

ADU Public Outreach Summary

City Council – Oct. 10, 2023



Recent Timeline Activities – to date

- ❖ CC Workshop - March 21, 2023
 - ❖ Background on infill design, including ADUs and Duplexes
 - ❖ CC Follow-Up - April 25, 2023
 - ❖ Focus on ADU issues, design features, limitations, existing covenants
 - ❖ CC Public Outreach Direction & Acceptance of Draft Standards - June 27, 2023
- ❖ P&Z Infill Review – May 3, 2023
 - ❖ P&Z Presentation – Oct. 4, 2023
- ❖ HPC Discussion – Sept. 11, 2023
- ❖ Staff Outreach Efforts – August – early October

Public Outreach Activities- Webpage

Government » Departments/Divisions L-Z » Planning »

ADUS & DUPLEXES

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ADUs & Duplexes

In an effort to expand housing opportunities and diversify housing choices, the Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes within single-family neighborhoods. City Council is seeking feedback on these new options. **Please see Survey and other links below.**

ADUs are also called second units, granny flats, or mother-in-law units. They are accessory living areas smaller than and detached from the primary single-family home, but still have a bedroom, kitchen, and bathroom. Duplexes are attached two-family dwellings, sometimes called twin homes, that are two independent living spaces and are not linked with a single-family home. Currently, City Code limits options for duplexes and second units in single-family neighborhoods. Some private covenants within subdivisions also limit these uses.

There is a national interest in having more housing choices as costs increase. The City is exploring more housing choices within existing neighborhoods that complement the surroundings. This was a goal outlined in Ames Plan 2040 that improves choice, sustainability, and vitality.

The proposed standards for ADUs include a size limit of 900 square feet, one bedroom, one parking space, and that the property owner reside in either the primary home or the ADU, which allows for one unit on the property to be rented if desired. Duplexes are proposed with design standards to address design compatibility related to the existing neighborhood.

This topic will return to City Council in the fall and will include all the collected public input.

[ADUs - Proposed Regulations](#)

[Duplexes - Proposed Regulations](#)



Open House Schedule

Learn more about new housing options, potential policy changes, and ask questions. Open Houses will be held:

- **Monday, Aug. 21:** 5:30-7:30 pm: Ames Public Library – Brown Auditorium, 515 Douglas Avenue
- **Thursday, Sept. 14:** 5:30-7:30 pm: Hira Park – Shelter, 3622 Woodland Street
- **Monday, Sept. 18:** 5:30-7:30 pm: James Herman Banning Ames Municipal Airport – Lobby & Multi-purpose Room, 2520 Airport Drive
- **Monday, Sept. 25:** 5:30-7:30 pm: Inis Grove – Walnut Shelter, 2500 Duff Avenue
 - Alternative Rain Location: Homewood Golf Course Clubhouse, Community Room, 401 E. 20th Street

[ADU Brochure](#)

ADU Survey

The City Council has been discussing infill housing opportunities and would like your feedback on allowing accessory dwelling (ADUs) within single-family zoning districts city-wide as an opportunity to create additional housing options within Ames. **Please take the ADU Survey! We need your feedback!**

Duplexes Survey

The City Council has been discussing infill housing opportunities and would like your feedback on allowing Duplexes within single-family zoning districts city-wide as an opportunity to create additional housing options within Ames. **Please give us your opinion on the proposed Duplex Regulations. We need your feedback!**

Prior Meetings & Workshops, Timeline

- **City Council Infill Housing Workshop - March 21, 2023**
 - [Staff Report](#)
 - [Presentation](#)
 - [Video with Council's Discussion](#)
- **Staff Report Follow-Up to City Council - April 25, 2023**
 - [Staff Report](#)
 - [Video with Council's Discussion](#)
- **Staff Report Follow-Up to City Council - June 27, 2023**
 - [Staff Report](#)
 - [Presentation](#)
 - [Video with Council's Discussion](#)
- **Community Outreach - July-September 2023**(See Open House Schedule above)
- **Report on Community Comments to City Council - October 2023**
- **City Council to Determine Next Steps - October-November 2023**

FAQs - ADUs & Duplexes

Additional Questions?

Contact Eloise Sahlstrom at Eloise.Sahlstrom@cityofames.org or 515-239-5400.

Stay in touch!

To stay informed about future ADU and Duplex developments, [please sign up here.](#)

www.cityofames.org/addhousing

Public Outreach Activities

Direct or indirect contact with approximately 325 people...

- ❖ Webpage
- ❖ Online Survey
- ❖ Brochure
- ❖ CitySide Article
- ❖ Neighborhood Groups
- ❖ Press Releases (2)
- ❖ Social Media Pushes
- ❖ Open Houses (4)
- ❖ EcoFair 2023
- ❖ KOHI Radio Talks (2)

Public Outreach Activities - Brochure

- DUPLEXES - NEW CONSTRUCTION ONLY WITH DESIGN STANDARDS

- A Duplex is a building located on one lot that includes two independent residences attached to each other.
- Proposed in single-family neighborhoods as "new construction" only (no conversion or additions).
- Design standards focus on roof type, building orientation and garages. Garage and driveway pattern of the block is to be considered.
- The standards do not change the Historic District or the Single-Family Conservation Overlay District requirements.

GARAGE & DRIVEWAY PATTERN EXAMPLES



-PROPOSED STANDARDS-

ACCESSORY DWELLING UNITS (ADUs) & DUPLEXES IN SINGLE- FAMILY NEIGHBORHOODS



In an effort to expand housing opportunities and diversify housing choices, the Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes within single-family neighborhoods.

This brochure illustrates these concepts and is part of the City's 2023 outreach effort. We seek your input.



For additional helpful information on what is proposed, go to:
www.CityOfAmes.org/AddHousing



Phone: 515.239.5400
E-mail: planning@cityofames.org

PLEASE TAKE OUR SURVEY

SEE OUR WEBPAGE AT:
www.CityOfAmes.org/AddHousing

WHAT IS AN ACCESSORY DWELLING UNIT?

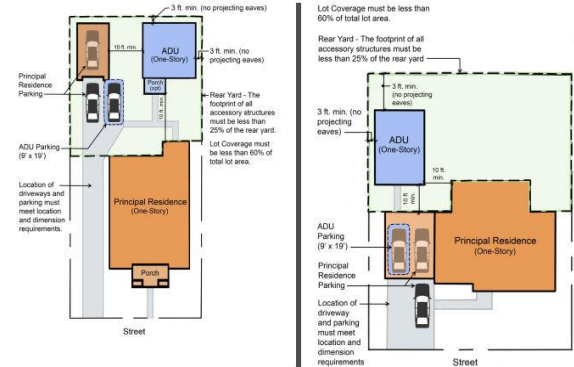
- Smaller, detached dwelling unit on the same property. Also known as a granny flat or guest house.
- Functions independently with its own bathroom and kitchen.
- Required to be on a foundation and have utility connections.



CONSIDERATIONS

- Subdivision private covenants may prohibit ADUs and Duplexes.
- One additional parking space is required for a total of three parking spaces on a paved surface.
- The addition of an ADU plus existing accessory buildings cannot exceed 25% of the rear yard.
- The size of the ADU cannot exceed 900 sq. ft. and one bedroom.
- Total coverage of all impervious area must be less than 60% of the total lot area.
- The standards do not change Historic District or Single-Family Conservation Overlay District requirements.
- The owner of the property must reside on-site.

WILL AN ADU FIT ON MY PROPERTY?



WHAT ABOUT GARAGE CONVERSIONS AND TWO-STORY ADUs?



- **GARAGE CONVERSIONS:** Fire walls may be required.
- **PARKING:** Must still provide required number of parking spaces.
- **ABOVE GARAGE RESTRICTION:** Principal Residence must be two-story. Height cannot exceed 80% of house height.

Survey Highlights



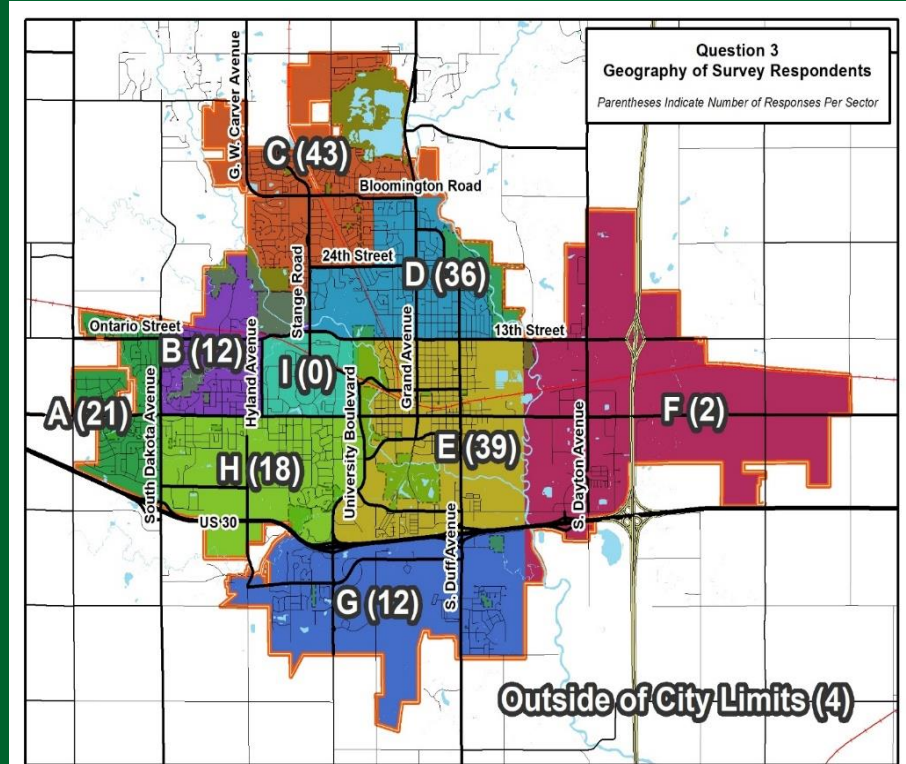
187 Respondents

thru Oct. 5, 2023

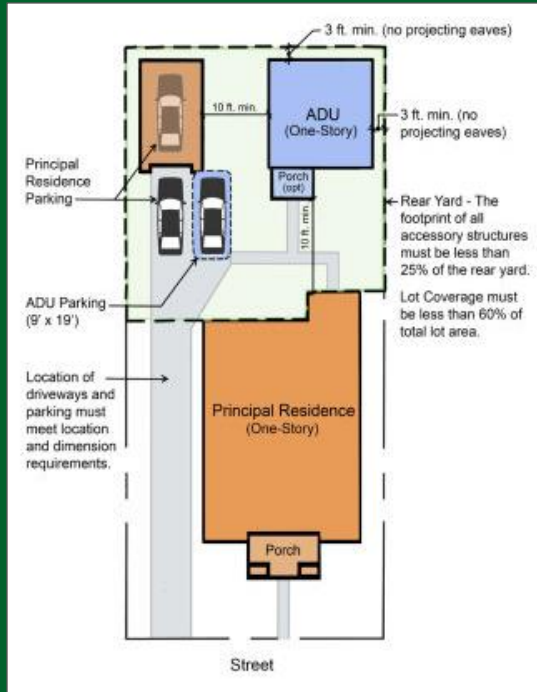
- ❖ 78.6% Single-family homeowners within Ames
- ❖ 75.94% of survey respondents were familiar with ADUs
- ❖ 42.24% (79 survey respondents) indicated an interest in building within the next 3 years- either “yes” or “maybe”

Survey Highlights

- ❖ Highest Survey Participation – Areas C, D, & E
- ❖ 62.34% (96) of all respondents did not believe that the draft standards were an impediment
- ❖ 71.69 % (119) draft standards are not incompatible with neighboring properties.



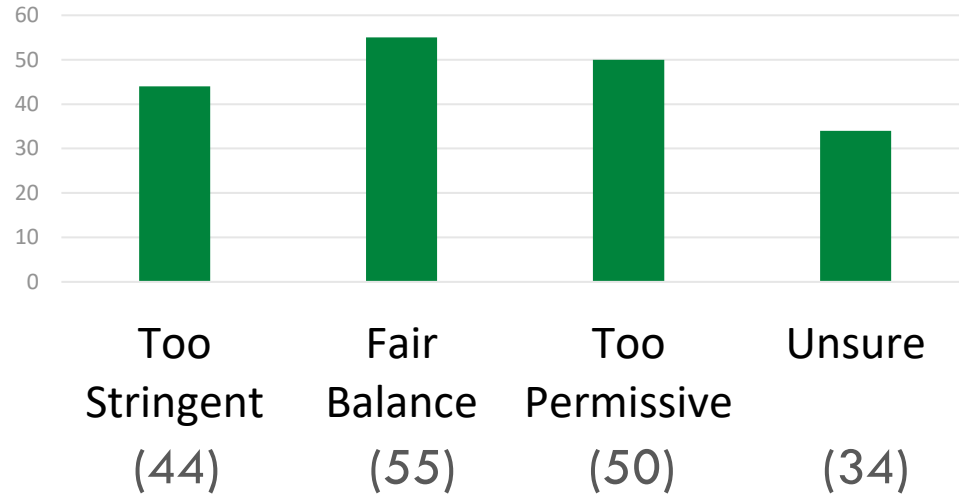
Survey Highlights



- ❖ Most frequently stated *impediment* - Adding Parking
- ❖ Most frequent *incompatibility concern* - Space/Lot Size & Privacy

Public Feedback

Proposed Regulations



ADU Standards and Other Considerations

- ❖ Subdivision private covenants may prohibit ADUs & Duplexes.
- ❖ One additional parking space is required for a total of three.
- ❖ The addition of an ADU plus existing accessory buildings cannot exceed 25% of the rear yard.
- ❖ The property owner must reside on-site.
- ❖ Size of the ADU cannot exceed 900 sq. ft. and one bedroom.
- ❖ Total coverage of all impervious area must be less than 60% of the total lot area.
- ❖ The standards do not change the Historic Overlay District or Single-Family Conservation Overlay District requirements unless amended.

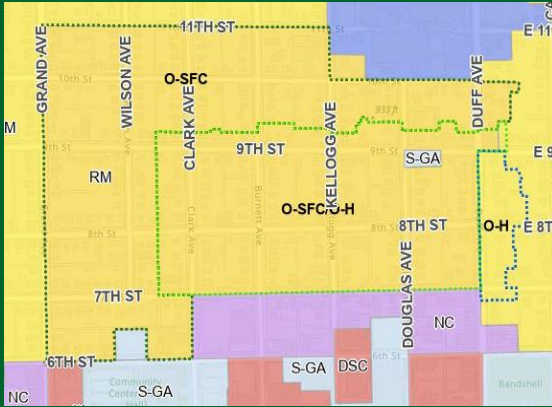
Zoning Issues to be Resolved

CHAPTER 31, HISTORIC PRESERVATION

(as recommended by HPC)

- ❖ Garages with ADUs not required to have a porch
- ❖ A 2-story minimum will not be required
- ❖ A raised foundation will not be required
- ❖ Flexibility related to ADU footprint will apply

Zoning Issues to be Resolved



CHAPTER 29, ZONING ORDINANCE Single Family Conservation District Overlay (O-SFC) (as recommended by staff)

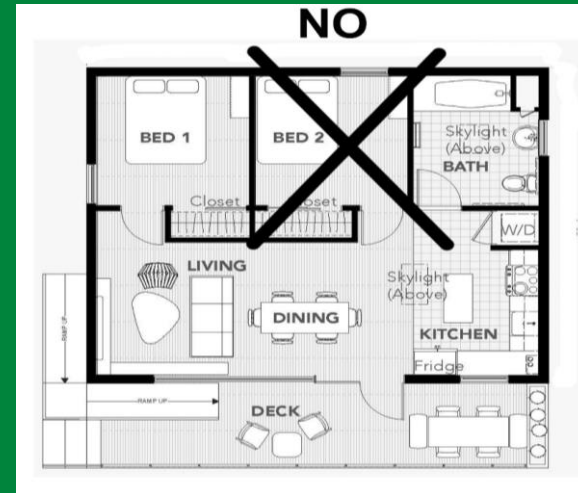
- ❖ Exclude ADUs from the unit cap of 648 units
- ❖ Exclude ADUs from the architectural standards listed within the compatibility section

Zoning Issues to be Resolved

CHAPTER 29, ZONING ORDINANCE

Section 29.408(7) ...Accessory Buildings (for consideration)

- ❖ Max. Gross Floor Area 900 sq ft - includes all floors & basement
- ❖ One Bedroom Limitation. Additional room as a den, office or other living space not permitted.

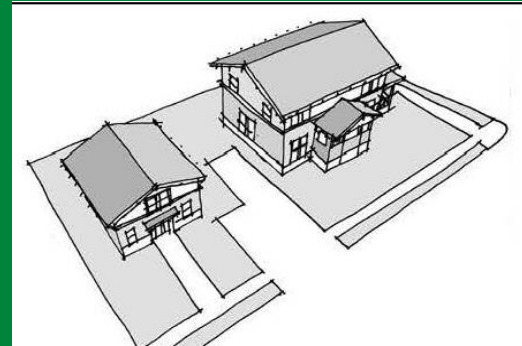


Zoning Issues to be Resolved

CHAPTER 29, ZONING ORDINANCE

Section 29.408(7) ...Accessory Buildings (for consideration)

- ❖ Other Habitable Space (if not utilized as a dwelling). Allowances for habitable space, without a dwelling?
Such as office space, home occupation, or other habitable space?
- ❖ Building Height – when Principal building is taller than 1-story, maximum of 80% of principal building or 20', whichever is lower



Zoning Issues to be Resolved

CHAPTER 13, RENTAL CODE

Near Campus Neighborhoods

- ❖ One registered rental, subject to occupancy standards

Chapter 13 Amendments

- ❖ Property Registration
- ❖ Letter of Compliance process
- ❖ Annual verification of residency likely needed
- ❖ Transition of ownership, if a rental



Options - Next Steps with Council Direction

- ❖ 1 – Zoning Text Amendment - Current Proposed Text
- ❖ 2 – Zoning Text Amendment - Modified Standards, if compelling reasons
- ❖ 3 – Council Direction for Additional Outreach
- ❖ 4 – No Zoning Text Amendment at this time