

Community & Economic Development Department

ACCESSORY DWELLING UNITS, DEFINED

Although many people have never heard the term, accessory dwelling units - or ADU's - have been around for centuries and are identified by many different names. To be clear about what's being discussed:

- An ADU is a small residence that shares a single-family lot with a larger, primary dwelling
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area
- An ADU can be located within, attached to or detached from the main residence
- An ADU can be converted from an existing structure (such as a garage) or built anew
- ADUs can be found in cities, in suburbs and in rural areas, yet are often invisible from view because they're positioned behind or are indistinct from the main house
- Because ADUs are built on single-family lots as a secondary dwelling, they typically cannot be partitioned off to be sold separately
- An ADU can enable family members to live on the same property while having their own living spaces - or provide housing for a hired caregiver
- ADUs can help older residents remain in their community and "age in place"

ADUs are also known as...

- accessory apartment
- alley flat
- back house
- backyard bungalow
- basement apartment
- carriage house
- coach house
- garage apartment
- granny flat
- guest house or cottage
- in-law suite
- laneway house
- mother-daughter house
- multigenerational house
- ohana unit
- secondary dwelling unit
- sidekick

ACCESSORY DWELLING UNITS

The Copley Township Zoning Commission is currently reviewing a potential text amendment update to the Zoning Resolution. The text amendment would include the addition of Accessory Dwelling Units as a Conditionally Permitted Use in several residential districts of the Township.

The Township receives calls each year from residents who wish to construct over the garage living units, mother-in-law suites and detached living suites. In general, the Zoning Resolution does not permit multiple dwellings on single family residential lots.

We want your feedback! Please feel free to email, sgfroerer@copley.oh.us, call, 330-666-0108, or stop by our office, 1540 S. Cleveland Massillon Road, to learn more about Accessory Dwelling Units and the proposed text amendment.

Follow the Commission's work to date online at <https://www.copley.oh.us/AgendaCenter>.

DRAFT: Article 2-Section 2.03 Definitions

ACCESSORY BUILDING, OR USE: A subordinate building, or use customarily incidental to and located upon the same lot occupied by the main building and use, including but not limited to detached garages, detached accessory dwelling units, sheds, gazebos, and other similar buildings. See Building, Accessory and Use. See also Article 6, Section 6.01 O.

ACCESSORY DWELLING UNIT (ADU): An independent room or rooms designed for or used exclusively for residence purposes located on a lot containing a single family dwelling. An accessory dwelling unit on a residentially-zoned lot may not be a primary structure.

See ADUs, Page 4



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ADUs

Continued from Page 3

Per the current Zoning Resolution:

DWELLING UNIT: One or more rooms providing complete living facilities for one family, including equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, and eating.

DWELLING, SINGLE-FAMILY: A building designed for, or used exclusively for, residence purposes by one family situated on a parcel having a front, side, and rear yard.

DRAFT: Article 3-Residential Districts

3.01 R-LD, C. Conditionally Permitted Uses, 10. Accessory Dwelling Units

3.02 R-MD, C. Conditionally Permitted Uses, 11. Accessory Dwelling Units

3.03 R-S/MF Not Permitted (Zoning permits multifamily)

3.04 R-HD C. Conditionally Permitted Uses, 9. Accessory Dwelling Units

3.05 R-OC, C. Conditionally Permitted Uses, 11. Accessory Dwelling Units

3.06 R-CD Not Permitted (Zoning permits multifamily)

3.07 PRDD Not Permitted (Zoning permits multifamily)

DRAFT: Article 7-7.09 List of Conditional Uses and Where Permitted

BB. Accessory Dwelling Units-R-LD, R-MD, R-HD, R-OC

DRAFT: NEW Article 7-7.10 Additional Criteria for Specified Conditional Uses, BB. Accessory Dwelling Units

Accessory dwelling units may be permitted as a Conditional Use when compliant with the following regulations and any other applicable sections of this resolution.

1. The use shall be interior to the principal dwelling or attached to the principal dwelling or detached from the principal dwelling.
2. Only one accessory dwelling unit may be permitted on any single lot.
3. The floor area for the accessory dwelling unit is limited as follows:
 - a. Interior- Maximum of 25 percent of the square footage of the principal dwelling. The interior dwelling unit must comply with setbacks as established for the district.
 - b. Attached- Maximum of 750 square feet or 25 percent of the square footage of the principal dwelling, whichever is less. The attached dwelling unit must comply with setbacks as established for the district.
 - c. Detached- A detached accessory dwelling unit is classified as an accessory building and may be

constructed as one of the two permitted accessory buildings. The size of the accessory dwelling unit may not exceed 750 square feet. Detached accessory dwelling units must comply with setbacks as established for accessory buildings. See also Article 2, 2.03 Accessory Building/Use

- d. Accessory uses are not permitted to accompany accessory dwelling units.
4. Accessory dwelling units must share utilities with the principal dwelling unit.
 5. The property owner must reside in either the principal dwelling unit or the accessory dwelling unit.
 6. A principal dwelling unit may not be transferred, split or subdivided from an accessory dwelling unit.
 7. The occupants of the principal dwelling and the accessory dwelling unit shall not exceed one single housekeeping unit in total. See also Article 2, 2.03 Family

*This is our current definition of Family per the Zoning Resolution: **FAMILY:** One or more persons occupying a dwelling unit and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house, hotel, tourist dwelling, sorority, or fraternity, provided that no family shall contain over five (5) persons not related by blood, marriage or adoption.*

DRAFT: Article 7, Section 7.10 X.

X. Two-Family Dwellings(R-MD)

1. The dwelling shall be served by central sanitary sewer and water.
2. The driveways and parking areas serving the dwelling shall be hard surfaced.
3. Accessory Dwelling Units shall not be constructed on lots with two-family dwellings.

*This article is adopted from **The ABCs of ADUs**, a publication by AARP Livable Communities.*

COMMUNITY AND ECONOMIC DEVELOPMENT

2021 YEAR IN REVIEW

TOTAL INVESTMENT = \$22,000,000

46 NEW RESIDENTIAL UNITS

14 NEW BUSINESS CERTIFICATES

2021 TREE CITY USA
2021 GROWTH AWARD RECIPIENT



TREE CITY USA
300+ TREES DISTRIBUTED TO RESIDENTS

CIC Copley Community Improvement Corp.

AWARDED
\$50K IN GRANTS
TO COPLEY BUSINESSES



COPLEY CONNECTION

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FEBRUARY 2022

