

# ADU's from a Planning Perspective:

## Planning For Aging Communities



OCCD WINTER CONFERENCE 2023

JANUARY 25, 2023



# PHASE 2 Agenda



ADU IMPLEMENTATION

COMPREHENSIVE PLANNING &  
ZONING



PLANNING TRENDS

NEEDED ZONING AND  
POLICY CHANGES

# QUICK RECAP: WHAT WE NOW KNOW

## ADU's

- People are interested in ADU's.
- People want to age in place and can't always do that with a traditional two story, single-family home.
- Traditional zoning is restrictive to a variety of housing types.

## QUESTION WE HOPE TO ANSWER THROUGHOUT THIS PRESENTATION

***How do you get an ADU ordinance passed in your community?***

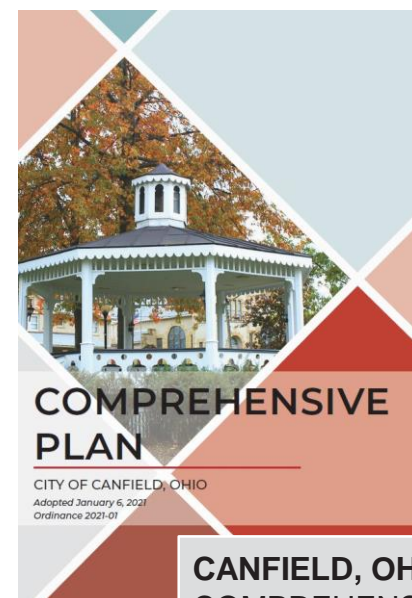
# COMPREHENSIVE PLANNING

## WHAT IS IT?

- “Master plan” or “community plan”
- Long-range planning document
- Overarching vision, goals, objectives policies, and strategies for future growth

## IS IT REQUIRED?

- In Ohio, a plan is NOT required to be adopted by local governments in order to enforce planning and zoning regulations.
- Ohio Constitution gives **municipalities** the power to enact zoning
- Counties and townships get authority from state statute.



# COMPREHENSIVE PLANNING CON'T.



*Apple Group, Ltd. v. Granger Township*

**These 6 items constitute a comprehensive plan in Ohio:**

- 1) Reflects current land uses
- 2) Allows for change
- 3) Promotes public health and safety
- 4) Uniformly classifies similar areas
- 5) Clearly defines district locations and boundaries
- 6) Identifies the use/uses to which each property may be party



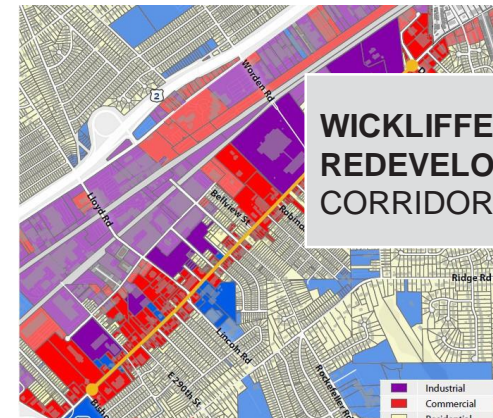
# WHAT'S MISSING WITHOUT A PLAN?

## EXISTING CONDITIONS ANALYSIS

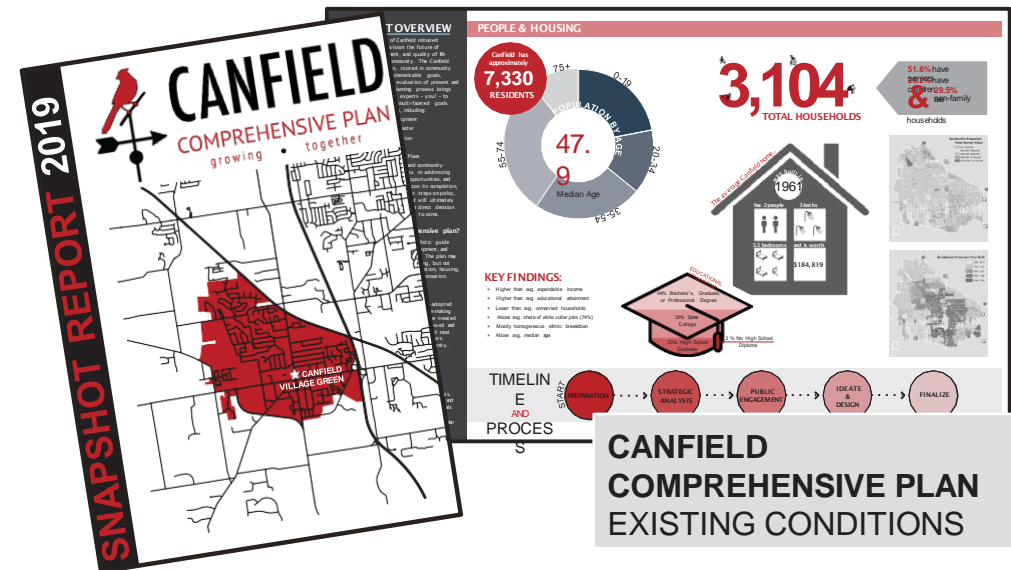
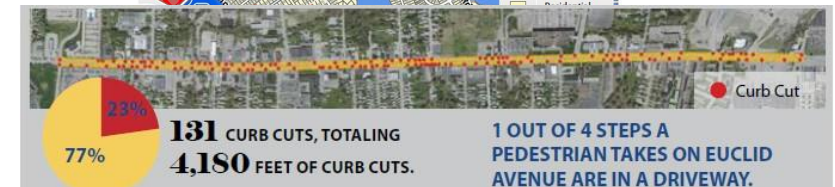
- Review of the present conditions of the community in various topics like demographics, infrastructure, economic data, etc.

## LAND USE ANALYSIS & ZONING CODE ANALYSIS

- Present and future review of how land is used in the community.
- Deep look at how present land uses may conflict and pose issues for residents.



WICKLIFFE EUCLID AVE  
REDEVELOPMENT PLAN  
CORRIDOR ANALYSIS



# WHAT'S MISSING CON'T.

## PUBLIC ENGAGEMENT

- What does the community want?
- Opportunities to get the public involved
- Identification of the priority needs and concerns of the citizens.



## A PATH FORWARD

- What is the future land use plan of the community?
- What basis are future zoning changes made upon?



**VARIOUS PROJECTS  
PLANNING POP-UPS**

# COMMON TRENDS & OUTCOMES OF THOUGHTFUL PLANNING

**Aging in Place**

**Missing Middle**

**Transit-Oriented Development**

**Complete Streets**



# AGING IN PLACE

## AGING IN PLACE (AIP)

- Aging-in-Place (AIP) is a term used to describe the ability of seniors to live in their residence of choice for as long as they are able.
- Affordable, accessible, suitable housing options make it easier for older adults to AIP.



## AGING POPULATION STATISTICS

- Up to 85% of households will not include children by 2025
- By 2030, one in five Americans will be over 65
- 75% of residential land in American cities does not allow (illegal) to build anything other than a detached single-family home



# AGING IN PLACE CON'T.

## HOUSING TYPES

- ADU's
- Tiny homes: 200-700 square feet and can be considered ADU's
- Smaller homes (800 square feet or less)
- Multi-family senior living facilities



## NEEDS AND WANTS

- Transportation options
- Walkability
- Nearby amenities (i.e. grocery store, pharmacy, parks, etc.)



# AGING IN PLACE CON'T.

## TRANSIT ORIENTED DEVELOPMENT (TOD)

- TOD is a strategy to create communities where seniors can age in place
- Can be planned and designed for age inclusivity, features that benefit seniors will make TOD districts more effective as centers for services and multi-modal connectivity for people of all ages.

## CASE STUDY: SOUTH HAYWARD BAY AREA RAPID TRANSIT STATION (CALIFORNIA)

- 12-acre property with high-density residential and retail space, shared amenities, structured parking, and improved pedestrian and bike access to transit facilities.
- Required zoning and land use change
- 151 Affordable Units
- 64 Senior Units





# MISSING MIDDLE

## MISSING MIDDLE HOUSING

- National phenomenon of “missing middle” housing, a phrase coined by Opticos Design, refers to a limited supply of housing to meet the demand of shifting demographics and neighborhood preferences.
- Types of missing middle housing: pictured below
- These types of housing are good for middle-income families, young professionals and/or aging adults.



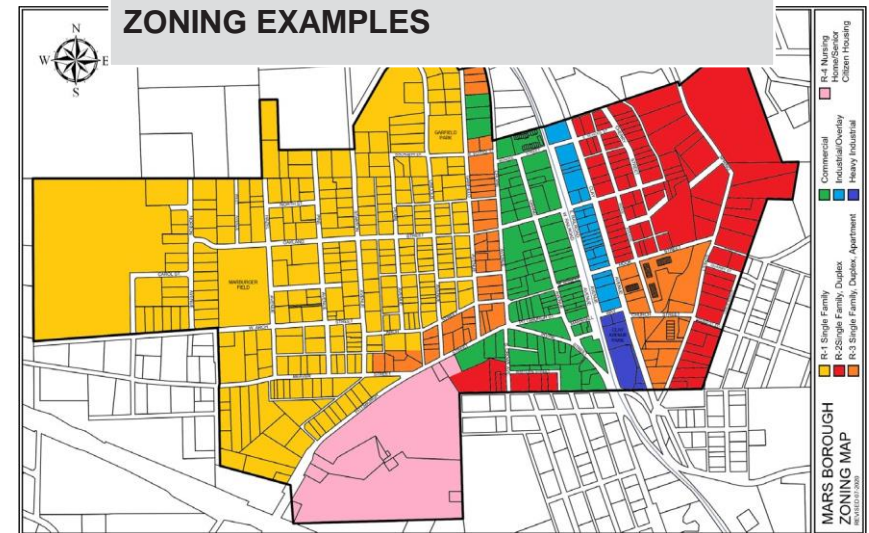
# ZONING TWEAKS TO ALLOW FOR ADU'S AND DIVERSITY IN HOUSING

## PROPOSED ZONING UPDATES

- Reduce minimum lot size
- Allow for more housing types and reduce structure sizes
- Even small unit sizes can accommodate increased density
- Reduce or eliminate parking minimums
- Allow missing middle housing types in all districts
- Upzoning (change to zoning code to allow new capacity for development)



SUBURBAN AND TRADITIONAL ZONING EXAMPLES





# ZONING TWEAKS IMPLEMENTED



MISSING MIDDLE HOUSING TYPES IN ONE ZONING DISTRICT



SMALL LOT SIZES



# COMPLETE STREETS

## COMPLETE STREETS POLICY

- Less lanes of traffic
- Streets catering to the cyclist and pedestrian rather than just an automobile
- Multi-use paths in addition to sidewalks
- Increased pedestrian safety features



## POLICY AND ZONING

- Complete streets can be adopted in Subdivision Regulations and/or zoning
- Communities can adopt policies promoting complete streets in designated areas.



# CONCLUSIONS

## COMPREHENSIVE PLANNING & ZONING

- Need a comprehensive plan to make good zoning decisions.
- A plan ensures the residents have a voice in the future of their community.
- Planning leads to easier decision making.

## ZONING REFORM

- Zoning needs to be reevaluated in most communities.
- Smaller lot requirements
- Smaller size of housing requirements
- Upzoning

## PLANNING TRENDS

- Aging in Place
- Missing Middle
- Transit-Oriented Development
- Complete Streets

## COMMON MISCONCEPTIONS

- Single-family home is the preferred housing type
- Higher density housing is low-income housing
- The automobile is the preferred method of transportation



**THANK YOU  
FOR YOUR TIME**



**ADDITIONAL QUESTIONS? CONTACT US!**  
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