



# Proposed Ordinance Permitting Accessory Dwelling Units (ADUs)

Public Staff Conference  
April 27, 2023

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## Welcome & Housekeeping

1. Welcome & Housekeeping
2. Introduction by Councilmember Jeffreys
3. Brief presentation
4. Question & Answer
  - Please save all questions/comments until Q&A
  - Use the chat bar only for tech-related issues or questions.

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## Purpose of Meeting

This is a public meeting to inform about the proposed ordinance and obtain public input.

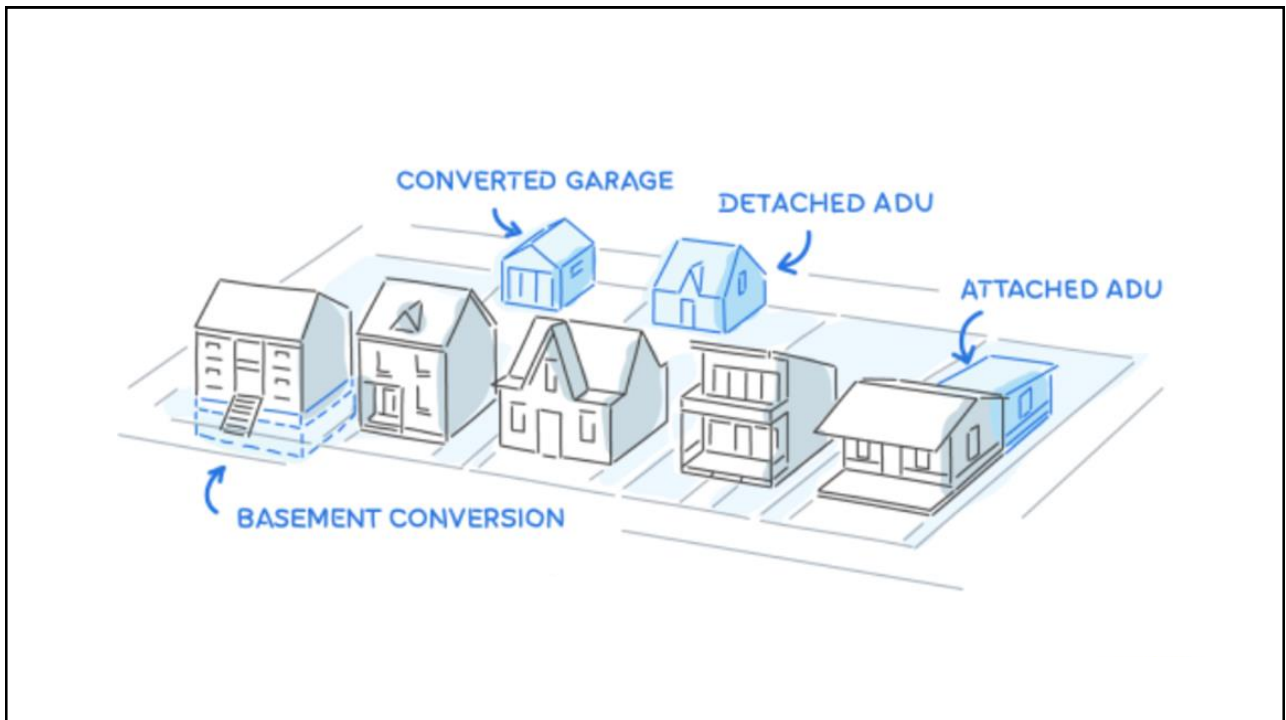
- City staff is here to facilitate the meeting and answer any process related questions
- **No decisions are being made at this meeting**

## Introduction from Councilmember Mark Jeffreys

# What is an ADU?

## § 1401-01-A1A - Accessory Dwelling Units

“Accessory Dwelling Unit” means a **self-contained** dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its **own entrance, kitchen, bathroom, and sleeping area**; that is located on the same lot as a larger single-family dwelling that serves as the principal use of the lot; and **whose use is subordinate and incidental to the larger single-family dwelling**.





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## Where Will ADUs be Permitted?

On any residential lot as long as it is “**subordinate and incidental** to a **single-family dwelling** that is the **principal use** of the lot.”

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# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

- (a) General ADUs may be established **within the interior of**, as an **addition to**, or as a **detached structure** on the same lot as a single-family dwelling.
- (b) Entrance The ADU must provide a **separate exterior entrance** independent of the entrance to the primary home.
- (c) Lot Size A lot must **meet the minimum lot-size requirements** of the existing zoning district in order to build an ADU.

# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

- (d) Lot Coverage For lots of 4,000 sqft or more:  
An ADU cannot exceed **800 sqft** or **15% of the total lot area**, whichever is greater.  
  
For lots less than 4,000 sqft:  
An ADU cannot exceed **800 sqft**, or the combined footprint of **the primary home and the ADU cannot exceed 60% of the total lot area**, whichever is greater.

The size restrictions **do not apply** to the alterations of legally existing accessory structures (e.g. garages) so long as the alteration **does not expand** the building's **existing footprint**.

# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

(e) # of Structures Only **one ADU** is permitted per residence.

(f) Setback **Interior ADUs** or **alterations** of existing structures (e.g. garage) are **not subject to setback** regulations unless they **expand** the existing building **footprint**.

**Detached ADUs** are subject to **side and rear-yard setbacks** **except** when they are an alteration to an existing structure that **does not expand** its footprint.

**Attached ADUs** expanding the footprint of the existing home are subject to **all applicable setback regulations**.

# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

(g) Max. Size An ADU **cannot exceed** the square footage of the **principal home**.

(h) Max. Height **Detached ADUs** cannot exceed **25 ft**.

**Alterations** to an existing structure cannot exceed **25 ft** or the **existing height** of the structure, whichever is greater.

**Attached ADUs** are subject to **existing height regulations**.

# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

- (i) Detached Units      Detached ADUs must be **permanently constructed** with permanent utility hookups. Mobile tiny-homes and RVs are **not permitted**.
  
- (j) Parking                      Additional off-street parking **is not required** for ADUs.
  
- (k) Short-Term Rentals      ADUs **may be operated** as short-term rentals in accordance with the Short-Term Rental Registration outlined in Chapter 856 of the Municipal Code.

# Proposed Ordinance

## § 1421-06 – Accessory Dwelling Units

- (l) Occupancy              Owners of lots with an ADU **must reside** in one of the two structures for as long as the ADU exists or designate a **“responsible person”** to do so.  
  
To ensure compliance, owners must **record a covenant** with the City Solicitor that provides the above.  
  
All ADUs **must be registered with the Zoning Administrator** to verify compliance. Registration must be renewed biennially and updated and reverified whenever there is a change of ownership or responsible person.

“Responsible Person” means any person designated by the owner of a lot as **having independent duty, responsibility (including financial), and authority** to operate, manage, and **maintain the lot**.

## Review Period

This ordinance may be eligible for review and modification on a **two-year basis** by City Council as needed.

## Question & Answer

- Please **remain muted** while others are speaking.
- Everyone will get an opportunity to speak.
- Use the chat bar only for tech-related issues or questions.



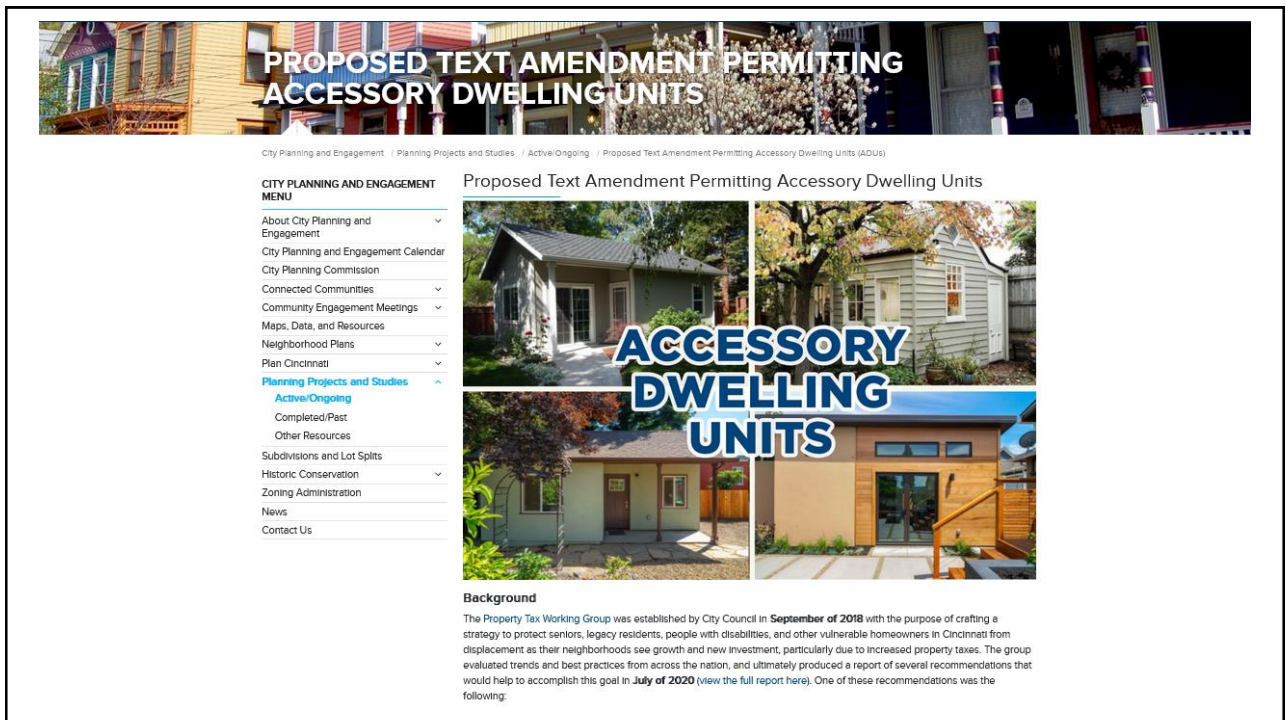
# Next Steps

- **City Planning Commission**

- Friday, May 19, 2023 at 9:00 AM

- **City Council Committee**

- Tuesday, June 6, 2023 at 1:00 PM



The screenshot shows a webpage with a navigation menu on the left and a main content area. The main content area features a header with the title 'PROPOSED TEXT AMENDMENT PERMITTING ACCESSORY DWELLING UNITS' and a sub-header 'Proposed Text Amendment Permitting Accessory Dwelling Units'. Below the header are four images of different types of accessory dwelling units (ADUs). The text 'ACCESSORY DWELLING UNITS' is overlaid on the images. Below the images is a 'Background' section with text explaining the purpose of the Property Tax Working Group.

**PROPOSED TEXT AMENDMENT PERMITTING ACCESSORY DWELLING UNITS**

City Planning and Engagement / Planning Projects and Studies / Active/Ongoing / Proposed Text Amendment Permitting Accessory Dwelling Units (ADUs)

**CITY PLANNING AND ENGAGEMENT MENU**

- About City Planning and Engagement
- City Planning and Engagement Calendar
- City Planning Commission
- Connected Communities
- Community Engagement Meetings
- Maps, Data, and Resources
- Neighborhood Plans
- Plan Cincinnati
- Planning Projects and Studies**
- Active/Ongoing
- Completed/Past
- Other Resources
- Subdivisions and Lot Splits
- Historic Conservation
- Zoning Administration
- News
- Contact Us

**Proposed Text Amendment Permitting Accessory Dwelling Units**

**ACCESSORY DWELLING UNITS**

**Background**

The Property Tax Working Group was established by City Council in **September of 2018** with the purpose of crafting a strategy to protect seniors, legacy residents, people with disabilities, and other vulnerable homeowners in Cincinnati from displacement as their neighborhoods see growth and new investment, particularly due to increased property taxes. The group evaluated trends and best practices from across the nation, and ultimately produced a report of several recommendations that would help to accomplish this goal in **July of 2020** (view the full report here). One of these recommendations was the following:

# Contact

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