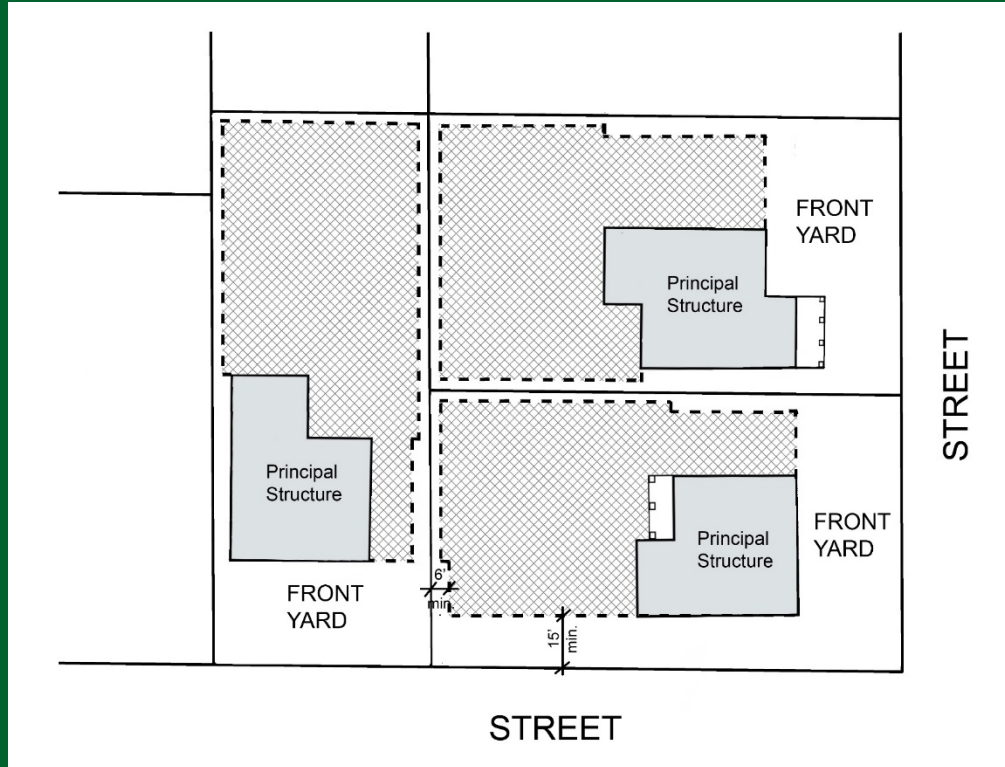


ADU & Two-Family Units (Duplexes)

June 27, 2023



Placement Options for One-Story Detached ADUs



- ❖ 25% of rear yard – Maximum coverage of all accessory buildings.
- ❖ One story unit can be within 3 ft of property lines in rear yard.

Accessory Dwelling Unit Options

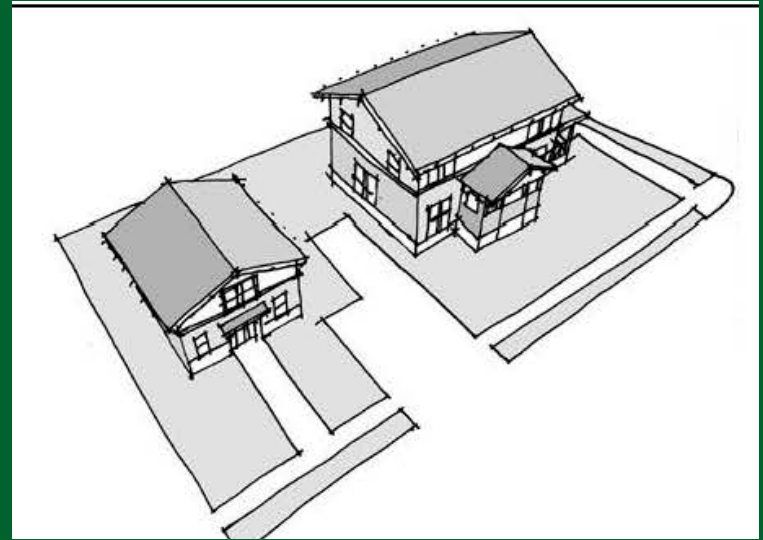


Accessory Dwelling Unit over Existing or New Detached Garage



Accessory Dwelling Unit as an Independent Detached Unit

ADU Height



A Two-Story Accessory Unit must meet building setbacks and cannot exceed 80% of the principal building height.

ADU Located on a Foundation

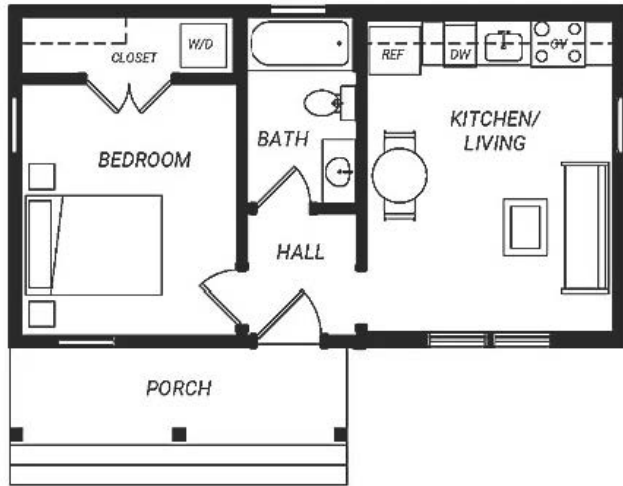


An ADU must be located on a foundation.

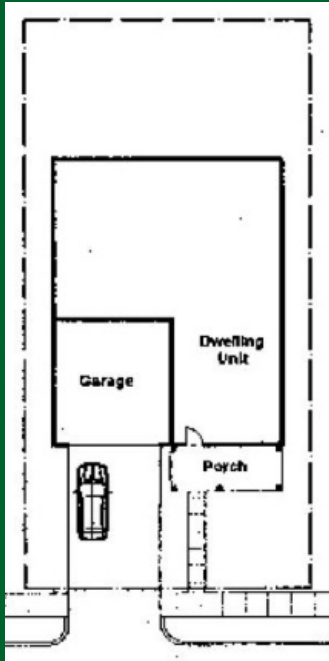
The unit in the image below would not be allowed in Ames.



ADU Floor Plans – One Bedroom



Replicate Garage/Driveway Pattern



Single-Family "Pattern"

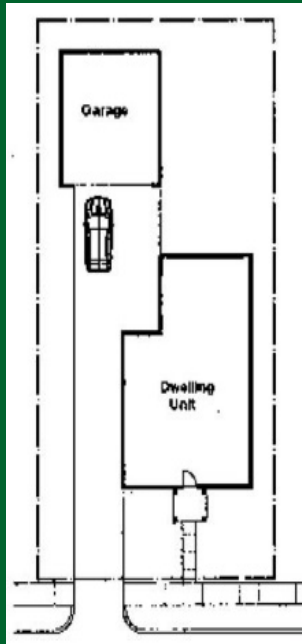


Single-Family "Pattern"



Duplex Application of the "Pattern"

Replicate Garage/Driveway Pattern



Single-Family "Pattern"

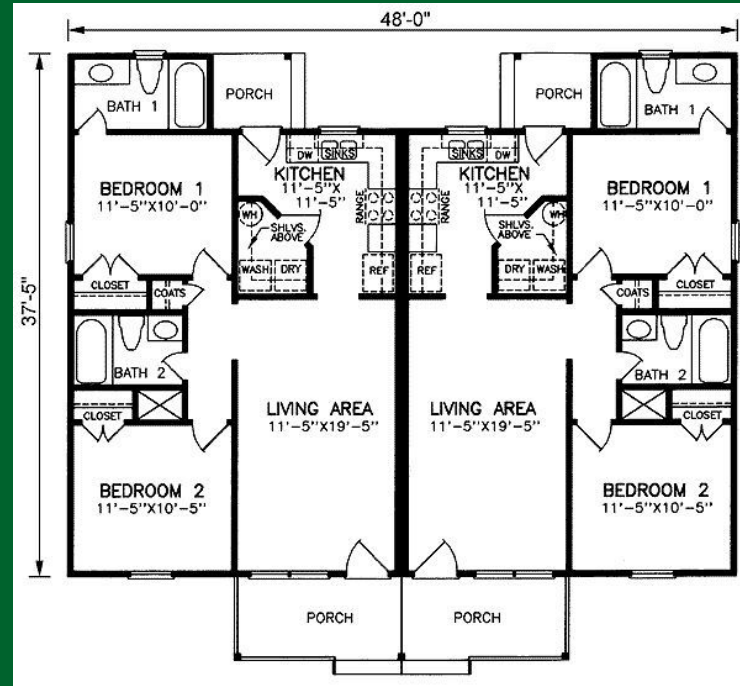
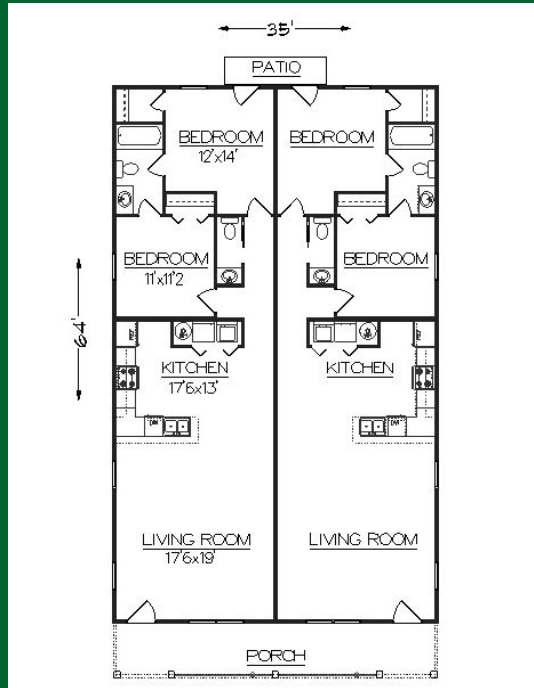


Single-Family "Pattern"



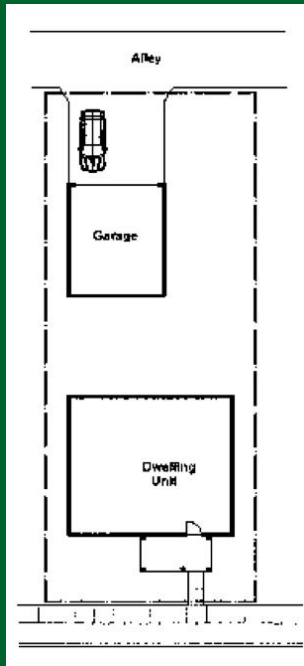
Duplex Application of the "Pattern"

Detached Garage - Duplex Floor Plans



One-Story Applications of the "Pattern"

Replicate Garage/Driveway Pattern



Single-Family "Pattern"



Single-Family "Pattern"



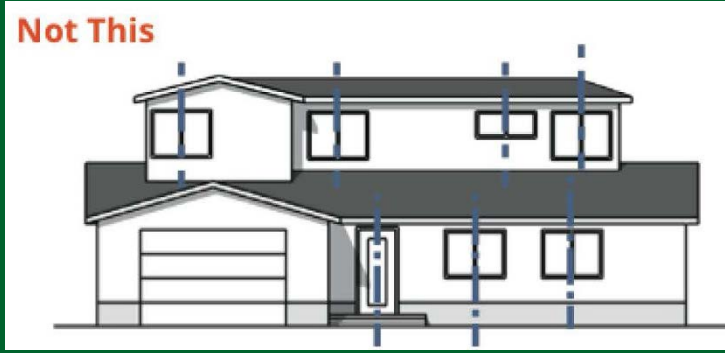
Duplex Application of the "Pattern"

Window Alignment

Do This



Not This



Align Windows as much as possible

Next Steps

- ❖ Public Outreach Across the City
 - ❖ Online Resources
 - ❖ In Person Public Meetings
- ❖ Return to City Council in October
 - ❖ Public Outreach Results
 - ❖ City Council Direction