

- 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



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PLEASE TAKE OUR SURVEY

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

-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.

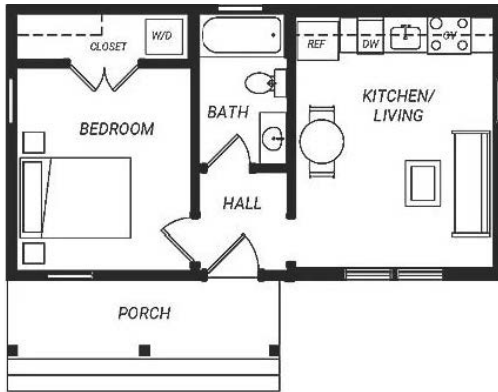
This brochure illustrates these concepts and is part of the City's 2023 outreach effort. We seek your input.



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

WHAT IS AN ACCESSORY DWELLING UNIT?

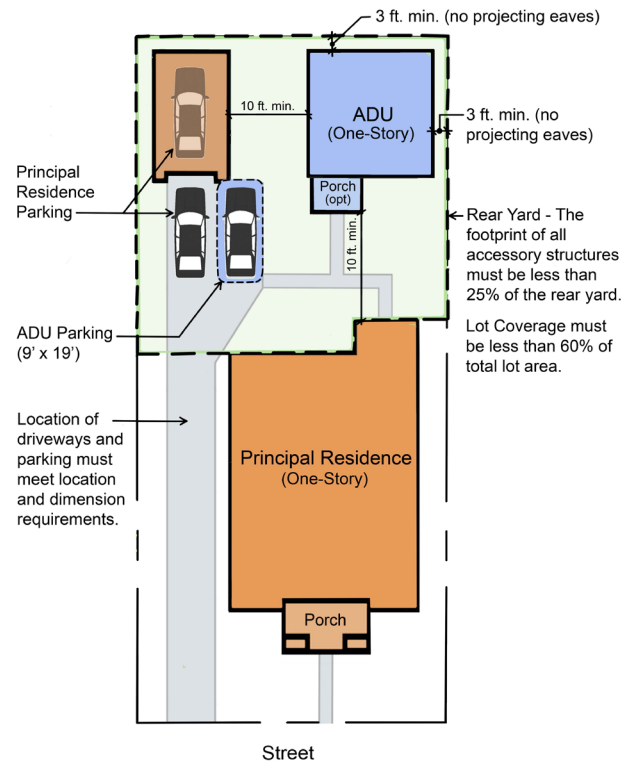
- Smaller, detached dwelling unit on the same property. Also known as a granny flat or guest house.
- Functions independently with its own bathroom and kitchen.
- Required to be on a foundation and have utility connections.



CONSIDERATIONS

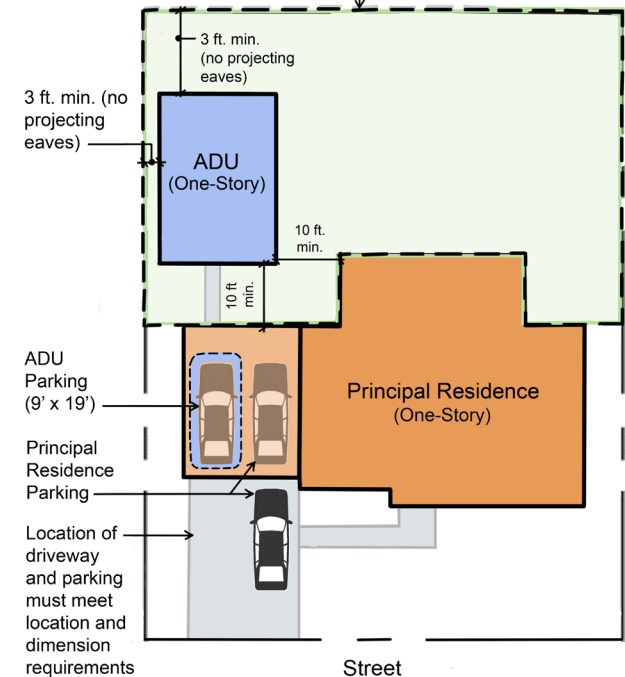
- Subdivision private covenants may prohibit ADUs and Duplexes.
- One additional parking space is required for a total of three parking spaces on a paved surface.
- The addition of an ADU plus existing accessory buildings cannot exceed 25% of the rear yard.
- The size of the ADU cannot exceed 900 sq. 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.

Rear Yard - The footprint of all accessory structures must be less than 25% of the rear yard



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.