

ADU & Two-Family Units (Duplexes) in single-family neighborhoods

P&Z - October 4, 2023



P&Z Meeting October 4th

Agenda

- ❖ Background
 - ❖ ADU Standards
 - ❖ Duplexes Standards
- ❖ Commission Discussion

City Council Goal & Ames Plan 2040

❖ Council Goal – We Value Diverse Housing Options

- ❖ 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.
- ❖ Plan 2040 Implementation – Various Policies to Evaluate and Support Infill Housing Options
 - ❖ Focus on context & neighborhood compatibility to guide infill

City Council Goal & Ames Plan 2040

Plan 2040 Housing projections assumes mix of housing types

LEGEND:



EXISTING ANALYSIS



Share of Land (Ames Plan 2040)



of Units (Am. Community Survey)



SCENARIO ANALYSIS - PROJECTED



Share of Land Demand (Ames Plan 2040)



of Units (Ames Plan 2040)



Units/Acre



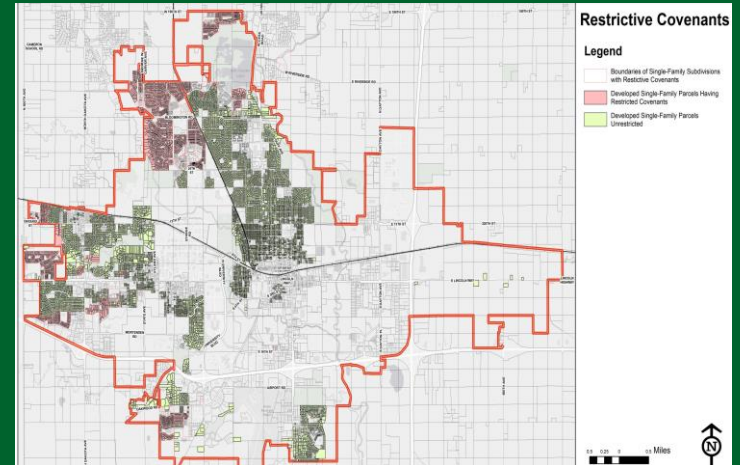
Acres Needed



City Council

- ❖ CC Workshop March 21st
 - ❖ Background on infill design, including ADUs and Duplexes
- ❖ CC Follow Up April 25th
 - ❖ Focus on ADU issues, design features, limitations, existing covenants
- ❖ June 27th, City Council acceptance of draft standards and direction for public outreach

- ❖ P&Z Infill Review
May 3, 2023



What is an Accessory Dwelling Unit?

- ❖ A smaller, detached dwelling on the same property as the principal residence. Cannot be attached.
- ❖ ADUs function independently with their own bathroom and kitchen.
- ❖ Required to be on a foundation and have utility connections.



Draft Standards/Outreach

- ❖ Webpage with full details
 - ❖ www.cityofames.org/addhousing
 - ❖ Online survey and comments tools
 - ❖ Draft regulations, FAQ, ADU Brochure
- ❖ Cityside Newsletter article
- ❖ Press releases, social media postings
- ❖ Five Informational Meetings/Events
 - ❖ Library, Airport Terminal, Inis Grove Park, Tahira & Labh Hira Park, EcoFair

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?

Lot Coverage must be less than 60% of total lot area.

Principal Residence

ADU Parking (2 or 3)

Principal Residence (One-Story)

Street

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 60% of house height.

Draft Standards/Outreach

❖ ADU Basics:

- ❖ Use current accessory building standards size, setbacks, height, etc.
- ❖ One bedroom allowance
- ❖ Provide one parking space
- ❖ Owner must reside on site
- ❖ May be rented

❖ Duplex Basics:

- ❖ Must be new construction, no conversions
- ❖ Design to context of area
- ❖ Limit to garages facing street
- ❖ Follow current zoning standards setbacks, coverage, etc.

Accessory Dwelling Unit (ADU) Options



Accessory Dwelling Unit over Existing or New Detached Garage

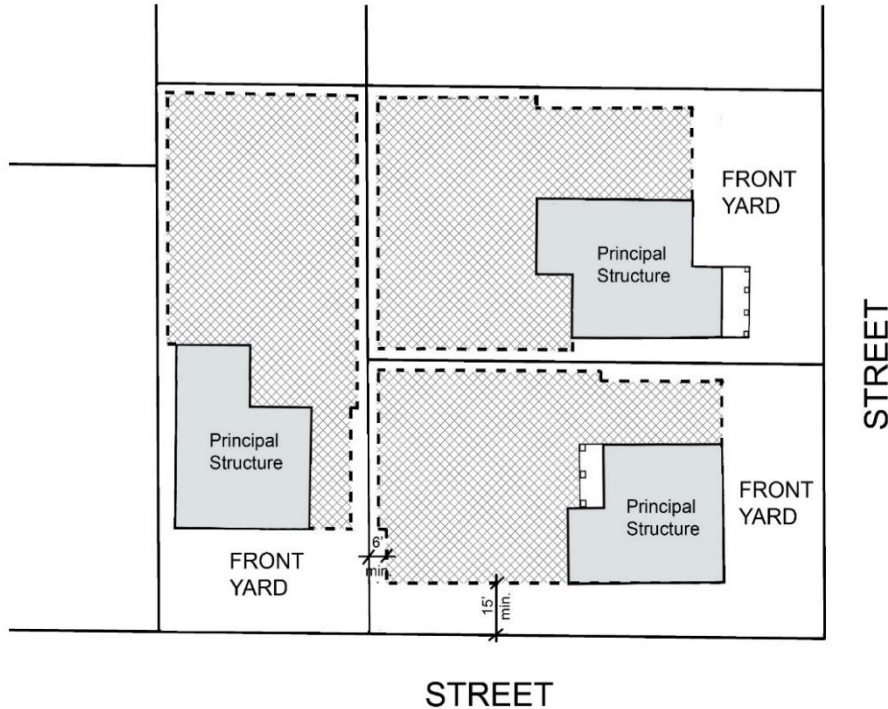


Accessory Dwelling Unit as an Independent Detached Unit

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.

Rear and Side Setbacks 1-story

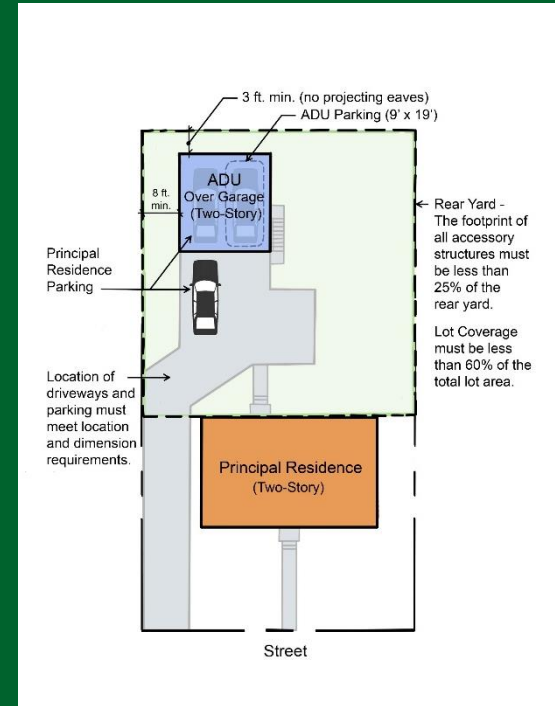
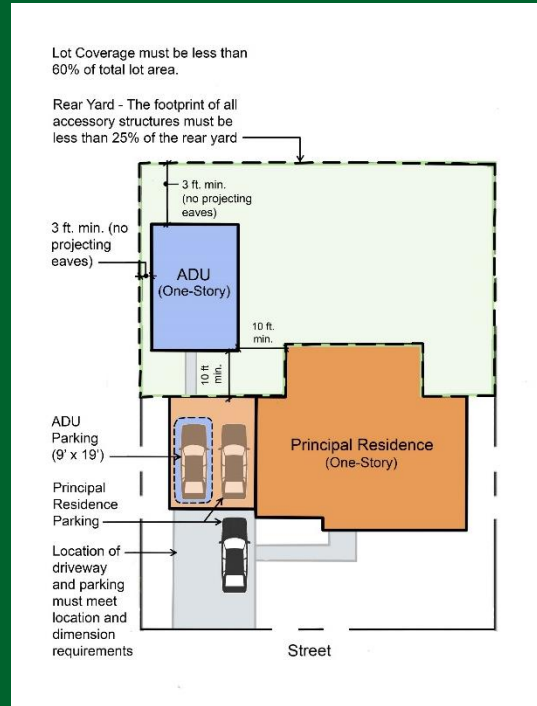
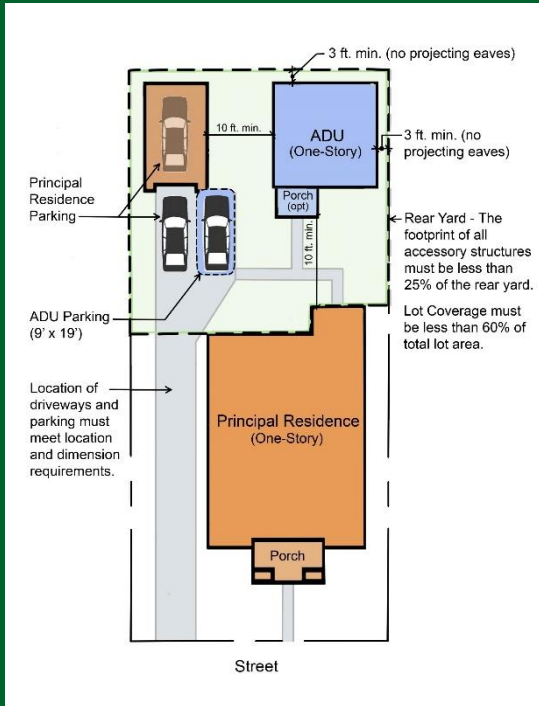


- ❖ 25% of rear yard – Maximum coverage of all accessory buildings.
- ❖ One story unit can be within 3 ft of side & rear property lines in rear yard.

LEGEND -

	Detached Garages & Accessory Bldgs Allowed
Front Yard	Not Allowed
Rear Yard	3' from property line (including eaves)
Side Yard	6' from property line (one-story principal structure) 8' from property line (two-story principal structure)

Will an ADU Fit on my Property?



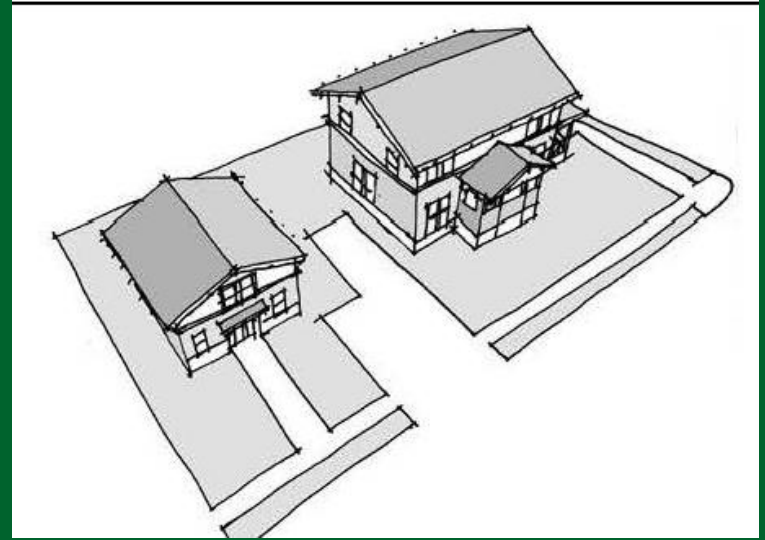
Garage Conversions & 2-Story ADUs



- ❖ Garage Conversions. Fire walls may be required.
- ❖ Parking. Must still provide required number of spaces.

- ❖ Above Garage Restriction. Principal Residence must be two-story. Height cannot exceed 80% of house height or 20 feet.

ADU Height



A Two-Story Accessory Unit must meet building setbacks and cannot exceed 80% of the principal building height [or 20 feet].

ADU Located on a Foundation



An ADU must be located on a foundation.

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

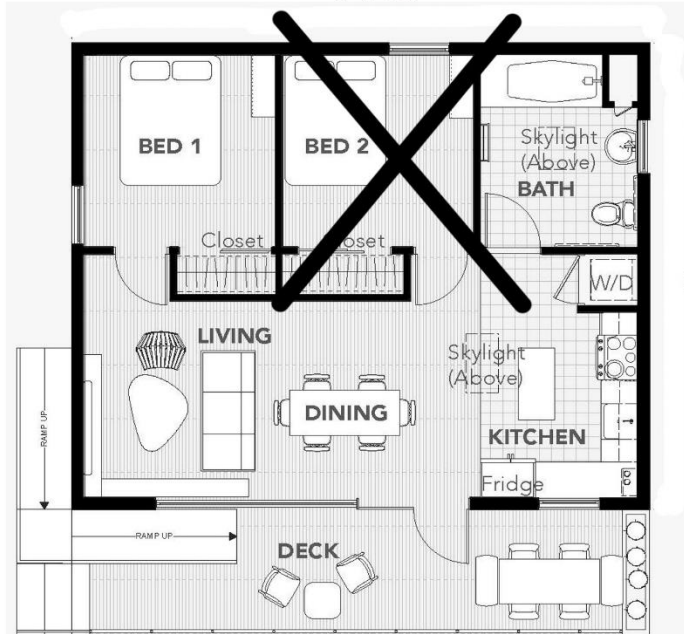


ADU – One Bedroom; 900 sq ft Max.

YES



NO



ADU Example Floor Plans



Online Survey- ADUs

- ❖ Online survey is ongoing
- ❖ Gauges interest in ADU construction and opinion on the proposed regulations as too restrictive or too permissive
 - ❖ To date (10-04-23, 5 pm) 181 Respondents
 - ❖ 75% of survey respondents familiar with ADUs
 - ❖ 41% of survey respondents indicate some interest in building an ADU within the next 3 yrs.
 - ❖ Complete results and comment when survey closes
- ❖ Survey open through October 3rd

Two-Family Dwellings (Duplexes)

- ❖ Zoning in the 1980s and 1990s allowed for construction and conversion of units in various zoning districts across the City, this was limited in 2000
- ❖ Current zoning adopted in 2000 allows for “pre-existing”, no additional units
- ❖ Proposed allowance in all zoning districts, subject to design requirements.

Duplex – New Construction Only

- ❖ A Duplex is a building located on one lot that includes two independent residences attached to each other.
- ❖ Proposed as “new construction” only- No conversions or additions.
- ❖ Design standards focus on roof type, building orientation and garages. Garage and driveway pattern of the block is to be considered.

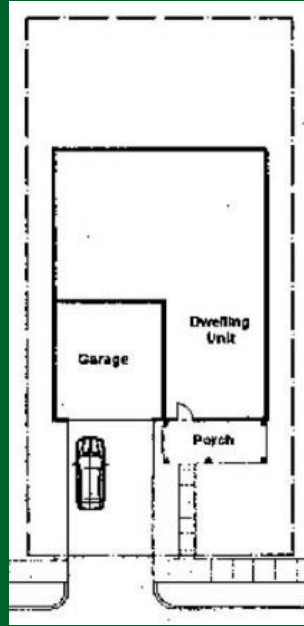


Design Standards

- ❖ Design standards focus on roof type, building orientation and garages. Garage and driveway pattern of the block are to be considered.
- ❖ The standards do not change the Historic District or the Single-Family Conservation Overlay District requirements.

Duplex - Garage/Driveway “Pattern”

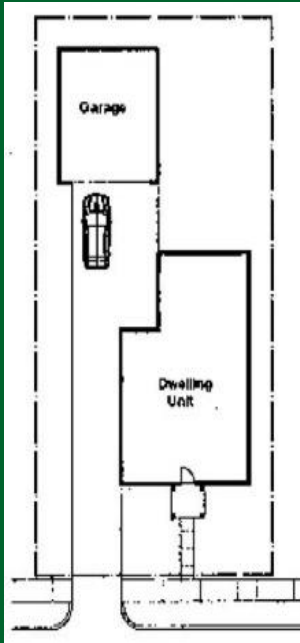
Replicate the existing garage “Pattern” found in the neighborhood.



Application of the existing garage “Pattern” in the new Duplex construction.



Duplex - Garage/Driveway Pattern



Replicate the existing garage "Pattern" found in the neighborhood



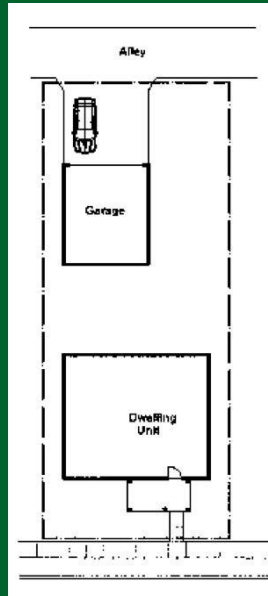
Existing Garage "Pattern"



Duplex Application of the "Pattern"

Duplex - Garage/Driveway Pattern

Replicate Existing Garage
“Pattern” Found in the
Neighborhood



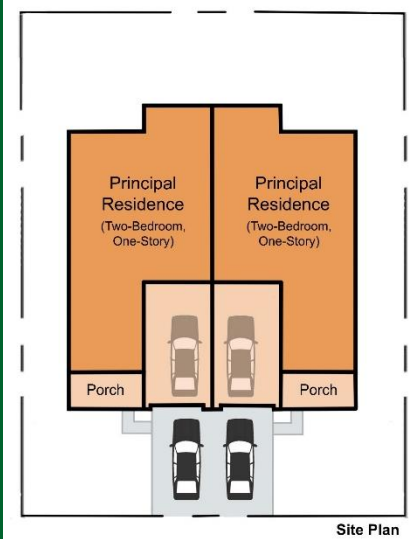
Existing “Pattern”



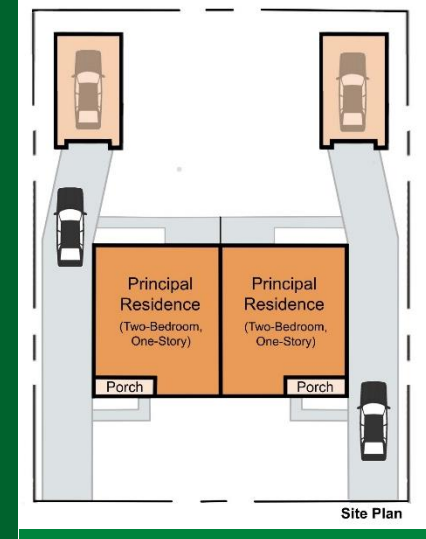
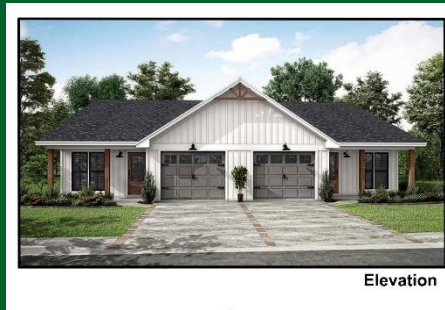
Duplex Application of the
“Pattern”

Duplex - Garage/Driveway Pattern

Two examples of duplexes that fit established neighborhoods with one-story “ranch” style architecture.

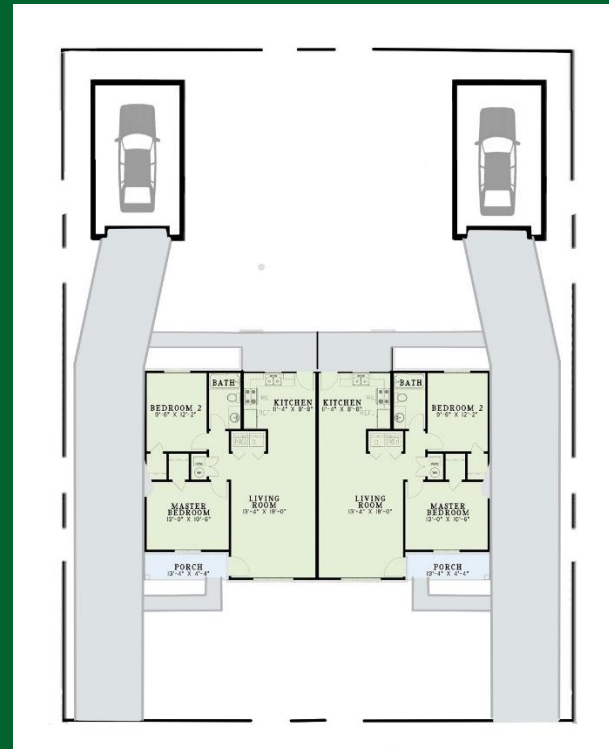
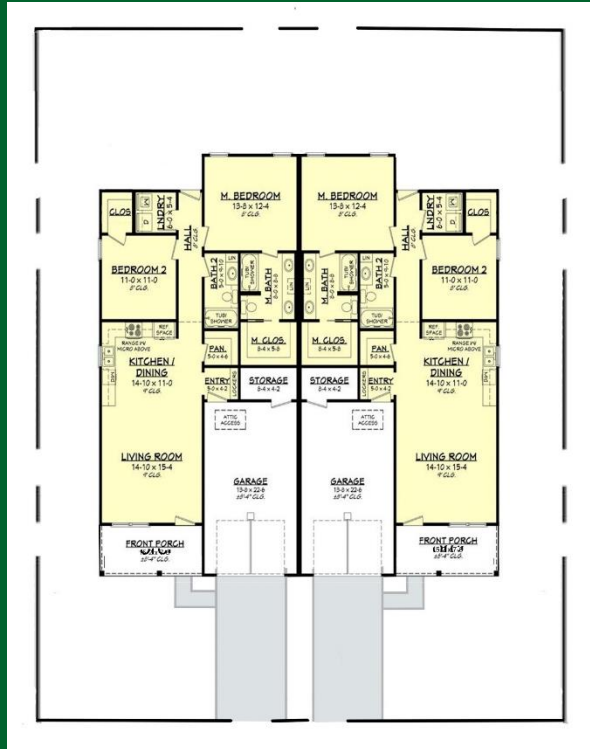


Attached One-Car Garage



Detached One-Car Garage

Duplex Floor Plans



Timeline

- ❖ Public Outreach Across the City – Aug./Sept.
 - ❖ Online Resources
 - ❖ In-Person Public Meetings
- ❖ Return to City Council – Oct. 10
 - ❖ Public Outreach Results
 - ❖ City Council Direction on how to proceed (*potential adoption by end of year*)

Planning and Zoning Commission

- ❖ Overview of the draft standards – Oct 4th
 - ❖ Commission discussion
 - ❖ Any formal comments or recommendations at this time
- ❖ P&Z will review any final ordinances to make an official recommendation to the City Council