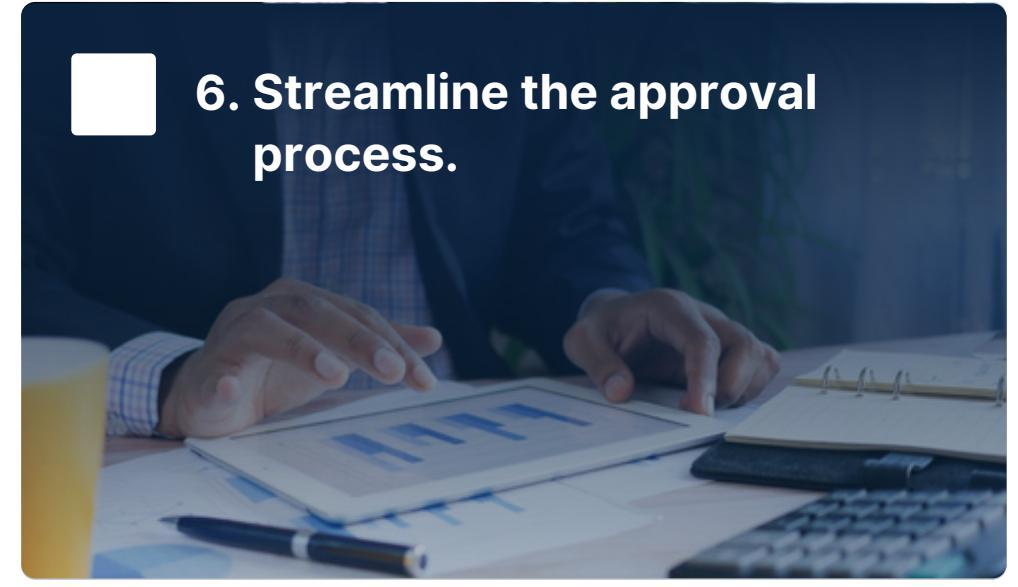
4. Eliminate minimum lot size requirements in existing neighborhoods.



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

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

**PERMIT BACKYARD
COTTAGES IN ALL
RESIDENTIAL ZONES**

HOUSING READY CHECKLIST

STRONG
TOWNS

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REPEAL PARKING
MANDATES FOR HOUSING

HOUSING READY CHECKLIST

STRONG
TOWNS

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**LEGALIZE STARTER
HOMES IN ALL
RESIDENTIAL ZONES**

HOUSING READY CHECKLIST

STRONG
TOWNS

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

HOUSING READY CHECKLIST

STRONG
TOWNS

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**STREAMLINE THE
APPROVAL PROCESS**



WHY ADUS?

THRESHOLDS MATTER

IRC V. IBC

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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

INC CODES

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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



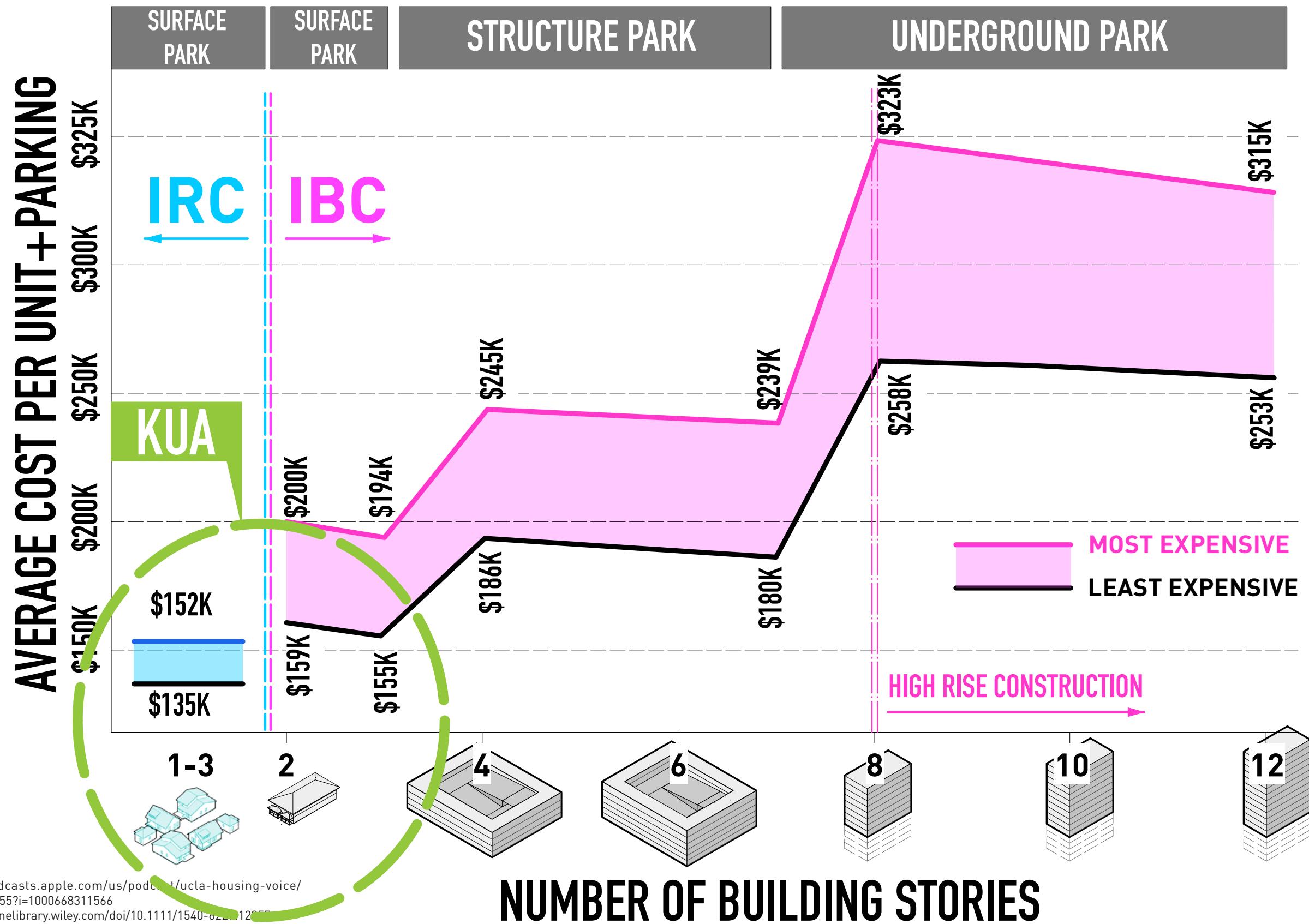
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THRESHOLDS MATTER

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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.

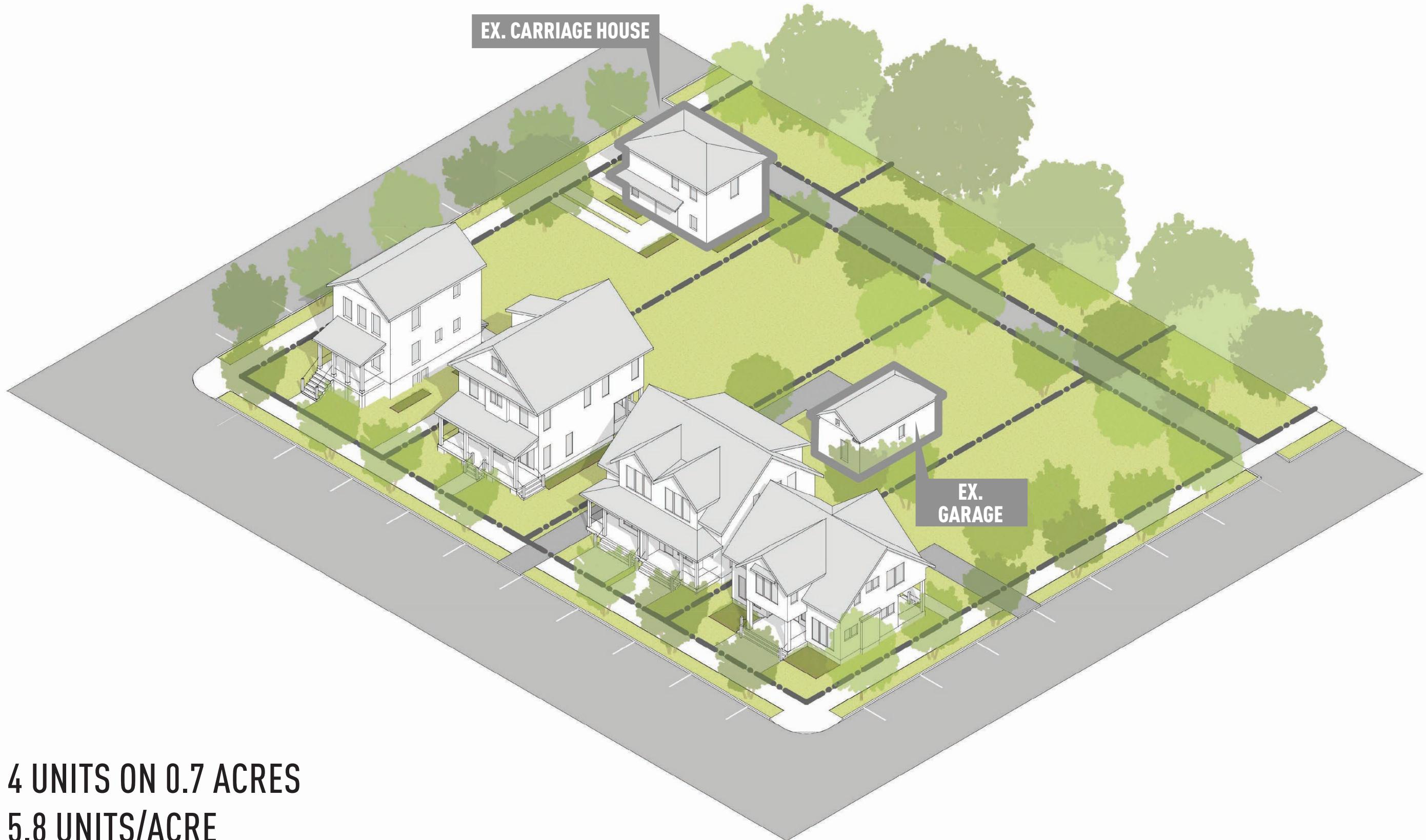
BETTER RETURNS ON EXISTING INFRASTRUCTURE

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

INC CODES

KRONBERG
URBANISTS
ARCHITECTS

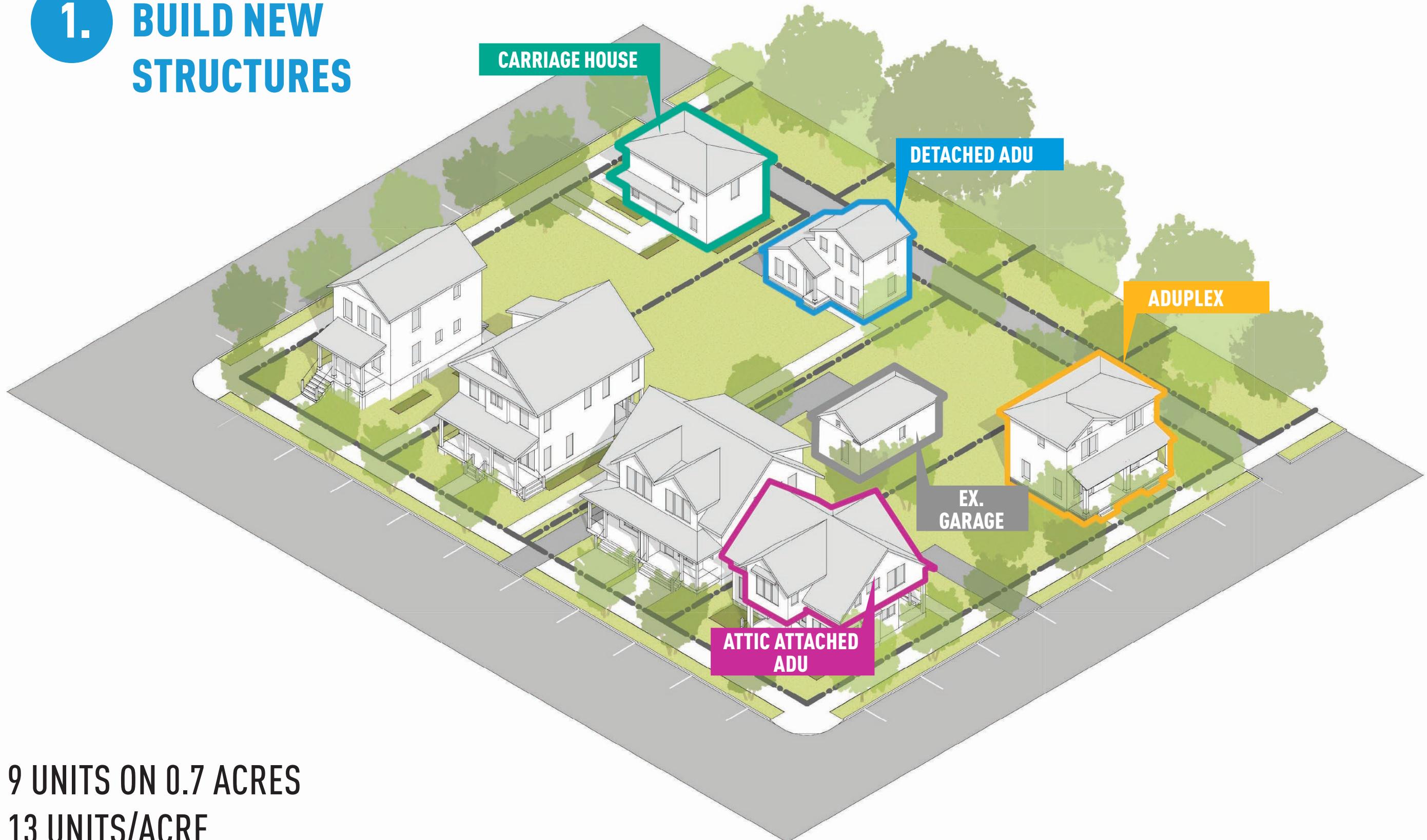


CREATING GENTLE ADU DENSITY

INC CODES

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ARCHITECTS

1. BUILD NEW STRUCTURES

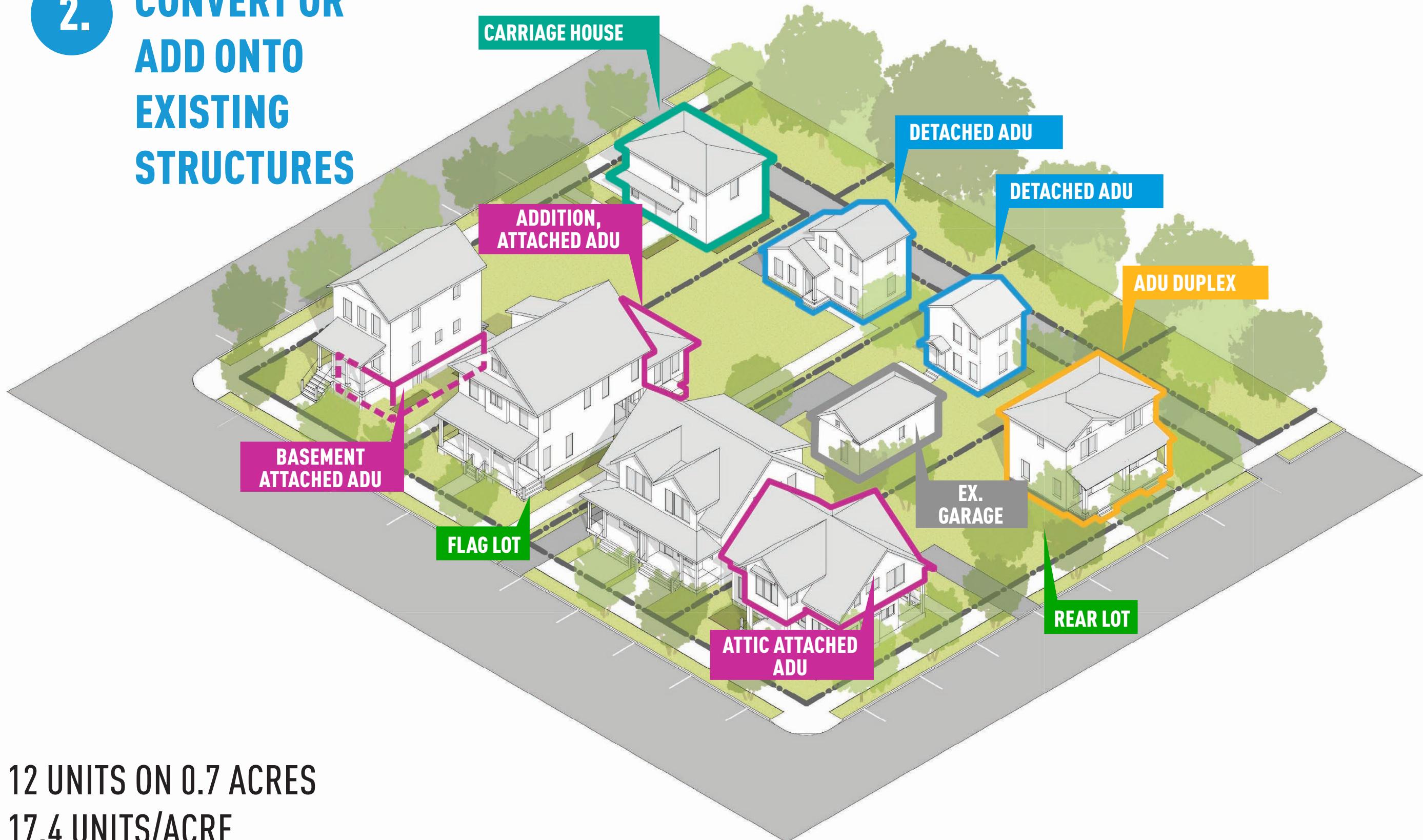


CREATING GENTLE ADU DENSITY

INC CODES

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2. CONVERT OR ADD ONTO EXISTING STRUCTURES

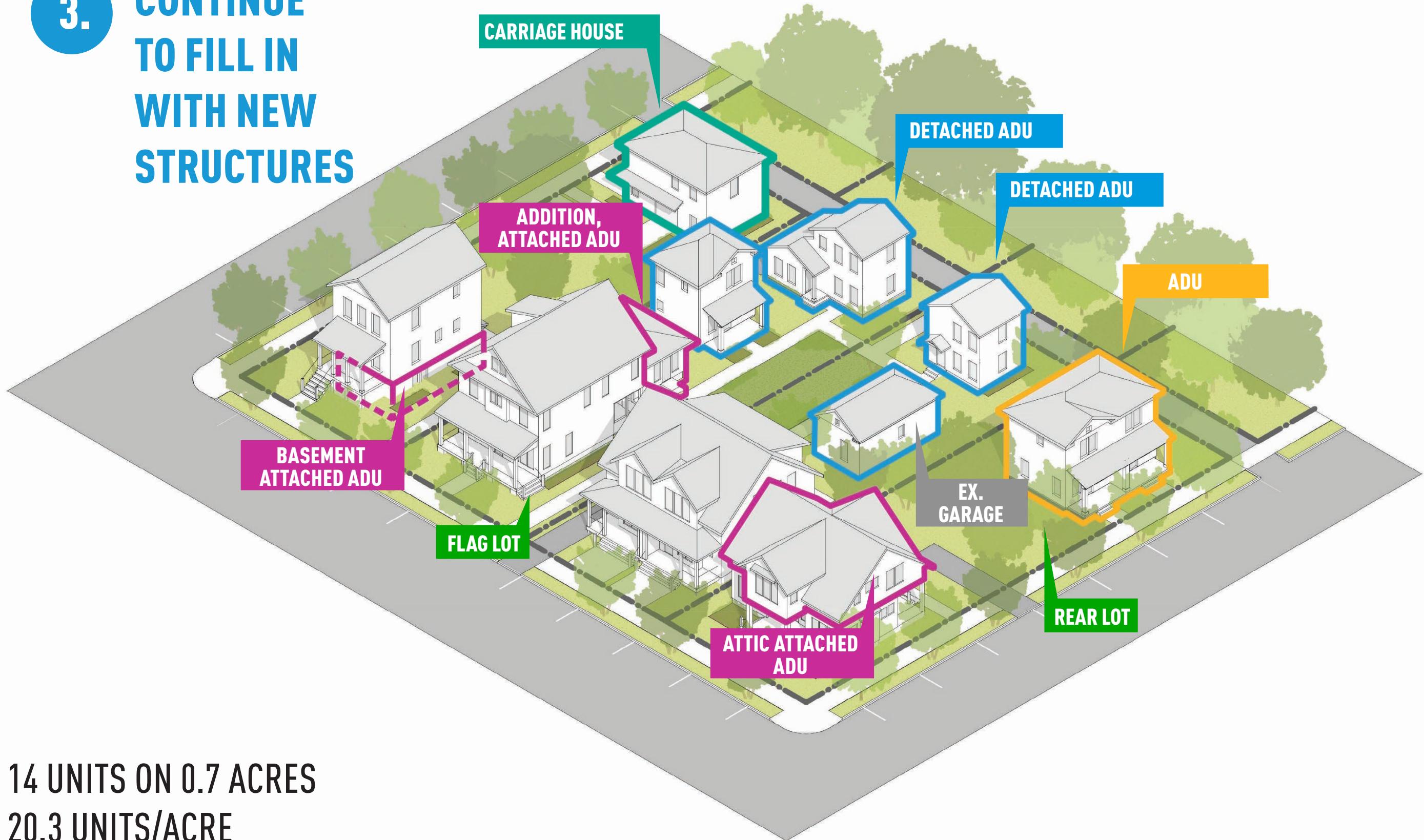


CREATING GENTLE ADU DENSITY

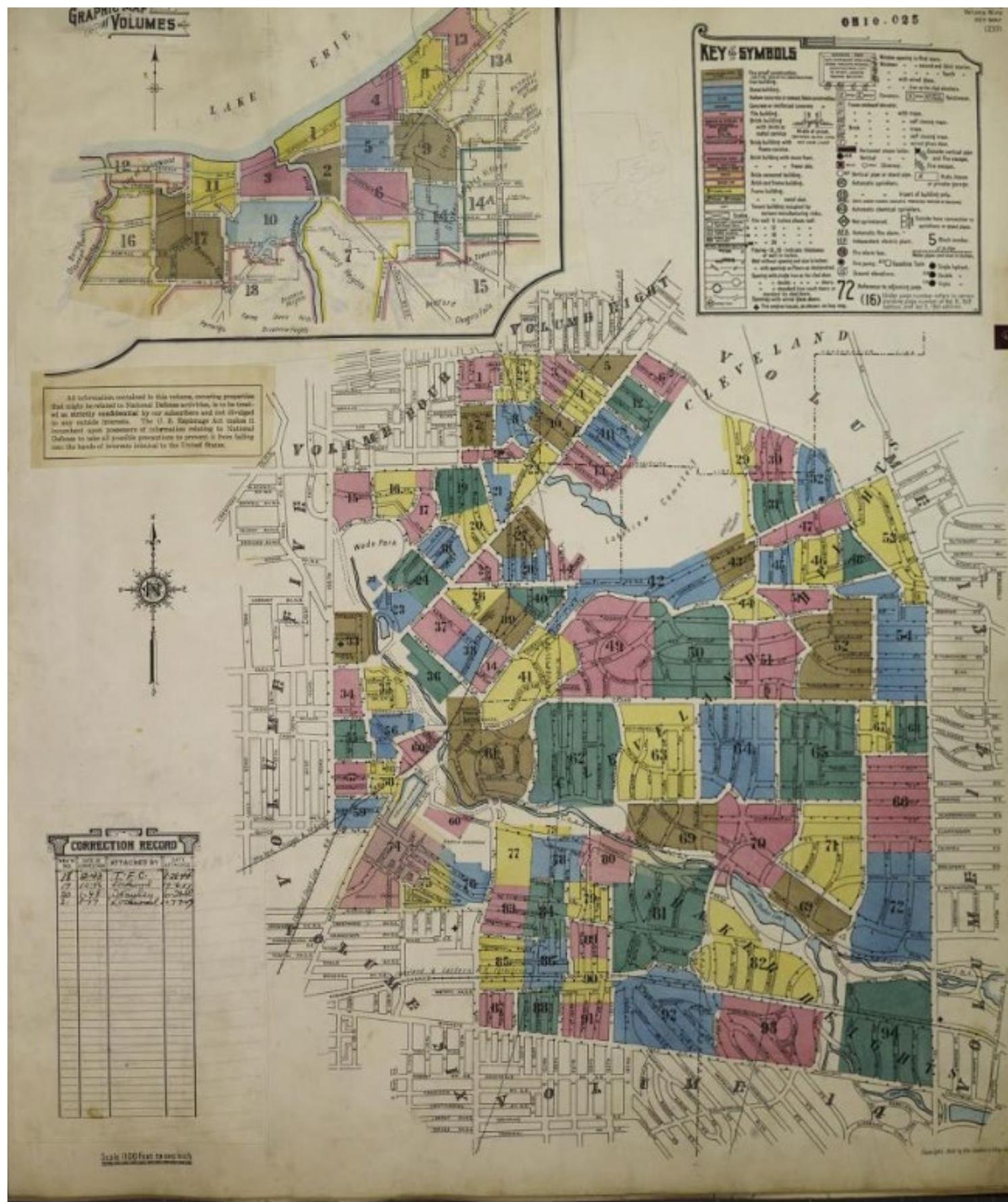
INC CODES

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ARCHITECTS

3. CONTINUE TO FILL IN WITH NEW STRUCTURES



SANBORN CHEAT SHEETS



INC CODES

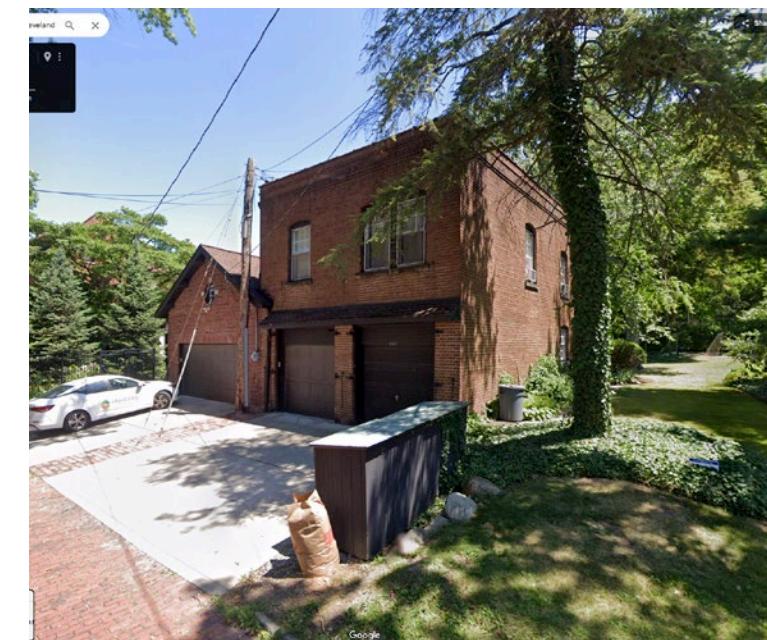
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URBANISTS
ARCHITECTS

GENTLE DENSITY
INFILL WORKS BEST IN
1920S PLATTED
NEIGHBORHOODS

LOCAL CARRIAGE HOUSE & GARAGE TYPOLOGY

INC CODES

KRONBERG
URBANISTS
ARCHITECTS



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

LOCAL CARRIAGE HOUSE & GARAGE TYPOLOGY

INC CODES

KRONBERG
URBANISTS
ARCHITECTS



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

5.

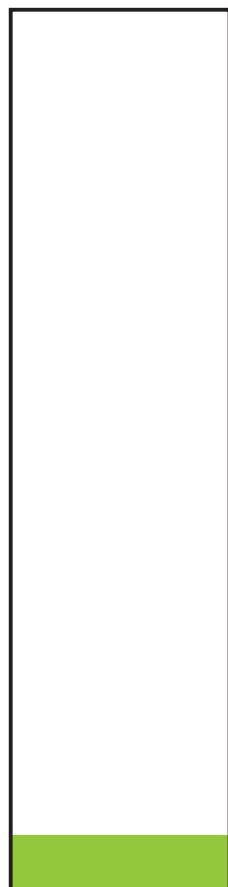
BARRIERS TO ADUS

- 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**

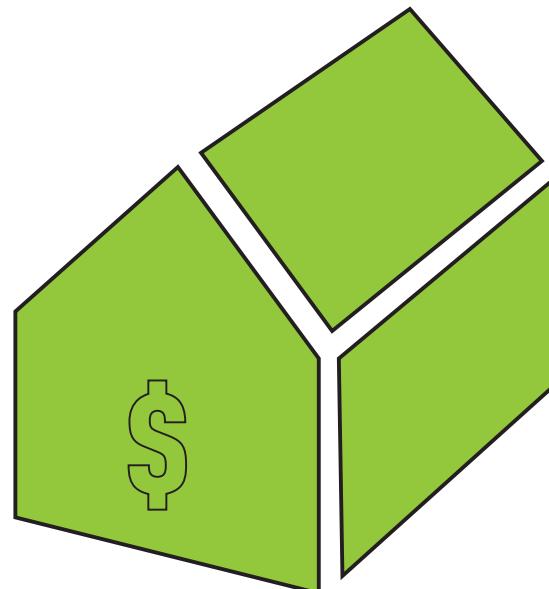
ADU FINANCING

WHY FEE SIMPLE ADU'S MATTER

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



\$15,000 (3%)

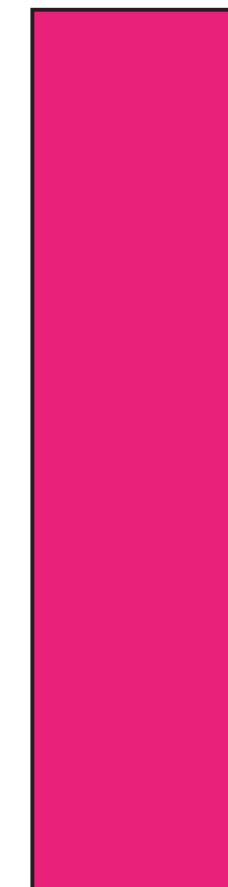


FINANCE OPTIONS: FANNIE MAE

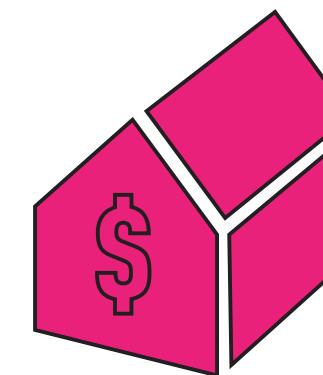
INC CODES

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URBANISTS
ARCHITECTS

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



\$150,000 (100%)



FINANCE OPTIONS: HELOC, CASH

6.

BEST PRACTICES

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

13 BEST PRACTICES

INC CODES

KRONBERG
URBANISTS
ARCHITECTS

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)

OR

- A duplex-style ADU ("ADUplex") within square footage

A common limit is 1,200 SF total per lot, but

to 1,400 SF gives additional flexibility for family needs.

* **Proposed Cleveland Heights Legislation**

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:

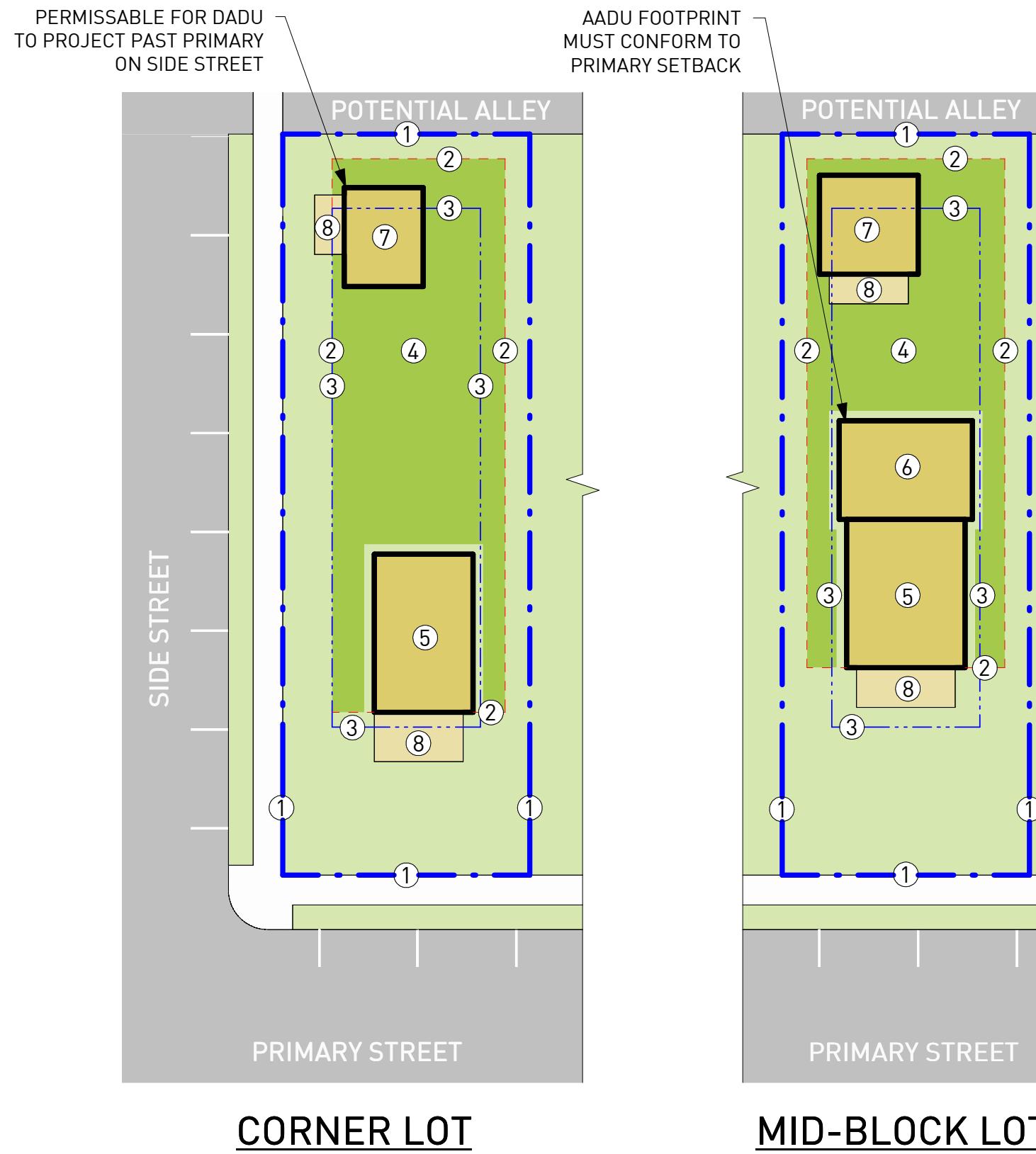
- 3-foot side and rear setbacks for both 1- and 2-story ADUs
- Limit placement of the ADU to no closer to the front yard than the primary structure.

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

13 BEST PRACTICES

INC CODES

KRONBERG
URBANISTS
ARCHITECTS



- (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 build 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.

7.

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)**

8.

QUESTIONS?

9.

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 Tucson Casita Regulations Model Plan Library Submit Approved Model Plan Casita Design Competition Casita News ADU 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 / 1BA 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.

[Contact](#)

[Design Details](#)



ROOST

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

[Contact](#)

[Design Details](#)



Tucson Casita

- **Scott Neeley Architecture LLC**
- Scott Neeley
- 1BD / 1BA
- 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.

[Contact](#)

[Design Details](#)

THANK YOU

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

PLANNING@CLEVELANDHEIGHTS.GOV