

ORDINANCE NO. ____-2024

AN ORDINANCE AMENDING THE VILLAGE ZONING ORDINANCES AND CREATING SECTION 110 OF CHAPTER 153, TO ALLOW FOR ACCESSORY DWELLING UNITS TO BE PERMITTED AS AN ACCEPTED USE IN BOTH R-I AND R-II RESIDENTIAL DISTRICTS

WHEREAS; the Village of Bluffton has determined that it wishes to allow Accessory Dwelling Units (“ADUs”) within the Village of Bluffton, Ohio;

WHEREAS; our community faces a housing crisis, with home prices and rents unaffordable for families and households of middle and moderate incomes.

WHEREAS; the community is falling far short of meeting current and future housing demand with serious consequences for the state’s economy and the well-being of our residents, particularly lower income, and middle-income earners.

WHEREAS; the Village of Bluffton can play an important role in reducing the barriers that prevent homeowners from building accessory dwellings.

WHEREAS; there are many benefits associated with the creation of legal accessory dwellings on lots in single-family zones and in other zoning districts. These include:

- (1) Increasing the supply of a more affordable type of housing not requiring government subsidies.
- (2) Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents, and locations.
- (3) Increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning.
- (4) Providing homeowners with extra income to help meet rising homeownership costs.
- (5) Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community.
- (6) Providing an opportunity for increased security, home care and companionship for older and other homeowners.
- (7) Reducing burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating, and maintaining new infrastructure.
- (8) Promoting more compact growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
- (9) Enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.

WHEREAS; the Village of Bluffton has further determined that in order for ADUs to exist within the Village of Bluffton, Ohio that the Village Code, specifically the Zoning Codes must be **amended/created** to permit ADUs in both R-I and R-II Residential Districts.

WHEREAS; the Village of Bluffton has adopted the following table (see attached) regarding the rules and regulations for ADUs, including their definition, number permitted, usage, placement, and so forth.

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO THAT:

Section 1. That the Village of Bluffton, Ohio shall allow Accessory Dwelling Units with the village limits of Bluffton, Ohio;

Section 2. That the Village of Bluffton shall Bluffton Village Code shall be amended to add Section 153.107: Accessory Dwelling Units. This Amendment/additional shall allow for ADUs in the R-I and R-II Residential Districts;

Section 3. That the Village of Bluffton shall adopt the following table (see attached) regarding the rules and regulations for ADUs, including their definition, number permitted, usage, placement and so forth.

Section 4. That is found and determined that all formal actions of the Council concerning and relating to the adoption of this ordinance were made in open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements of the Open Meetings Law including Section 121.22 of the Ohio Revised Code.

Passed and adopted this ____ day of _____, 2024 by the Council of the Village of Bluffton, Ohio by the following vote:

Ayes: _____ Nays: _____ Abstain: _____

Attest:

Clerk

Mayor

Approved as to form:

Elliott T. Werth
Village Solicitor