

Two-Family Units (Duplexes) Zoning Text Amendment

February 25, 2024

City Council Goal & Ames Plan 2040

- ❖ Council Goal – We Value Diverse Housing Options

- ❖ Plan 2040 Implementation - Various Policies to Evaluate and Support Infill Housing Options



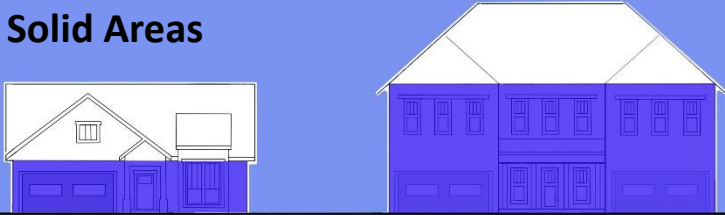
- ❖ Housing projections assume mix of housing types
- ❖ Focus on context and neighborhood compatibility to guide infill of all types

Void to Solid Ratio – 15% min.

Elevations



Solid Areas



Definitions already in the
Zoning Ordinance

Example 1:

Void to Solid Ratio = 25%

Void Areas



Example 2:

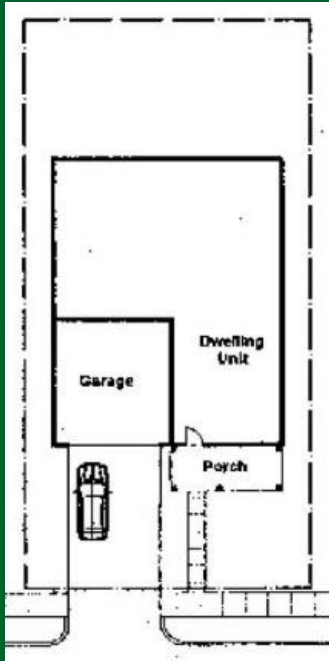
Void to Solid Ratio = 18%

Established Neighborhoods - Pattern Analysis



Evaluate the Block Face – all properties facing one side of a street in a block. May include adjacent properties that are not on the block face, if there are too few examples.

Replicate Garage/Driveway Pattern



Single-Family "Pattern"

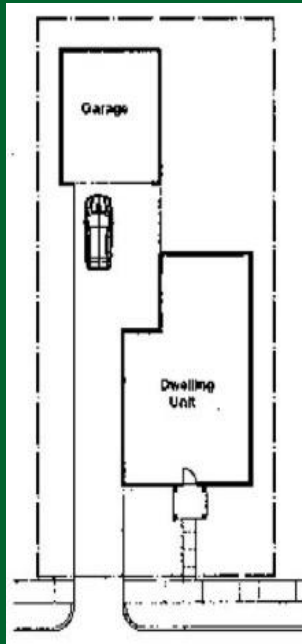


Single-Family "Pattern"



Duplex Application of the "Pattern"

Replicate Garage/Driveway Pattern



Single-Family "Pattern"

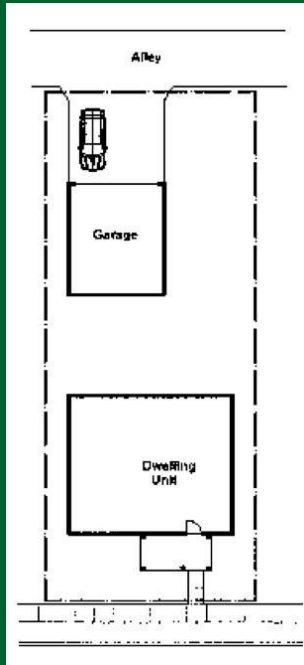


Single-Family "Pattern"



Duplex Application of the "Pattern"

Replicate Garage/Driveway Pattern



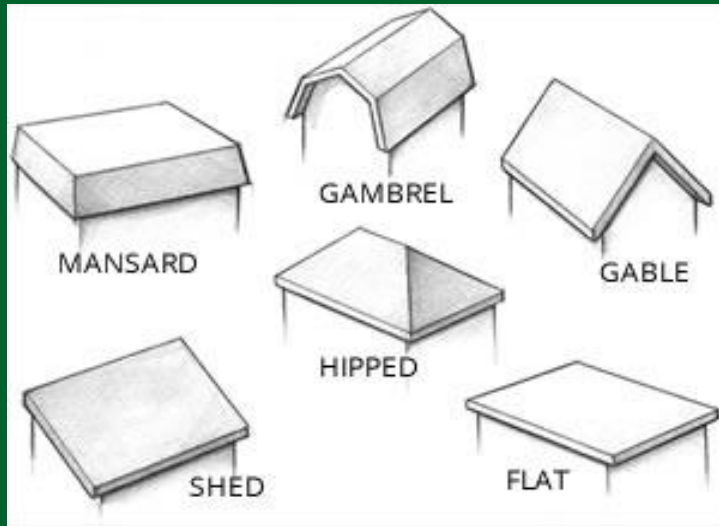
Single-Family “Pattern”

Single-Family “Pattern”



Duplex Application of the “Pattern”

Roof Patterns - Residential (Ames)



Side Gabled



Hipped with Ridge



Dormers

Roof Patterns - Residential (Ames)

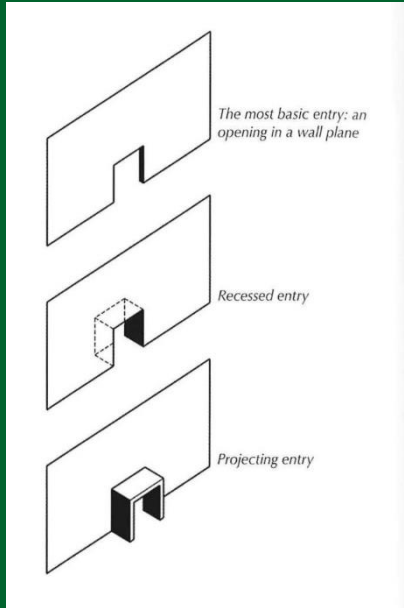


Front Gabled

Side Gabled

Dormers

Entry Patterns – Residential (Ames)



Flush



Recessed

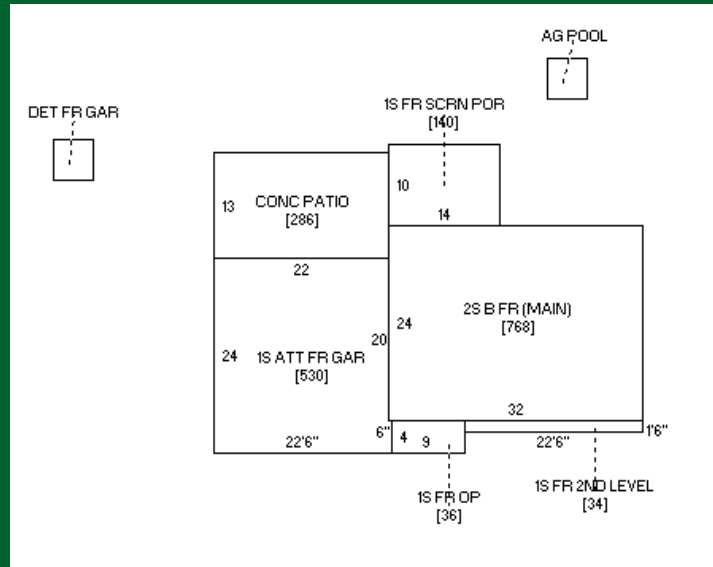


Projecting



Projecting Porch
with Flush Entry

Resources Available for Easy Analysis

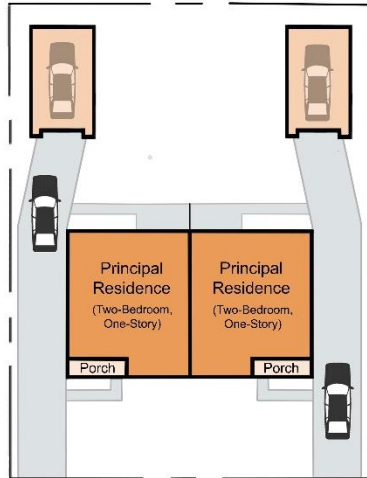


City Assessor Tools are Helpful in Determining Recesses & Projections

Visual Examples of Compatible Architecture



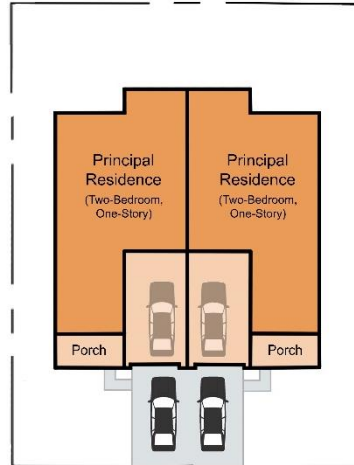
Elevation



Site Plan



Elevation



Site Plan