

# Housing4All - Proposed ADU Code Change



# What is an ADU?

“Accessory dwelling unit or ADU” means a secondary residential dwelling unit which provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation, have a separate means of ingress and egress, and be located on the same lot as the principal dwelling or apartment building.



# Why allow ADUs?

ADUs can be a means of increasing the supply of market-rate rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood. They also offer solutions for families to provide housing for aging parents or adult children, and can provide an additional source of income to contribute to housing stability.



# Types of ADUs:

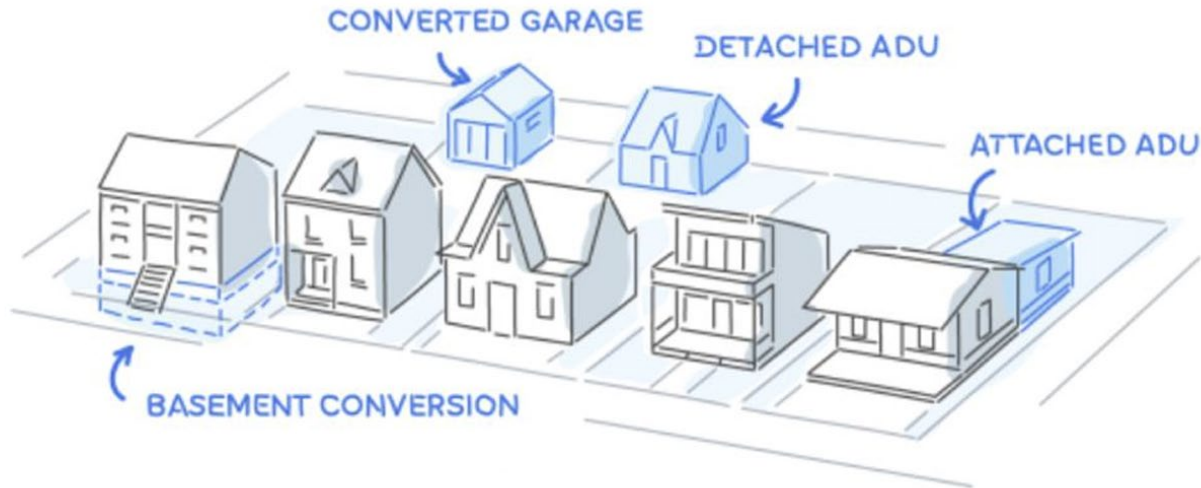


Image Source: <https://www.cincinnati-oh.gov/sites/planning/assets/ADU---PSC-Presentation.pdf>

Interior/Internal ADUs:  
Adding a dwelling by converting an area in an existing dwelling.

Attached ADUs:  
Adding a dwelling unit through the construction of an addition

Detached ADUs:  
Adding a dwelling unit either by converting an existing detached structure into living space or constructing a new detached structure.



# Types of ADUs:



Image Source: City of Columbus Draft ADU Pilot Program



Image Source: <https://aduresourcecenter.com/the-pros-and-cons-of-accessory-dwelling-units/>



Image Source: <https://www.elshomebuilders.com/3-popular-designs-for-custom-adus-in-2023>



Image Source: <https://www.google.com/maps/>



Image Source: <https://www.google.com/maps/>



Image Source: <https://www.google.com/maps/>

## Not ADUs:



Image Source: <https://www.aarp.org/livable-communities/housing/info-2023/slideshow-abc-of-adus.html>



Image Source: <https://abcmotors.com/products/elevation-park-model-rv-series-5-101-travel-trailer-rv?srsId=Afm8Oopn72L3pEqLGwuRBxcohRkwzMD-vi6YGuH057FFH7jyokybSRv>

ADUs must be permanently constructed with utility hookups.

Mobile tiny-homes and Recreational Vehicles as pictured above will not be allowed as ADUs.

# Typical ADU Characteristics in Columbus:

44 approved ADUs were analyzed and were limited to the following:

- Years approved from **2019** to **2023**.
- Project statuses include **complete**, **legitimized**, and **permit issued**.

Arrangement:

- **100%** are detached;
- **80%** are 2<sup>nd</sup> story above garage;
- **20%** are single-story.

Square Footage:

- **100%** of ADUs are **smaller** than the principal dwelling.
- **722 SF** is the **average** unit size.

Height:

- **22ft** is the average **height**.

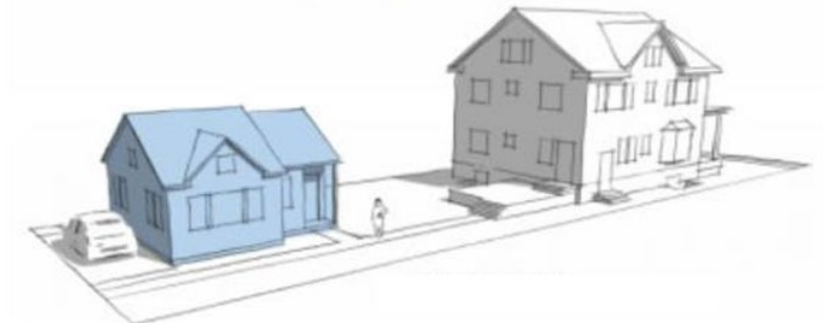
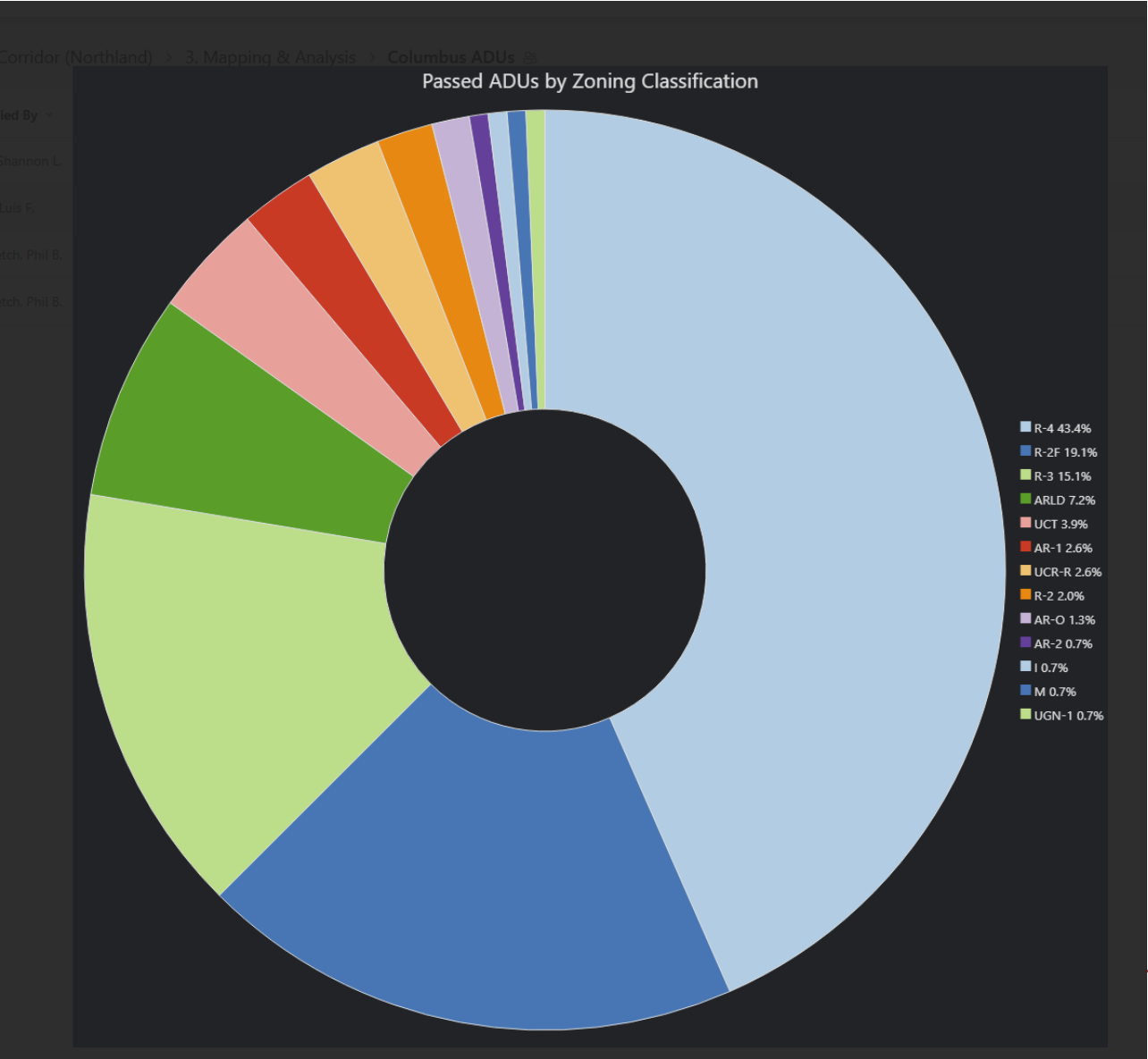


Image Source: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/construction-permits-and-inspections/building-permits-inspections/accessory-dwelling-units>

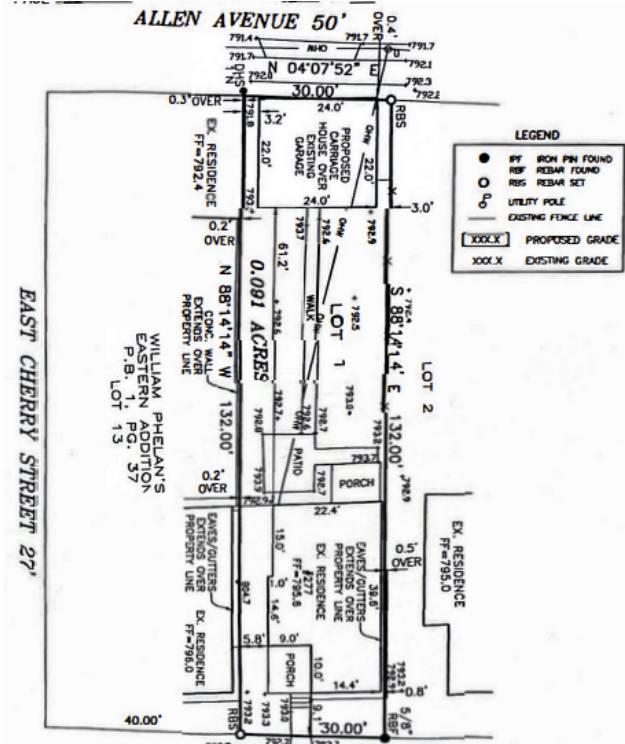
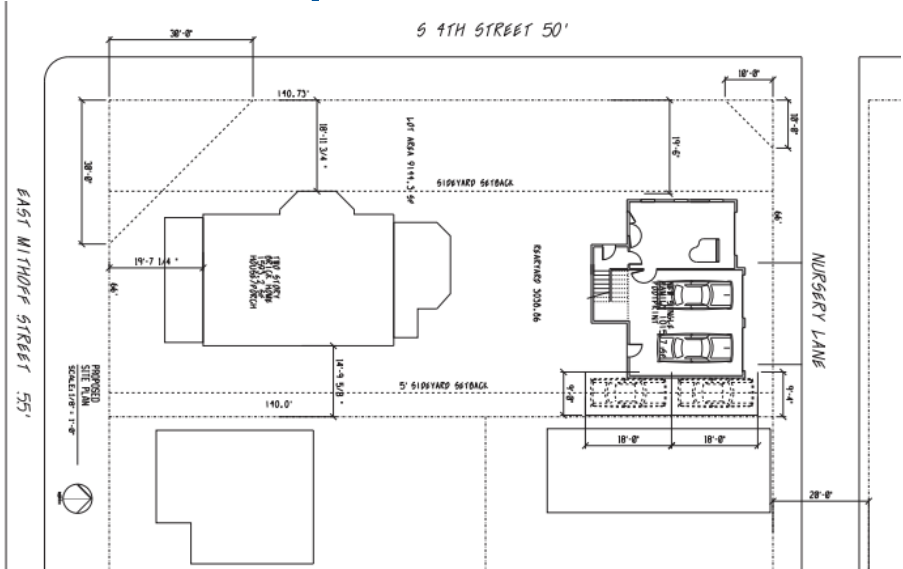


# Distribution of Approved ADUs by Zoning District

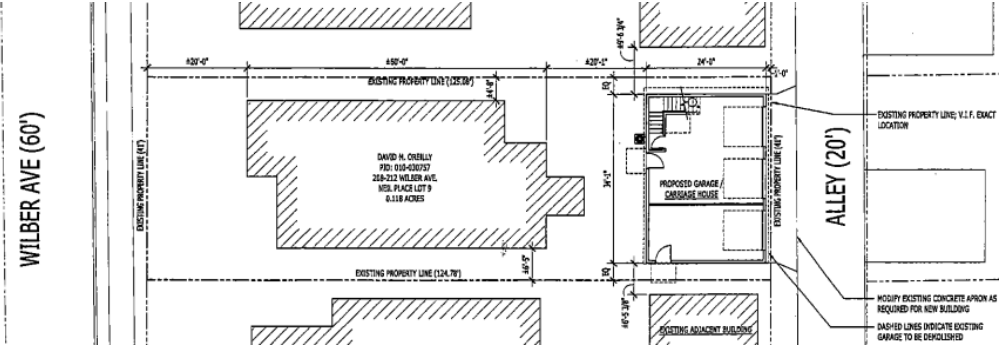
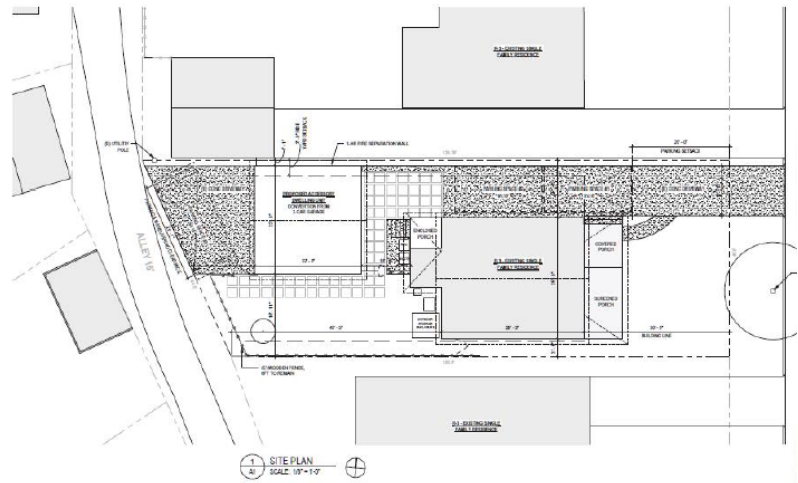




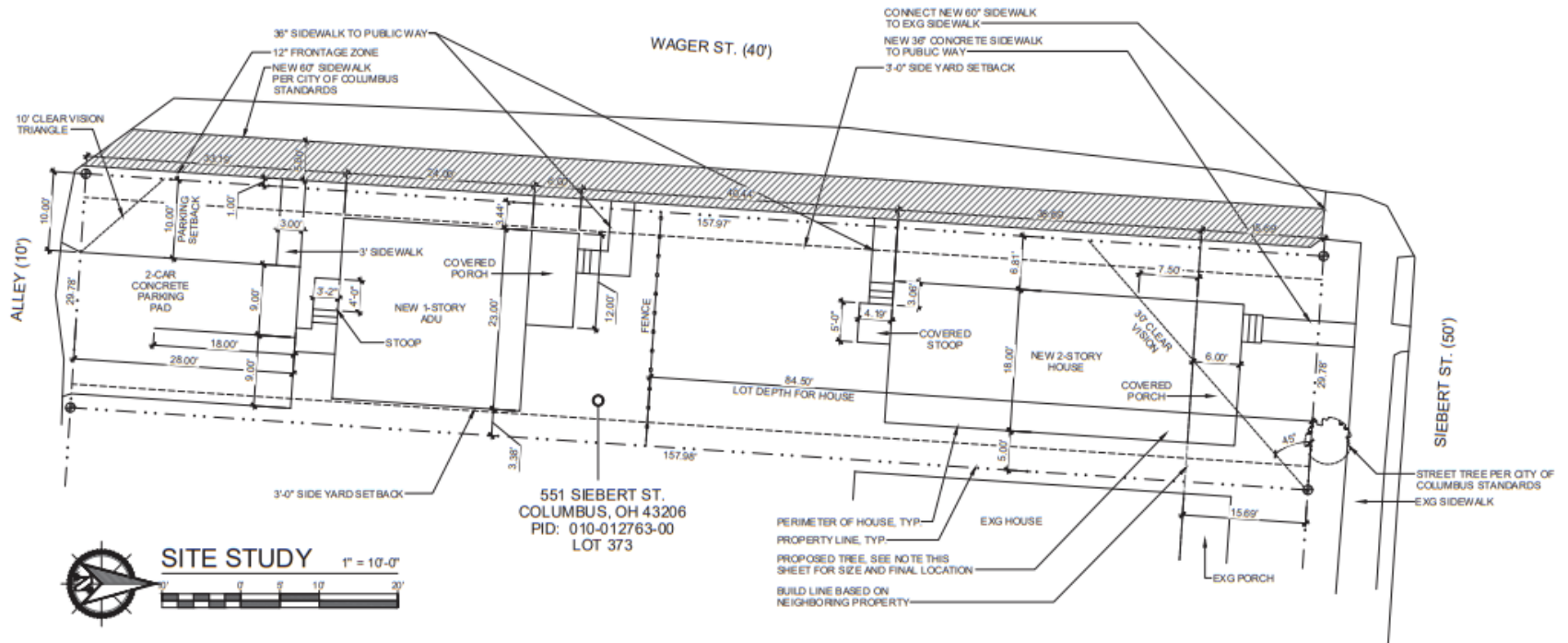
# Columbus Example ADUs



# Columbus Example ADUs



# Columbus Example ADUs – Healthy Homes Program





## Proposed General Provisions for ADUs:

- Allowed in all Residential and Apartment Residential Districts of Chapters 3332 and 3333 in Title 33, Zoning Code.

*Note that ADUs are already allowed in the DD, Downtown District, EF, East Franklinton District and TND districts in Title 33, and mixed-use districts of Title 34 .*

- Must be clearly accessory and subordinate in scale to the principal building.
- Must not exceed 65 percent of the floor area, or 1,000 square feet, whichever is greater, but in no case shall the ADU exceed the size of the principal building.
- Must not exceed the height of the principal building, or 25 feet, whichever is less. Exception: An ADU located within a legally established building taller than 25 feet may use the same building height.



Image Source: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/construction-permits-and-inspections/building-permits-inspections/accessory-dwelling-units>



## Proposed General Provisions for ADUs (Continued):

- Not subject to area district lot width requirements and area district requirements (lot area per dwelling unit).
- Total lot coverage shall not exceed 65 percent on a lot with an ADU.
- A home occupation is allowed in an ADU per the standards in Chapters 3332 and 3333.
- Must be located on the same parcel or lot as the principal dwelling or apartment house.
- No additional parking is required for an ADU.

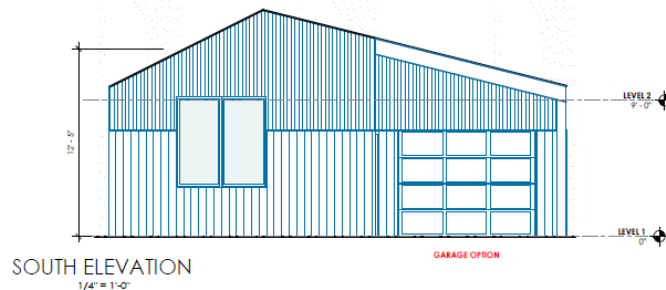
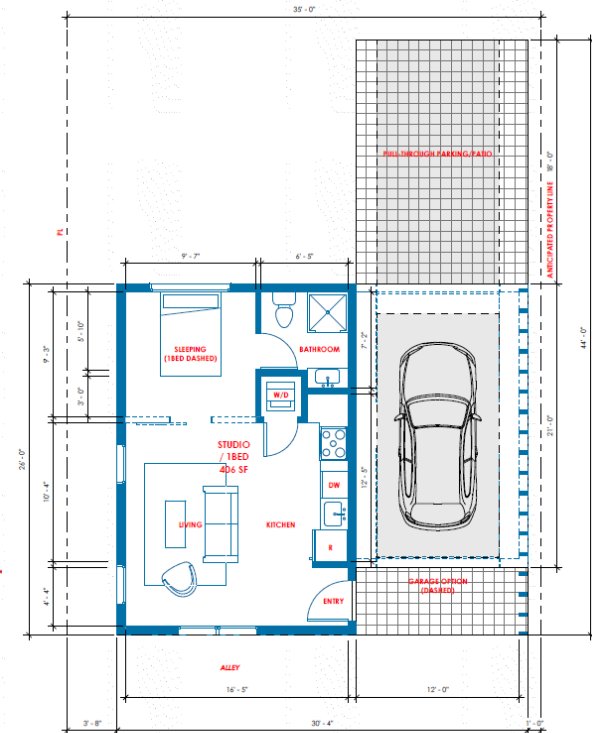


Image Source: City of Columbus Draft ADU Pilot Program



## Proposed Additional Provisions for Detached ADUs:

- Must be located in the rear yard area, and must meet the minimum required side yards of the underlying zoning district. Exception: An ADU located above or within a legally established garage building may use the same side yards as the garage.
- Exempt from fronting and 25% rear yard requirements subject to:
  - One detached ADU may occupy up to 45 percent of the required rear yard of the principal dwelling or apartment building.
  - In districts allowing three or more dwelling units, two separate or adjoining detached ADUs may occupy up to 55 percent of the required rear yard.



Image Source: <https://carpinteriaca.gov/city-offers-free-adu-prototype-plans/>



Image Source: <https://engardio.com/blog/adu>

## Other Zoning Code Considerations:

- Side yards: Lots 40 feet in width or less, maximum (total) side yard of 6 feet, and minimum side yard of 3 feet.
- Chapter 3325, University District Zoning Overlay: exempt ADUs from various conflicting development standards.
- Habitable space in detached garages (not a complete unit) will also be allowed.
- Chapter 3370, Limited Overlay: exempt ADUs from density limitations.

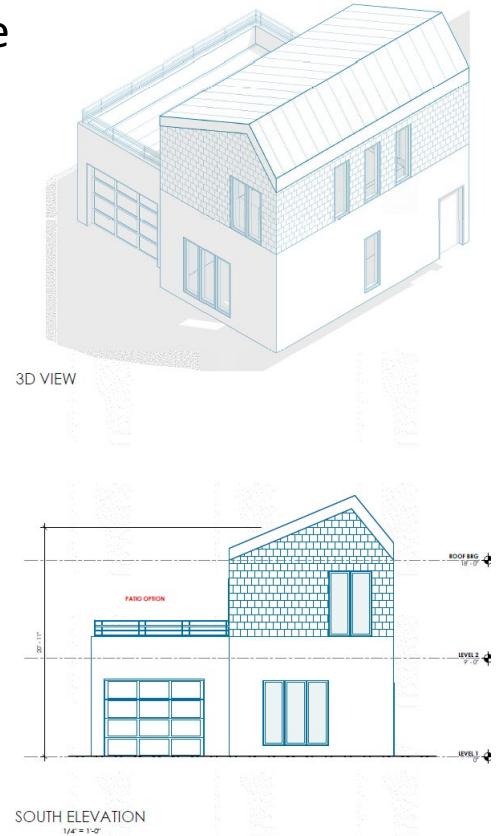


Image Source: City of Columbus Draft ADU Pilot Program

## Other Considerations:

- Building Code requirements must be met and building permits will be required.
- Certificate of Appropriateness or Certificate of Approval will be required in historic and architectural review areas.
- Permit-ready plans could help to defray design costs.
- Be aware of Homeowners Association restrictive covenants.
- Be aware of easements on the property and any building restrictions associated with them.

