

A photograph of a residential street lined with large, mature trees and houses. A green banner is overlaid across the top of the image, containing the text 'Residential Infill Design Workshop' in white. Below the banner, the date 'March 21, 2023' is displayed in white text on a green background. The street is paved and has a street sign that reads 'Lee St'. The houses are mostly two-story structures with various colors and styles. The trees are large and leafy, casting shadows on the street and lawns.

Residential Infill Design Workshop

March 21, 2023

Workshop Agenda



Review Infill Policy of Ames Plan 2040



Discuss Building Types and Attributes of Good Infill Design



Next Steps for Council Tasks related to ADUs, Duplexes, & Residential Zoning Updates



Guidance from Ames Plan 2040

- ❖ Policies emphasize infill compatibility and the protection of neighborhood character
 - *These two goals can be at odds, especially when zoning is often focused on density and new development requirements as compared to infill*
 - *Implementation requires discussion of balancing priorities*
- ❖ Planned intensification areas are addressed with Plan 2040 Land Use Map designations and Redirection Areas

City Council Goal & Ames Plan 2040

❖ Council Goal – We Value Diverse Housing Options

- ❖ Plan 2040 Implementation - Support Infill Housing Options:
 - Accessory living units – Citywide issue or policy
 - Two-Family Homes/Duplexes Citywide issue or policy
 - Planned Infill Sites-Designated small, low to medium density sites, small lot homes, townhomes, two-family, potentially small apts.
- ❖ Focus on context and neighborhood compatibility to guide infill of all types

Current Housing Mix & Projected Needs

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





Plan 2040 Infill Areas

❖ Lincoln Way Corridor Plan Focus Areas

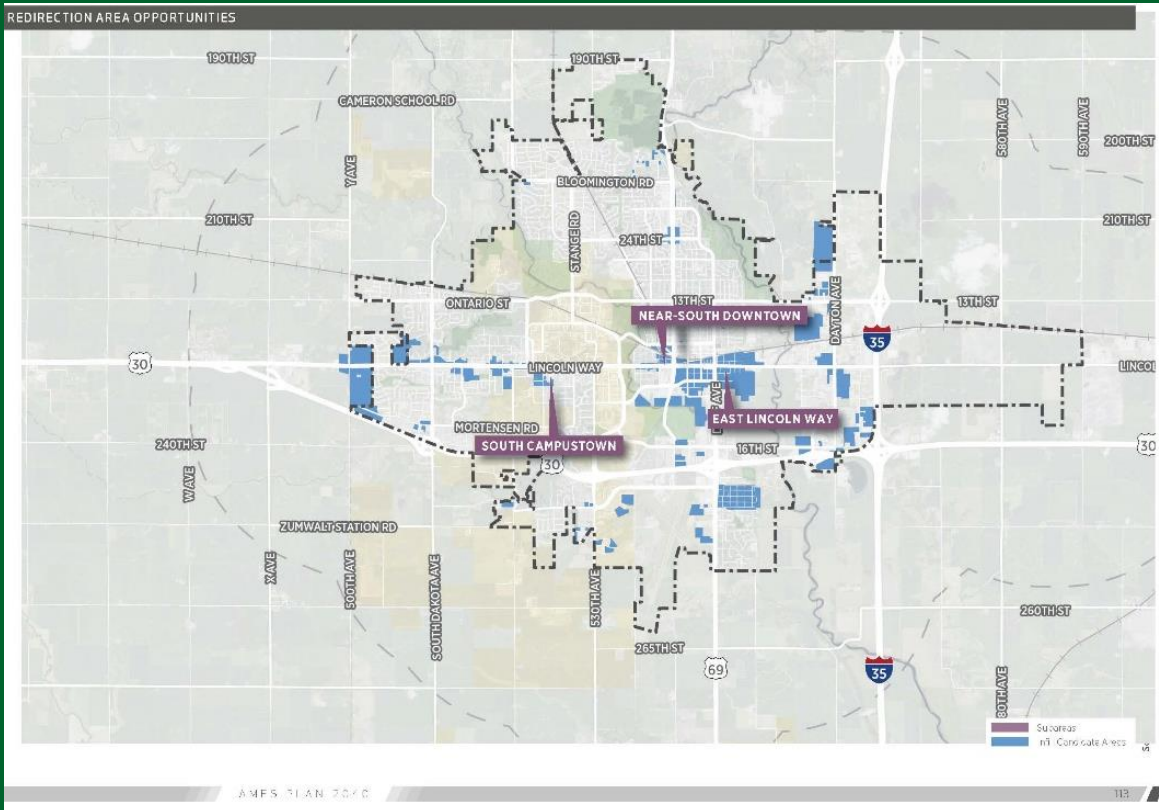
- ❖ Downtown Gateway, Indoor Aquatics Site (Oak/Elm), West of Campus (Franklin to Campus Ave), West Hy-Vee and Beedle Drive
- ❖ Need zoning updates to implement redevelopment options

❖ Neighborhood, Housing, Sub-Area Element

- ❖ Redirection Areas designated for further study or neighborhood sub-area plans
 - ❖ Council downzoned area along Gove Avenue in 2022, no other areas have been studied
- ❖ University Areas include Redirection (Hunt/Hayward) and “Village” designation as RN-4 (West Street/Campus Ave)



Subareas & Infill Candidate Areas





Lincoln Way Corridor— Focus Areas

CAMPUSTOWN TRANSITION FOCUS AREA

DEVELOPMENT PLAN

The Campustown Transition Focus Area includes development along from East State University to nearby neighborhoods and commercial areas. Regional development in the 2020s includes the redevelopment of campus-related retail along West of Midland Avenue. The Focus Area demonstrates how residential redevelopment can enhance the quality of existing stock and reduce the need for single-family single-unit housing. The residential stock will include a mix of units, including townhomes in the western edge of the university campus.



CAMPUSTOWN TRANSITION PRIORITIES

- Complete street redesign for transportation development
- Transition from higher density mixed-use to single-family residential
- Maximize density and use along Lincoln Way and below the number of units
- Create attractive frontage along Lincoln Way and local streets

REDEVELOPMENT CONCEPT

- Single-family residential
- Multi-family residential
- Medium-density residential
- High-density residential
- Mixed-use residential
- Medium-density residential
- High-density residential
- Medium-density residential
- High-density residential

WEST SIDE RETAIL FOCUS AREA

DEVELOPMENT PLAN

The West Side Retail Focus Area is experiencing significant commercial and housing development. With the future of the commercial stock still uncertain, more focus is on the street through public-private partnerships. The Focus Area Plan illustrates the strategic opportunities to create a cohesive corridor in a residential neighborhood. The Focus Area Plan illustrates the strategic opportunities to create a cohesive corridor in a residential neighborhood. The Focus Area Plan illustrates the strategic opportunities to create a cohesive corridor in a residential neighborhood.



WEST SIDE RETAIL PRIORITIES

- Create a lively east-west bicycle corridor
- Support an active commercial environment in the West Side Retail
- Support redevelopment of urban and commercial properties
- Reinvest in public space with pedestrian and transit mobility
- Enhance the design of large parking areas
- Increase residential density around commercial corridors
- Support the expansion of the transit line

REDEVELOPMENT CONCEPT

- Single-family residential
- Multi-family residential
- Commercial
- All-family development
- Medium-density residential
- All-family development
- Medium-density residential
- All-family development
- Medium-density residential

OAK-RIVERSIDE FOCUS AREA

DEVELOPMENT PLAN

The Oak-Riverside Focus Area is a primarily residential area and a surrounding neighborhood that supports the traditional character of the area. The Focus Area Plan demonstrates how residential redevelopment along Lincoln Way can be done in a way that increases residential density, enhances the character of the corridor, improves access and safety, supports pedestrian and bicycle, and maintains a mix of housing opportunities.



OAK-RIVERSIDE PRIORITIES

- Support the redevelopment of existing housing along Lincoln Way
- Provide housing options for young professionals and families
- Maximize program use
- Enhance residential density
- Support the residential character of the corridor of Lincoln Way
- Encourage pedestrian and bicycle access by street design

REDEVELOPMENT CONCEPT

- Single-family residential
- Multi-family residential
- Medium-density residential
- High-density residential
- Medium-density residential
- High-density residential
- Medium-density residential
- High-density residential
- Medium-density residential

Site	Existing du	Possible du
Campustown		84
Oak-Riverside		183
Westside		128
Total		395





Redirection Areas – So Campus

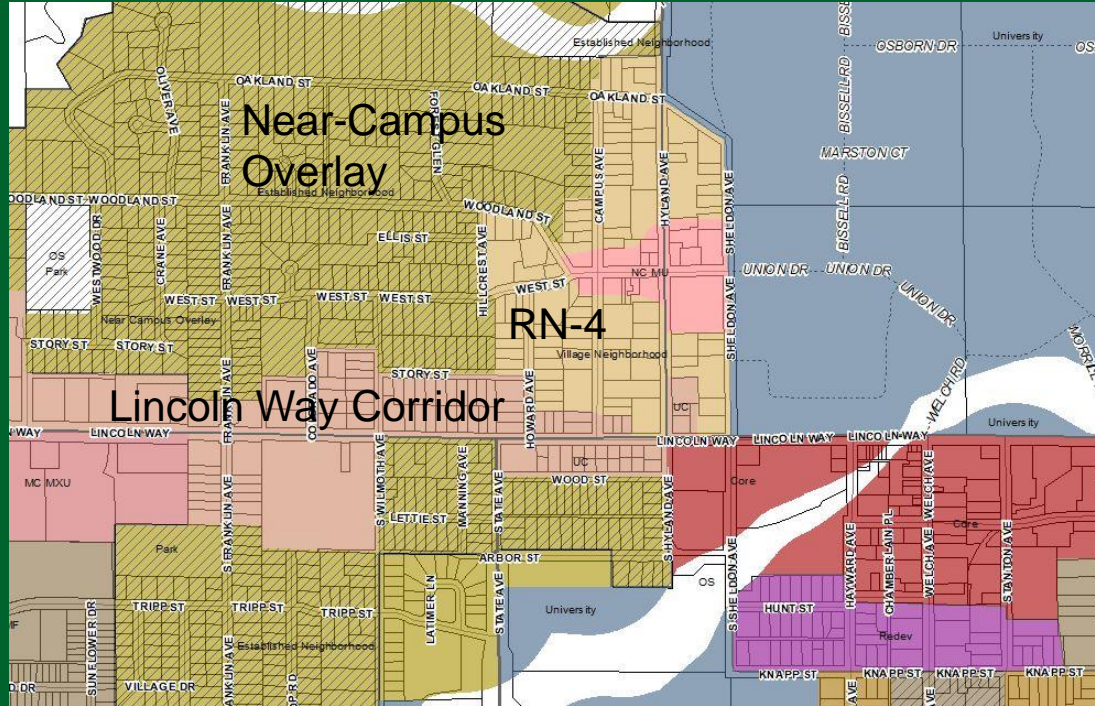
SOUTH CAMPUSTOWN SUBAREA CONCEPT

Site	Existing DU	Possible DU
A	21	60
B	9	72
C	4	10
D	17	40
E	16	36
F	24	30 </td
G	0	30
Total	90	278



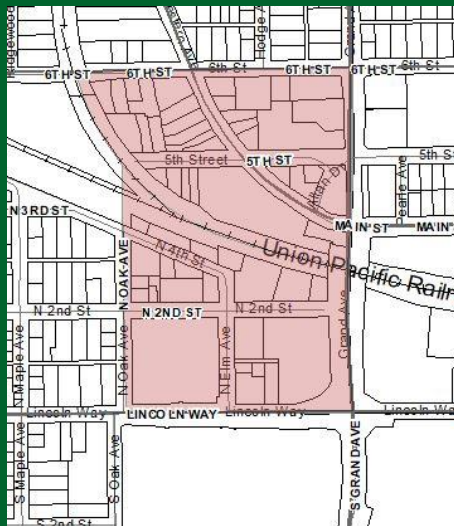


Redirection Areas – West Campus



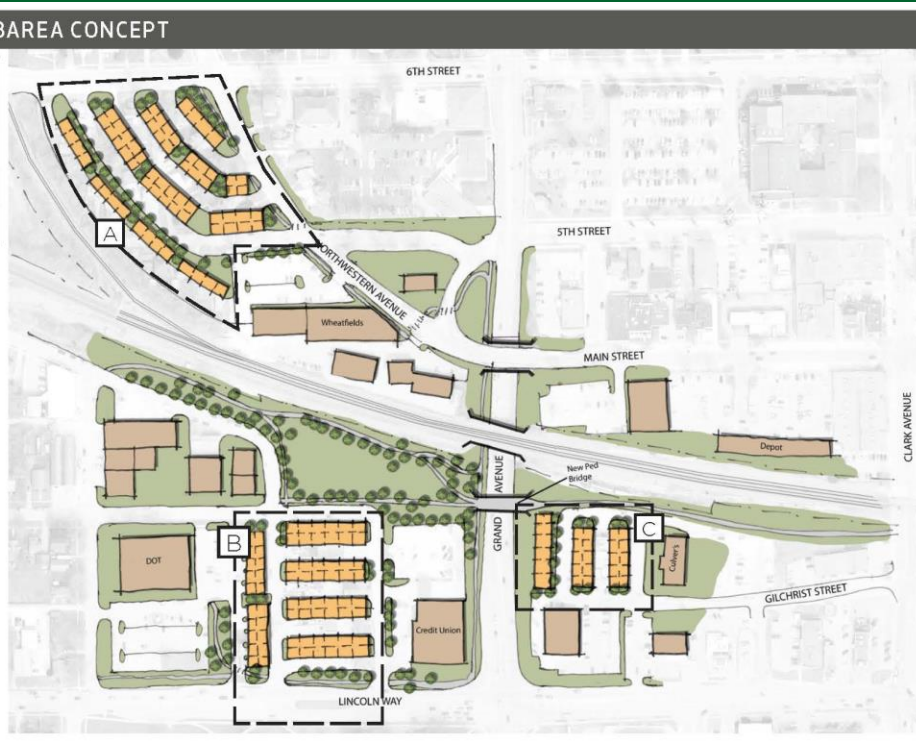


Redirection Areas – Northwestern Ave



NEAR-SOUTH DOWNTOWN SUBAREA CONCEPT

Site	Existing DU	Possible DU
A	16	68
B	0	68
C	0	26
Total	16	160

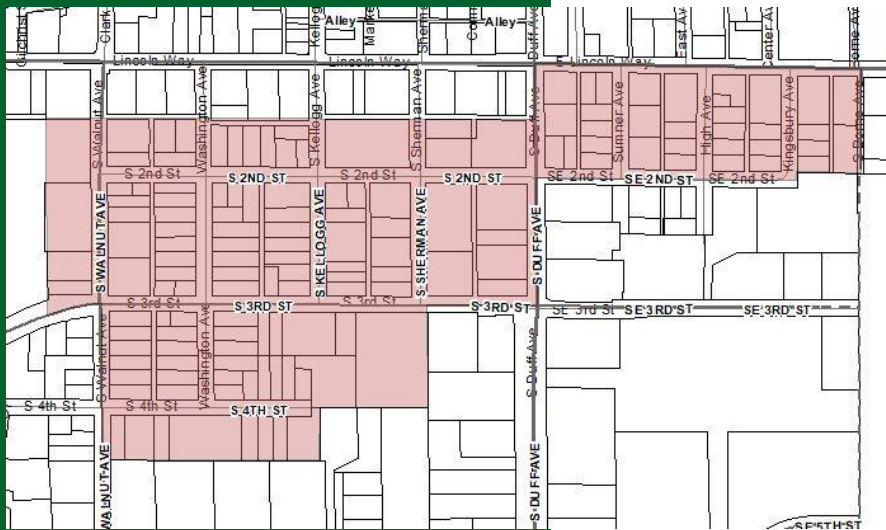




Redirection Areas – South Lincoln and E Lincoln Way

EAST LINCOLN WAY SUBAREA CONCEPT

Site	Existing DU	Possible DU
A	19	96
B	21	304
C	0	72
Total	40	472





Ames Plan 2040 - Designations

RN-1 (Traditional Neighborhood)

- ❖ Priority is to maintain existing residential character...
- ❖ **Appropriate infill options - second units or small attached townhome units...**
- ❖ Develop standards for accessory dwelling units (ADUs) that allow them without degrading neighborhood character.
- ❖ ...allowances for setback and coverage exceptions...



Ames Plan 2040 - Designations

RN-2 (Established Neighborhood)

- ❖ ...use scale and design to respect context.
- ❖ Consider exception processes related to additions, garage placement, and accessory dwelling units to support reinvestment in existing homes.

RN-3 (Expansion Neighborhood)

- ❖ Permit ADUs with lot size and design standards.

RN-4 (Village Residential)

- ❖ Mix of housing, retail, higher density (West of Campus, Somerset)

Zoning Background

- ❖ Historically, the City had multiple zoning districts that permitted duplexes; these standards evolved through the 1980s and 1990s to limit new duplex development
- ❖ City went through a substantial enforcement of building code and zoning compliance issues for single-family conversion properties (retroactive conversation permits)
- ❖ New zoning adopted in 2000 does not allow for new duplexes in any lower density zoning district
- ❖ No single-family lot may have more than one dwelling unit

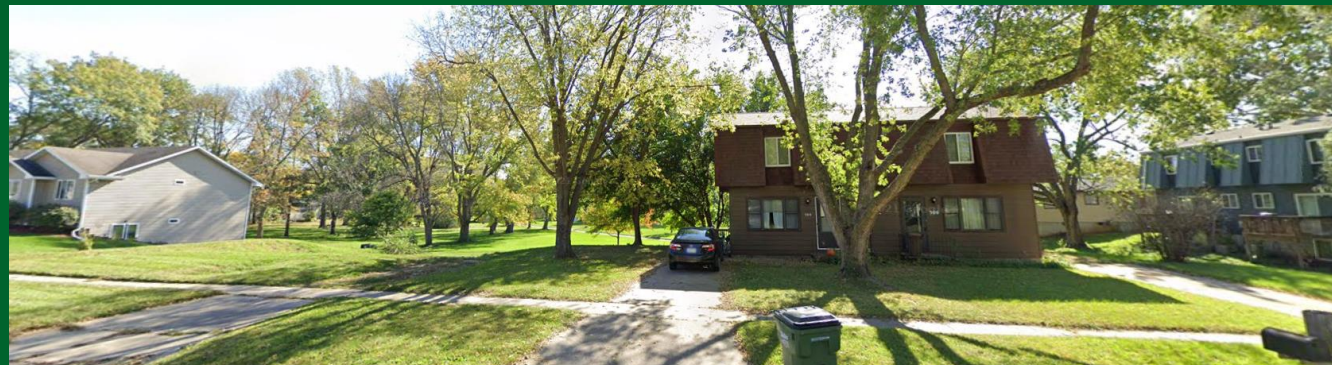
Zoning Ordinance Use Restrictions

- ❖ No new two-family units are currently permitted in single-family low density zoning districts (RL, FS-RL, and UCRM).
 - ❖ Duplexes are considered “Pre-Existing” as of the year 2000
 - ❖ FS-RL allows single-family attached dwellings that require individual lots
- ❖ Two-Family units are currently only permitted in medium and high-density zoning districts.
 - ❖ Current economies of scale (and lack of available RM and RH land) result in larger apartment buildings being constructed with only a handful of two-family and some SF attached units constructed.

Many Existing Examples of Duplexes/Small Multi-Family



Ames has a wide variety of examples



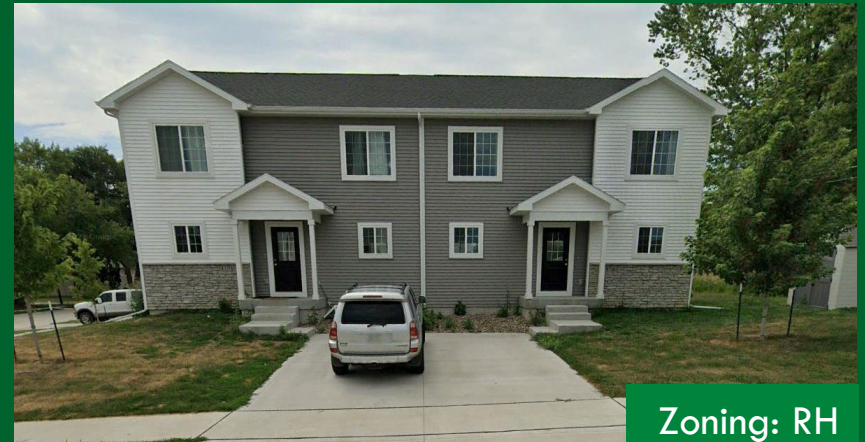
New Construction Duplexes



Zoning: FS-RM



Zoning: RM, O-SFC, O-H



Zoning: RH

Examples of Three-Plexes



Infill Design

- ❖ Current zoning designed to limit or restrict infill based upon feedback from 1997 LUPP, and Zoning Ordinance update in 2000
- ❖ Thus, current zoning needs modifications to allow additional units and to address compatibility
- ❖ Specific sub-areas and overlays may need changes to address infill priorities
- ❖ Some design issues apply in all areas, while some may be specific to a neighborhood or building type
- ❖ Plan 2040 policy is to Focus on adding 1 to 2 units on existing lots citywide, and planning for small redevelopment options like the “Delaware Townhomes” project where opportunities arise

Types & Examples of Infill Housing



- ❖ Focus on small housing projects, density of 5-10 du acre, 2-8 unit projects
- ❖ Development that does not need a Plan Amendment compared to designated areas for increasing density

Types of Infill Housing



- ❖ Multiple city's have addressed issues of infill compatibility and design for various housing types

Types of Infill Housing



- ❖ Example of a mix of unit types within a residential block that appear as “single family”
- ❖ Parking is from an alley. Shared parking can also work well to provide access and parking without overwhelming a block

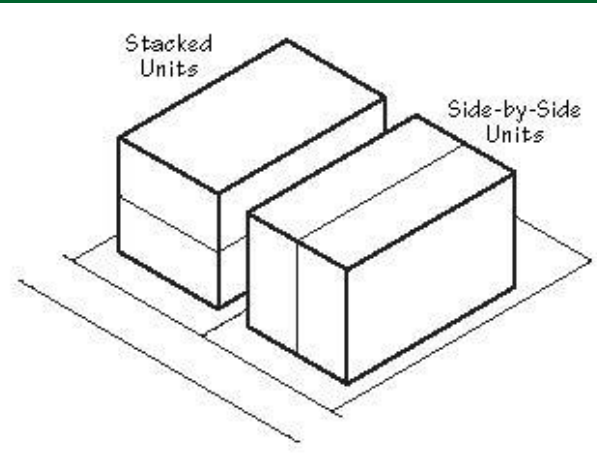
Accessory Dwelling Units (ADUs)



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Duplexes

- ❖ Described as Two-Family Dwelling in Zoning Ordinance
- ❖ Means two living units on one lot, each individual unit is not able to be sold separately
- ❖ Requires 2 parking spaces for each unit
- ❖ Most duplex units are rented, a handful are partially owner occupied for 1 unit, rent 2nd unit.



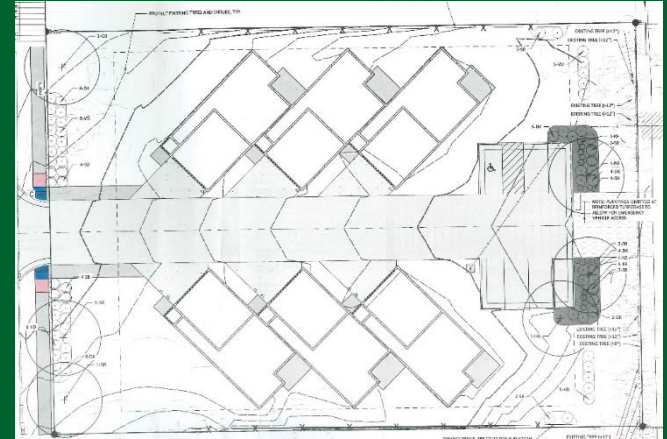
Townhomes

- ❖ Townhome is not a term in zoning ordinance, either apartments or single-family attached on individual lots. Parking different if apartment (1 space per bdrm) or on separate lot (2 spaces).
- ❖ Townhome evokes a style that is not defined in our standards, commonly means externally accessed unit
- ❖ Commonly considered compatible with most residential building types because it should include a look of individual units, but not always!



Infill - Delaware Townhomes “Pilot Project”

- ❖ Council Approved Rezoning to RM from RL, limited density to high end of RL but allows for townhome apts. within RM
- ❖ *Other options could have been small lot homes, courtyard homes, rowhouse to street*
- ❖ Issues: Fire access lane length, parking, massing/privacy along side lot line, architecture/front address the street



Pocket or Cottage Neighborhoods

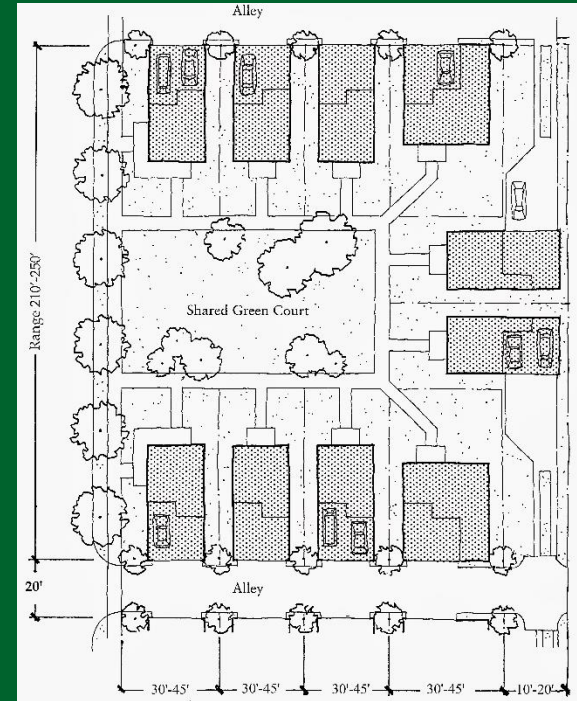
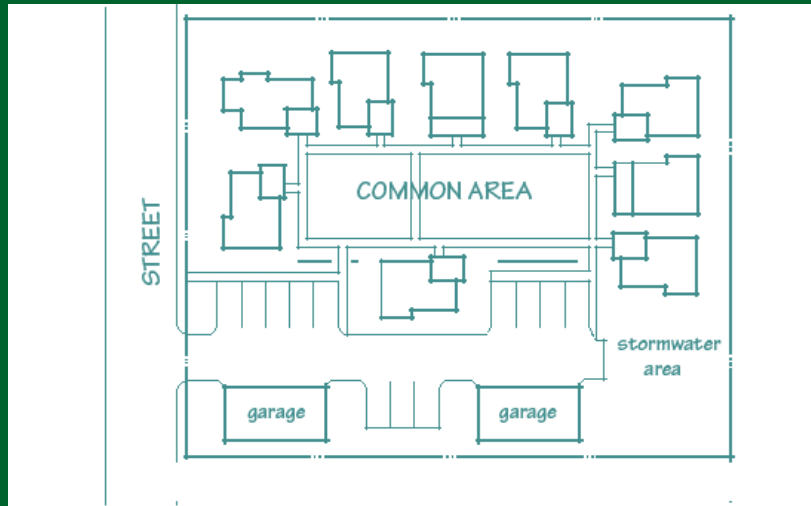
A community with 9-12 small homes facing a shared garden or common area.

Unit footprints in this example are only 650 sq ft. plus a 200 sq ft loft above

No examples in Ames



Pocket or Cottage Neighborhoods



3 & 4-Plex Housing Examples



Infill Design Issues

Infill development often introduces new and sometimes bigger buildings and different architectural styles into an existing area...

Good infill design minimizes the conflicts that these changes can sometimes create with adjacent properties... The actual context helps determine the best way to minimize conflicts at these transitions.

Infill Design Basic Neighborhood Patterns

Many existing neighborhoods do not have lots that “maximize” building sites

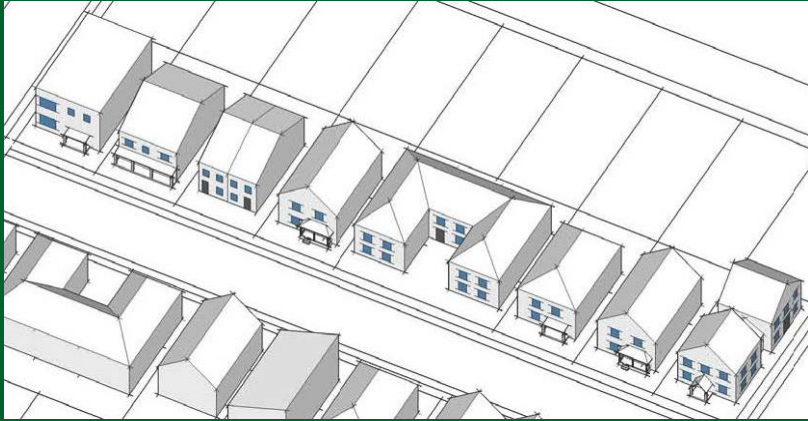
Adding more structures can seem out of character if exceptions are made to building patterns in the area

Design Issues

Cost efficiency drives design

- ❖ Front Setback Pattern
- ❖ Building Orientation
- ❖ “Green” Street Frontage
- ❖ Rhythm of Development
- ❖ Roof Massing
- ❖ Height
- ❖ Parking/Access

Building Setbacks & Orientation



- ❖ Match entry and garage orientations
- ❖ Do not allow for protruding garages when it is not present

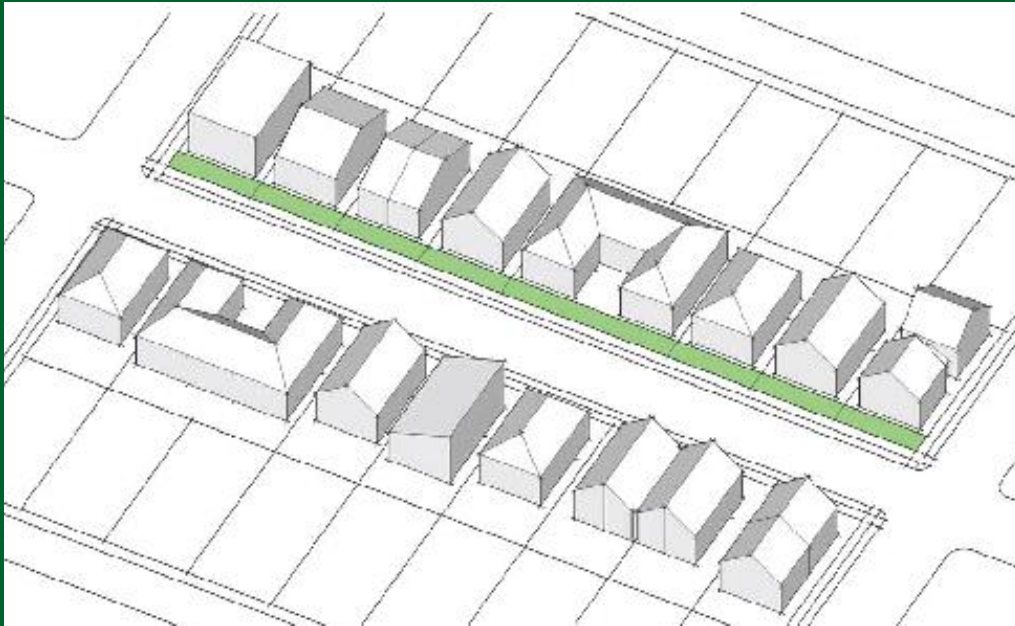


This



Not this

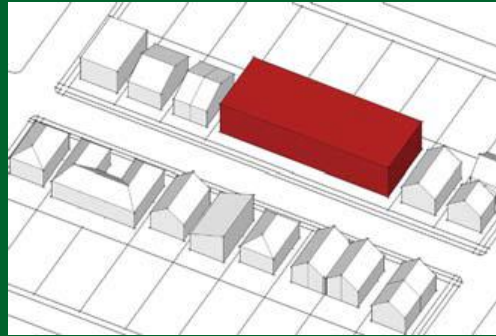
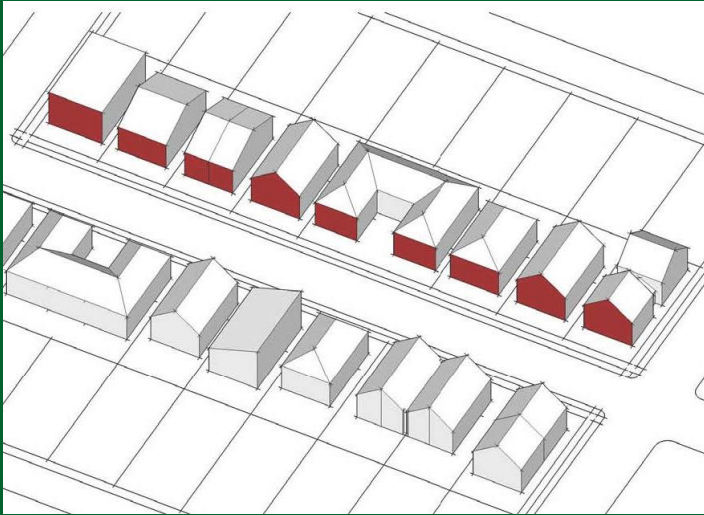
Green Street Frontage



- ❖ Vegetated frontage
- ❖ Minimal curb cuts
- ❖ Parking to side or rear
- ❖ City driveway limitations apply

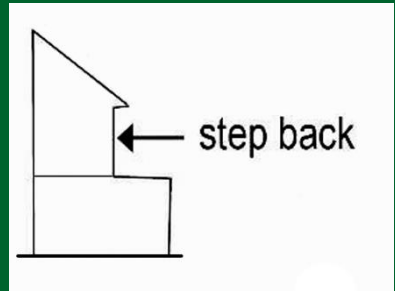
Rhythm of Development

Avoid monolithic massing
which disrupts
neighborhood pattern

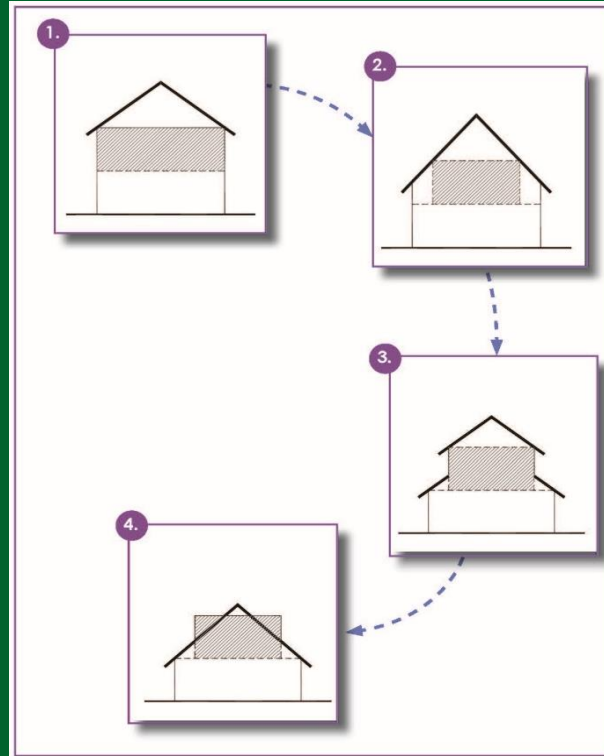
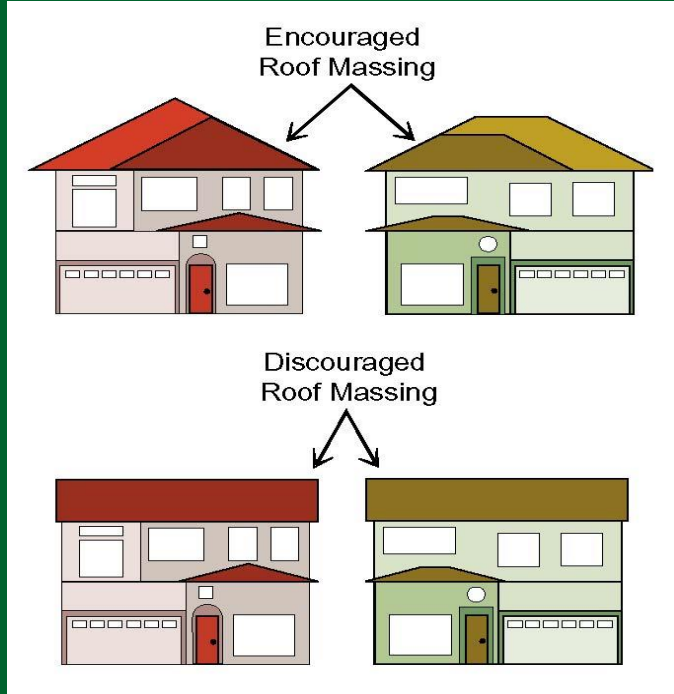


Height

- ❖ Roof configuration can greatly impact the perceived height of a structure
- ❖ New construction is often taller than older homes



Roof Massing



Many existing neighborhoods have smaller roof profiles or divided roof lines

Limited success in South Lincoln Mixed Use Zoning with large buildings

Parking



Minimize curb cuts; Maximize shared parking



Parking



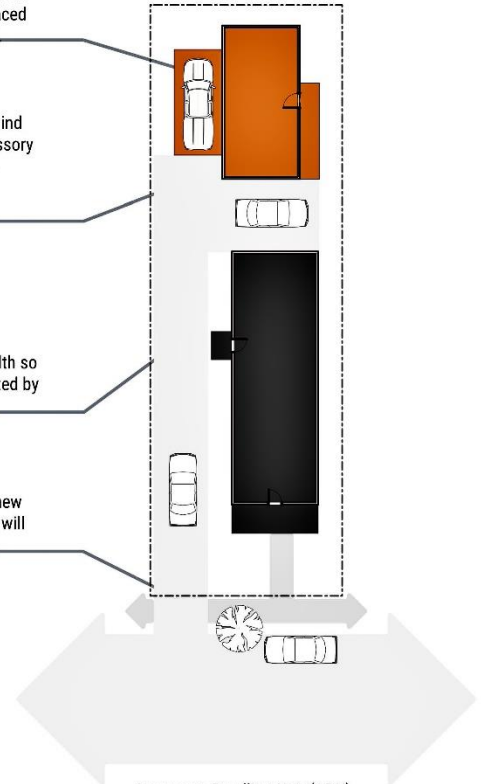
Double-Porch Flex House Duplex with Driveway Access

The garage variation of the cottage is not allowed to front a street; it may only be placed behind other buildings.

Cottages can be built behind existing homes in an Accessory Dwelling Unit format.

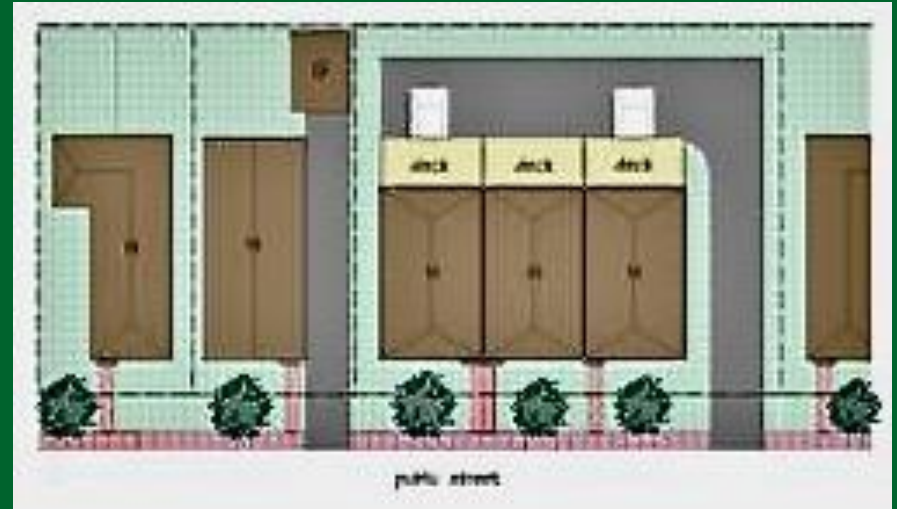
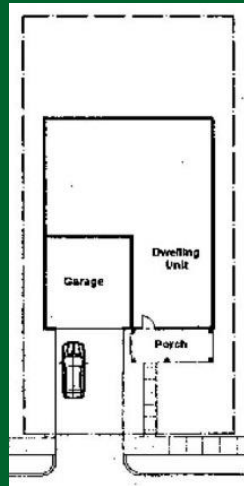
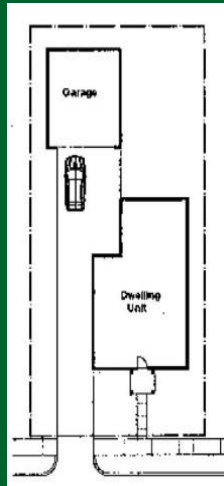
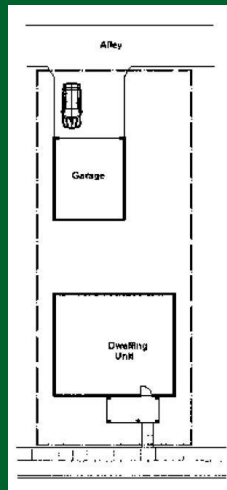
Driveways are limited in width so that streets are not dominated by curb cuts.

Street trees required for new developments. Wider lots will need more trees.



Accessory Dwelling Unit (ADU)
Ideal lot size allows for 10' fire separation between all buildings.

Parking



Replicate existing driveway location typical to the block

What is Compatible?

- ❖ The next six slides will provide you with an opportunity to evaluate what is or is not “compatible.”
- ❖ Consider the building’s Scale and Massing within the neighborhood context.

Is the building on the corner
“compatible” with this block?

Why or Why Not?

Note- Current
University Overlays
have covered entry
requirement, but no
other relationship to
character of the area



Is the building on the right
“compatible” with this block?



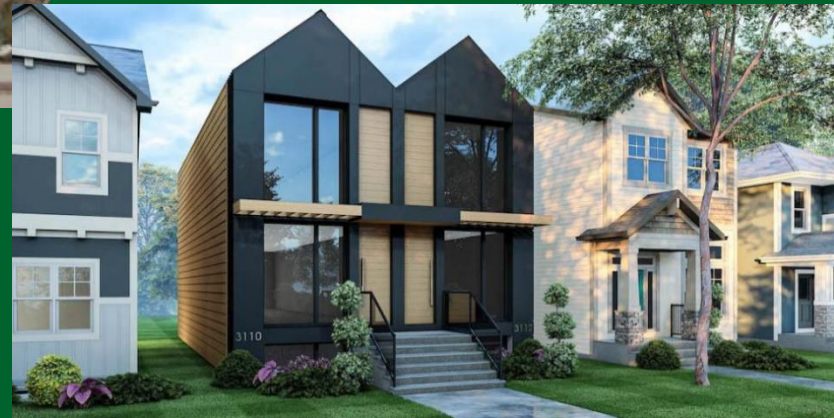
Why or Why Not?

Is the building on the right more
“compatible” with this block?



Why or Why Not?

Contemporary design compatibility?



Are either duplex compatible to the house in the middle?

1



Why or Why Not?



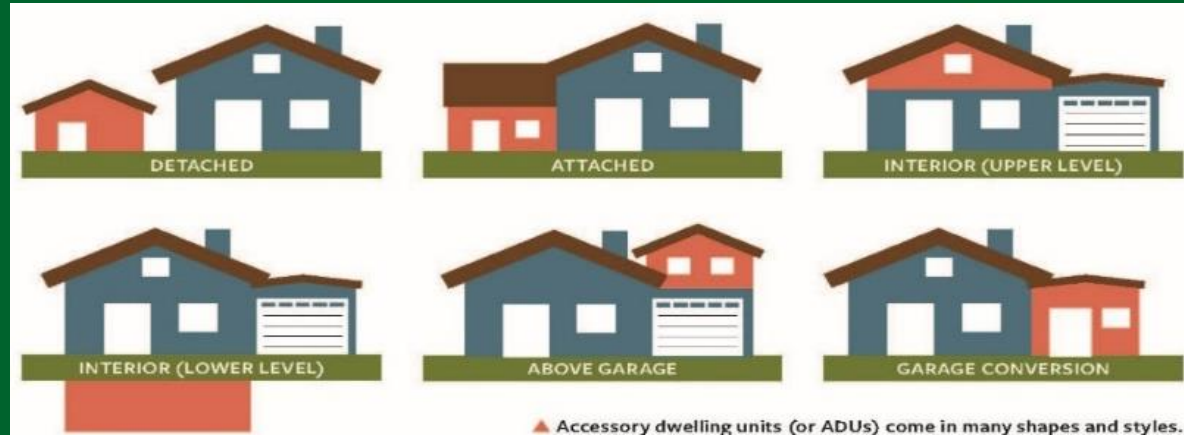
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Accessory Dwelling Units

Accessory Dwelling Units come in many shapes and styles, attached or detached

The difference between an Attached ADU and a Duplex may be insignificant depending upon the size of the ADU





Ames Plan 2040 - Considerations

- ❖ RN-1, RN-2, RN-3 Designations: Address design compatibility and allowances for setback and coverage exceptions in support of reinvestment in single-family homes and for ADUs.

- ❖ Implementation Strategy:

Assess the potential of allowing Accessory Dwelling Units city-wide, including review of issues related to lot sizes, occupancy limitations, covenant restrictions, design standards, size limitations, and parking requirements.

Detached ADUs



FRONT YARD VIEW



BACK YARD VIEW



House Addition ADU (or Duplex)



❖ Size?

❖ Entrance Location?

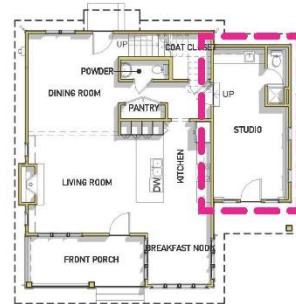
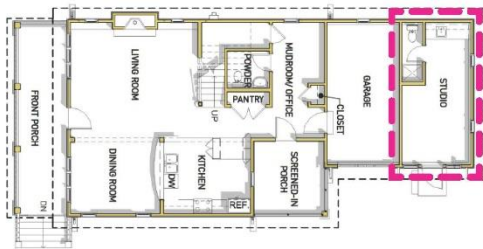


Garage Conversions



❖ Size?

❖ Entrance Location?



Size? One or Two Bedrooms?



Maximum Size 600 -1100 sq. ft.; 800 sq. ft. most typical

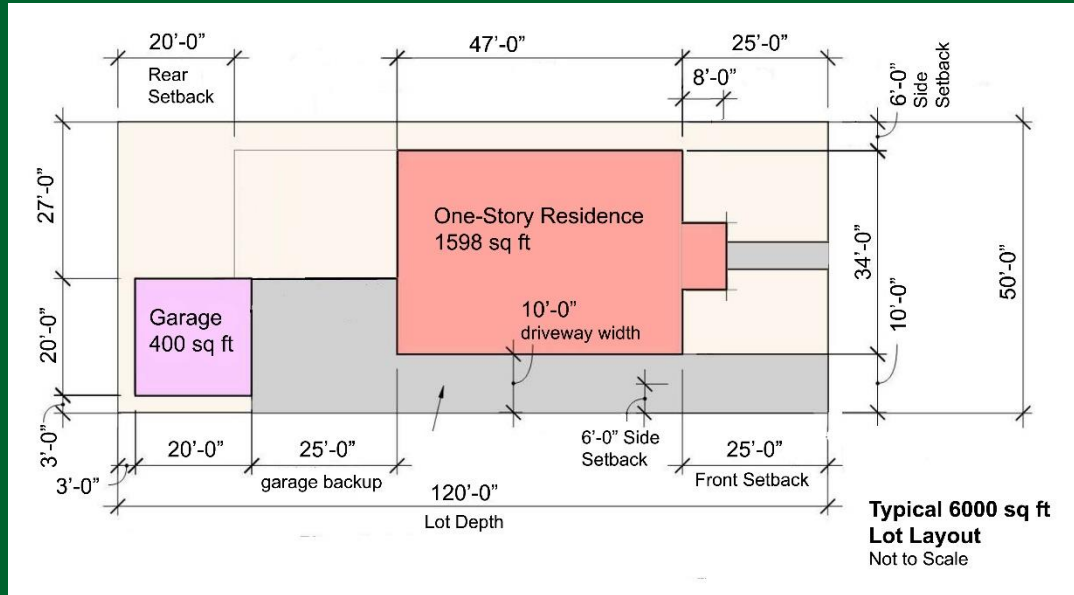
Height?



Prefab ADUs



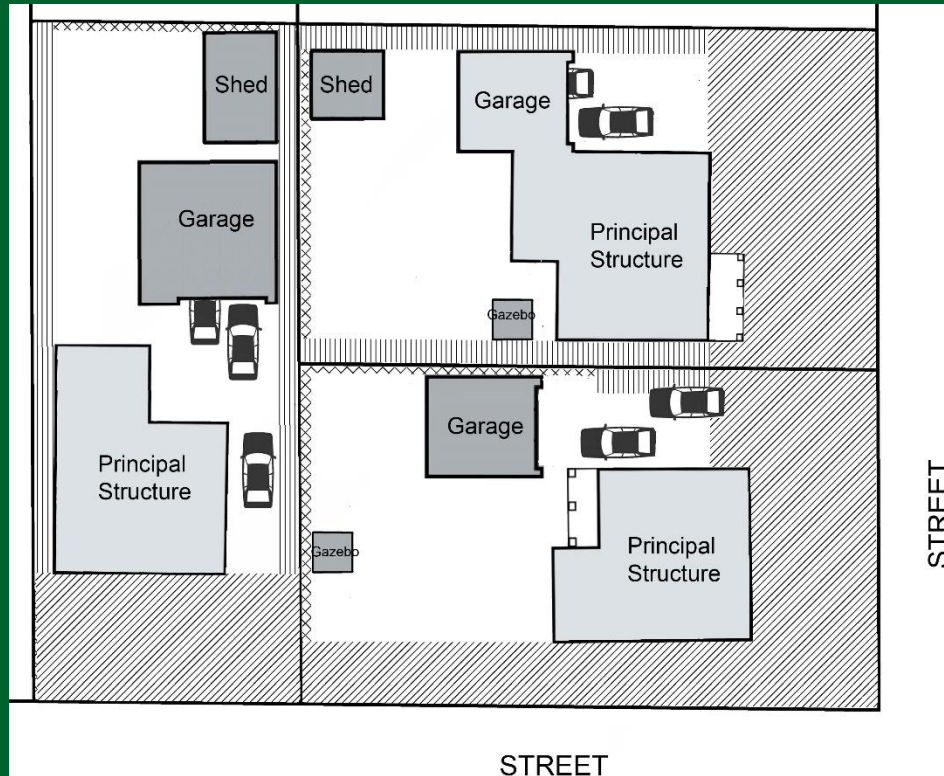
Typical Residential Lot Configuration



- ❖ Maximum Building Coverage 35%
- ❖ Maximum Site Coverage 60%
- ❖ Maximum Rear Yard Coverage with Accessory Buildings 25%

This site maximizes Ames Lot Coverage allowances

Same Setbacks as Accessory Buildings?




LEGEND -

Areas where Placement Prohibited:

 Front Yard

 Rear - 3' from property line (including eaves)

 Side - 6' from property line (one-story principal structure)
8' from property line (two-story principal structure)

Note: This graphic was prepared before the Zoning Text Amendment in 2022.

Accessory structures are now allowed 3 feet from the side property line within the rear yard.

Siting on a Lot

- ❖ Examples to the right shows 800 sq. ft. footprint of ADU with existing houses
- ❖ Gives context to lot coverage, does not address access or parking



Historical Precedent in Ames



Common ADU Standards

- ❖ One ADU/lot
- ❖ Max. 800 sq ft (2 bedrooms) [Detached] or 50% of house size [Attached]
- ❖ Must meet Zoning Development Standards, such as Setbacks
- ❖ One additional parking space required
- ❖ Owner Occupancy of either primary unit or ADU
- ❖ An initial impetus for developing ADUs is as multi-generational housing
- ❖ Note- Although these standards are “typical,” they might result in lower than expected results.

Lessons from Other Cities – How to Encourage ADUs?

- ❖ Permit ADUs citywide
- ❖ Allow Non-conforming Lots to participate
- ❖ Increase Maximum Lot Coverage allowed
- ❖ Provide Pre-approved ADU Designs
- ❖ No separate utility connection, if possible
- ❖ No additional Parking required
- ❖ No Owner Occupancy required

Next Steps?

- ❖ Will return in April for City Council Direction
 - ❖ Allow for ADUs and/or Duplexes citywide?
 - ❖ New construction or conversions?
 - ❖ What types of zoning standards to change, if any?
 - ❖ Type of community outreach for any proposed standards
- ❖ Create design guidelines for infill housing and redevelopment sites
- ❖ Any priorities for sub-area planning at this time?