

Staff Report

**ACCESSORY DWELLING UNIT (ADU)
PUBLIC OUTREACH SUMMARY**

October 10, 2023

BACKGROUND

On June 21, 2023, City Council directed that staff proceed with public outreach regarding proposed regulations for allowing Accessory Dwelling Units (Attachment C) and Duplexes within low density residential zoning districts city-wide. This direction was the culmination of a several month effort that began with a March workshop discussing infill, directives of Ames Plan 2040, and identifying neighborhood compatibility considerations. This report provides all public feedback and includes a discussion of zoning issues to be resolved in order to proceed with zoning text amendments.

PUBLIC OUTREACH EFFORTS:

Public outreach efforts began in earnest in August and extended until the beginning of October. Outreach was combined for both accessory dwelling units (ADUs) and duplexes. These resources included a city newsletter article, webpage, alerting registered neighborhood association contacts, online survey for open comments, brochure, press releases, four open houses, Eco-Fair booth, and two KOHI radio appearances. Specific details of each of these efforts are included in the Addendum. The webpage was attractively designed with information about “what an ADU is,” the proposed regulations, a link to the ADU & duplex brochure, the open house schedule, frequently asked questions, and public inviting comment with a link to the online ADU survey.

Staff intentionally designed the four open house meetings in an effort to diversify and test our outreach strategies for meetings. The four meetings were geographically dispersed with indoor meetings at the Public Library and Airport Terminal and outdoors at the Inis Grove and the Tahira and Labh Hira parks. The four outreach meetings themselves had low attendance. We discovered that those that attended primarily were interested in the details of the ADU regulations and how they could apply to their interest of having an ADU. Turnout at the various locations was driven by individuals’ personal schedules, rather than the location. People attended the meeting that best fit their schedule, regardless of location. Only a small number of people stopped by that were not previously aware of the meeting, because they saw the event. Staff does not feel that we gained significant participation or awareness with our choice of locations for the open houses.

The outreach program included a large number of social media posts to create awareness of the proposed changes and to direct people to the online survey tool for feedback. Staff did not solicit feedback within social media, but a number of people left comments or posts. Although these did not address the specific issues of the survey, this general feedback has been included as Attachment E. The City’s Public Relations Officer reported

a large volume of impressions with social media posts and a relatively high click rate for more information about ADUs as was our intended goal.

PLANNING & ZONING COMMISSION (P&Z):

A presentation about ADUs and duplexes being proposed within the city's low density zoning districts was given at the October 4th P&Z Meeting. The presentation included background information about the proposed regulations, a summation of staff's outreach efforts, and next steps. No specific recommendations were required or offered at the meeting. Commission questions addressed size limits, bedroom limits, requirements for a foundation/utilities (restrictions on trailers/mobile units), appearance of structures, ability to rent, and lot coverage standards.

Historic Preservation Commission (HPC):

A discussion of ADUs in the Old Town Historic District was included on the September 11th Historic Preservation Commission (HPC) Meeting Agenda. Staff went through the requirements of Chapter 31, related to Design Criteria and Design Guidelines for granting an ADU a Certificate of Appropriateness in the Old Town Historic District. All ADUs would be subject to Commission approval under current requirements.

The HPC requested that several clarifications to the Old Town Design Criteria be added, so that ADUs could be better accommodated in the review process:

- Garages with ADUs attached will not require a porch
- A 2-story minimum will not be required
- A raised foundation (minimum 18 inches) will not be required
- Flexibility related to ADU footprint will apply compared to design criteria

FEEDBACK RECEIVED REGARDING ADUs (through October 5th):

Staff directly or indirectly had contact with approximately 325 people over the past two months. The participants included 132 from the open houses & EcoFair (comment cards received from 18 at these events); 187 respondents from the online survey; and six correspondence comments [via in person, phone calls, emails, or letters].

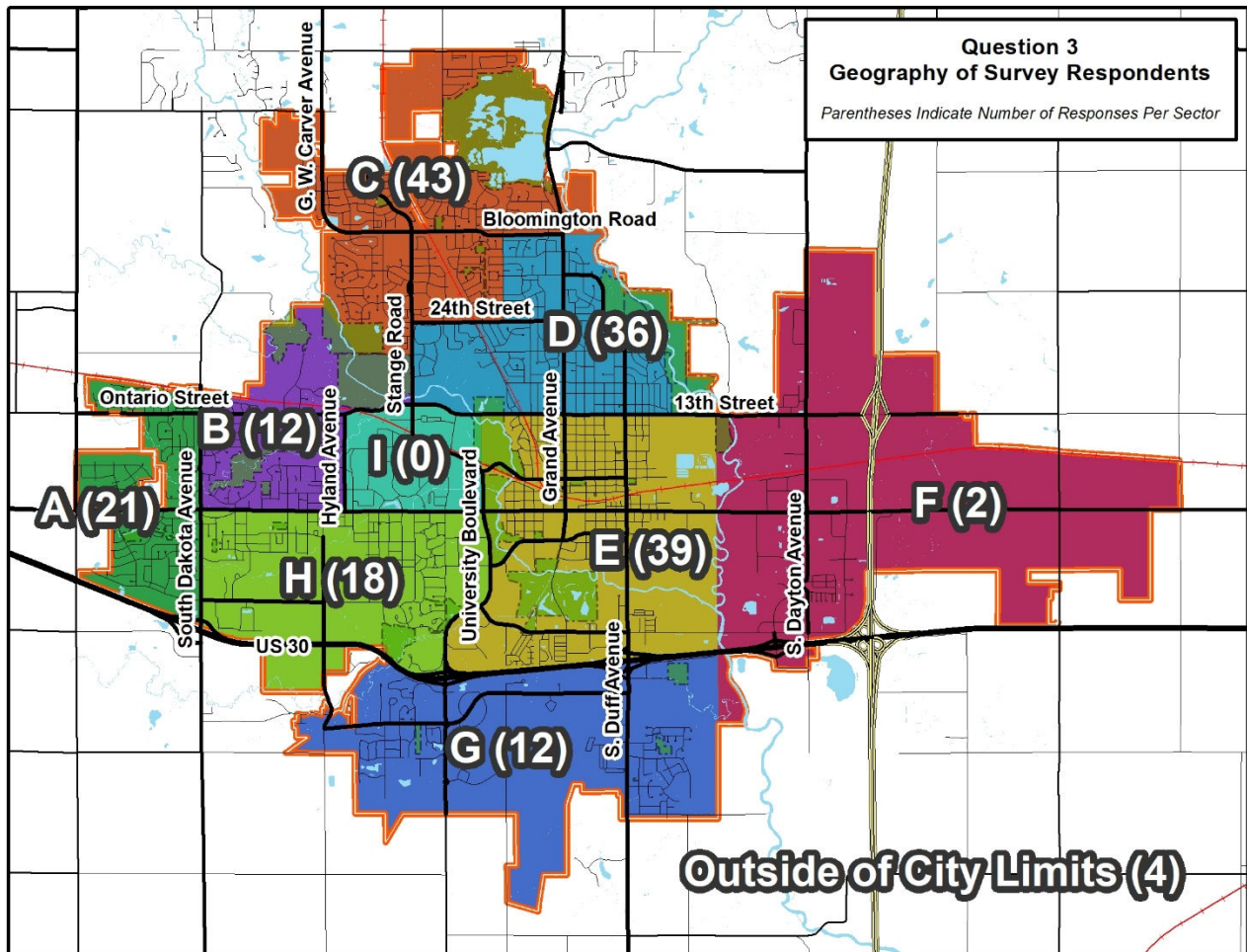
The online Survey was completed by 187 people. The survey was short in format trying to identify location of respondents, ownership of a single-family dwelling, understanding of ADU concepts, interest in building an ADU within 3 years, opinions on if regulations are too stringent, or are the proposed rules too permissive. **Full listing of responses and comments are included within the Addendum.** A map of online survey participation is on the next page.

Select Results of the Online Survey:

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

Survey respondents indicated that the proposed regulations are:

- Too restrictive – 24.04% (44)
- Fair Balance – 30.05% (55)
- Too permissive – 27.32% (50)
- Unsure – 18.58% (34)



Respondents from Areas C, D & E represented areas with the highest survey participation. These areas also had the greatest number of existing single-family dwellings to loosely correlate to participation. Notably Area C has the most territory with likely covenant restrictions on having an ADU.

62.34% (96) survey respondents did not believe that the proposed standards were an impediment to building an ADU. However, 43% (39) of the interested in building an ADU group indicated a concern about impediments, which is slightly higher than the overall average of 38%.

The survey allowed for individual comments on specific standards as being too strict or too permissive. These comments are included in the addendum. 58.6 % of the specific comments are from interested in ADU respondents. The standards that were most frequently stated as an impediment were the parking requirement of 1 space, which is

primarily a concern for sites with a one car garage or single width driveway condition. The size of the units also was mentioned frequently both as limiting, as well as too permissive.

In addition, 71.69% (119) survey respondents indicated that the proposed standards are not incompatible with neighboring properties while 28.5% indicated concerns about compatibility. The most commonly expressed concerns were related to space/lot size and privacy issues. Some people thought ADUs would devalue properties as a change of their existing neighborhood character.

ZONING STANDARDS:

For the original public outreach, staff prepared an outline of the proposed standards, graphics explaining the standards, and Frequently Asked Question (FAQ) handouts. Most questions and comments were covered by these resources, but additional issues did arise. In response to the public input and questions about the proposed standards, staff has identified the following issues as needing clarifications and potentially amendments to coincide with the ADU ordinance amendments. The HPC comments were already described above, but they fit into this category of changes needed to Chapter 31 to generally allow for ADUs.

Section 29.1101. Single-Family Conservation Overlay District (O-SFC)

The O-SFC was adopted on April 22, 1997, for the purpose of conserving the existing single-family residential character of the area identified, generally from Grand Avenue to Duff Avenue and from 7th Street to 11th Street. The area includes a cap on total dwelling unit of 648 units, created in 1997. The zoning standards are designed to preserve single family residential architectural character with limited ability to create additional dwellings. Two issues need to be resolved regarding accounting for the ADUs towards the cap and which design standards apply. **Staff proposes to exclude the ADUs from the unit cap since they are considered accessory to a single-family home.**

Secondly, O-SFC includes a number of architectural design requirements regarding 6:12 roof pitch, entrances/porches, solid/voids, width, orientation, and foundation heights. Many of these standards are difficult or unnecessary to apply to accessory buildings without unduly limiting ADU options. **Staff proposes that the architectural standards do not apply to ADUs and only apply to principal structures.** Alternatively, the standards could be adjusted to only apply in certain situations such as a corner lot where structures facing the street may still be required to apply the compatibility standards.

Maximum Size/Floor Area

Many questions related to clarification of how floor area was calculated in relation to the 900 square foot limit. Current standards and definitions will include the gross area of the structure measured at exterior perimeter of the structure that is under a roof. It includes garage area, porches, basements, and living area. If an ADU is built above a garage, the total size of both floors combined cannot exceed 900 square feet, the same with a basement.

Bedroom restrictions are one bedroom for an ADU. A bedroom is defined in the Zoning Ordinance. It includes any habitable area greater than 70 feet that is not otherwise a living room, kitchen, bathroom, hallway. **An additional room as a den, office, or other living space will not be permitted.**

Building Height

Many people have what they consider a “1.5-story” house, meaning habitable living area within the form of the roof, attic space does not count. By zoning definitions, this is a 2-story house, which would allow an ADU of two-stories on the property if desired.

The height limit for ADUs is 80% of a principal structure. One concern was how the height limit would apply to these 1.5 story houses or other shallow roof pitch homes and if a second story would truly be functional with the 80% limit. Staff believes functional space can be created with a 2-story unit that can meet the current 80% height limit requirements but would likely not be able to maximize the size to full extent of the 900 square foot gross floor area limitation. **If there is a concern about the 80% limit, the height limit could be set at a maximum value of 20 feet to allow for greater second floor functionality.**

Lofted space would be subject to building code requirements for how to configure such space. **A loft would not be a second story in and of itself. Depending on layout and configuration it may or may not be counted against the bedroom limitation.**

Basements

Basements would be allowed with an ADU, but they are restricted in a number of ways. Basements are defined within the zoning definitions and are more than 50% below grade and are not counted as a story. However, they would count towards the gross floor area limitation of 900 square feet as defined within the zoning ordinance. **Having a basement may conflict with the one-bedroom limitation depending on the overall floor plan of the ADU and may not be viable as part of the ADU.**

Other Habitable Space

Currently zoning does not permit the creation of habitable space in accessory buildings, except a pool house. A number of inquiries were interested in allowances for more habitable space that would not necessarily be used as an ADU. Some of these questions involve having to add a parking space, connections of utilities, and multiple rooms in the structure. **At the time final language is written, we will have to review if creation of habitable space has mandatory requirements of ADUs for consistency or if other allowances may be permissible.**

Near Campus Neighborhoods

For rental dwelling units within the Near Campus Neighborhoods, occupancy is determined by the number of bedrooms within a dwelling unit, as listed in the records of the Assessor’s Office or the Inspections Division on January 1, 2018. Near Campus

Neighborhoods include: CCOAMS, Colonial Village, Edwards, Oak-Riverside, Oak-Wood-Forest, SCAN, and Westside.

In each dwelling unit, the following number of adults are allowed:

- One Bedroom: 3 Adults
- Two Bedrooms: 3 Adults
- Three Bedrooms: 3 Adults
- Four Bedrooms: 4 Adults
- Five or More Bedrooms: 5 Adults

For a property with an ADUs, since only one of the structures can be a registered rental, only one of them would be subject to the occupancy restrictions in the Rental Code. Additionally, the creation of the ADU will not allow for an increase in the bedroom count for rental purposes of the principal dwelling.

Rental Code/Owner Residency

The proposed regulations require owner residency on site and limit the property to rental of one of the two units, not both. **At the time the Zoning Ordinance is amended, the Rental Code will also require amendments to address property registration and letter of compliance process, including property owner residency requirements and transition of ownership if a rental.** Some transition time between ownership will be accommodated for a current lease and residency of a new owner. **Annual verification of residency will likely be needed with the property registration.**

OPTIONS:

Option 1 - Direct staff to proceed with preparing a draft ordinance for public hearings related to text amendments to Chapter 31, Historic Preservation, Chapter 29, Zoning Ordinance to adopt ADU standards consistent with draft regulations and to exempt ADUs from O-SFC. Chapter 13 Rental Code would be updated as needed as well.

Given the divided public input received (with no one side having an overwhelming majority) and given the City Council's desire to support additional housing opportunities within the city, the City Council may determine that proceeding with public hearings for a zoning text amendment as proposed is the next step.

Option 2 - Direct staff to modify specific standards for ADUs and proceed with drafting a final ordinance and having public hearings as described in Option 1.

Given the diverse public comments received, the City Council may find compelling reasons to consider amendments to the proposed ADU regulations in regards to allowed zoning districts, O-SFC design standards, and Chapter 31 design standards, in support of the Council's goal to provide diverse and compatible housing opportunities within the city.

If City Council finds specific requirements to be too stringent, they could be modified to encourage construction of ADUs with changes to parking, size limits, coverage expectations, walkway, etc.

If the Council finds that the proposed regulations do not satisfactorily address neighborhood character and compatibility, the standards could be revised addressing height, size, setbacks, design, etc.

Option 3 - Direct staff to engage in further public input, before Council determines how to proceed.

Staff has pursued multiple avenues for reaching out to the public and inviting public comment. **Staff believes that the comments received represent a wide gamut of interests and that additional public outreach is not needed.** However, the City Council may determine participation is lacking from specific interests and that additional input should be captured and considered before proceeding with a decision on a zoning text amendment. If so, the City Council should direct staff as to the entities to be contacted for additional input before proceeding with text amendments.

Option 4 - Do not proceed with an Amendment to the Zoning Ordinance at this time.

Given the divided public input received (with no one side having an overwhelming majority), the City Council may determine that they do not wish to proceed with public hearings for a zoning text amendment at this time.

STAFF COMMENTS:

The public input process provided a robust number of specific comments. Based upon the diversity of responses and the survey question about the balance of the standards, staff believes the draft regulations generally are workable as drafted and meet the City Council goal to reasonably allow for ADUs with single-family homes in all neighborhoods. Other related changes to O-SFC and the Historic District are recommended as well as the changes needed to implement the draft regulations.

Public comments included some specific suggestions to address changes that could make the proposed regulations more or less stringent. Staff would need direction from Council on any priority concerns or issues to address that differ from the draft. Option 2 outlines different issues or approaches the Council could identify as needing changes.

If City Council selects Option 1 or 2 and directs staff to proceed with finalizing an ordinance, it will take staff working the City Attorney office approximately 4 weeks or more to create final ordinances for public hearings. Changes to Chapter 31 will require HPC review and changes to Chapter 29 will require P&Z review for recommendations before final City Council consideration.

ADDENDA **PUBLIC OUTREACH EFFORTS**

The following summarizes staff's public outreach efforts:

Webpage. A webpage was set up in July that included details on the proposed regulations and open house opportunities (www.CityofAmes.org/AddHousing). It also included an opportunity to provide feedback via a survey and also included a Frequently Asked Questions page. An email and phone number were provided for those with additional questions or comments.

Brochure. A brochure was created summarizing the proposed regulations and including graphic examples. A link to the brochure was included on the webpage site and hard copies were made available at the open houses and in the corridor outside of the Planning and Housing Department.

CitySide article. A Utility Bill CitySide article and information on the webpage was included in August & September utility mailings.

Neighborhood Groups. Representatives from the city's list of neighborhood groups were contacted at the onset of the public outreach effort.

Press Releases. Two press releases ran in the Ames Tribune on August 14th and September 15th as well as numerous social media blasts during August and September.

Open House Opportunities. Over the last few months, staff has held five open house opportunities at various locations around the city. These included:

- Monday, Aug. 21 5:30-7:30 pm
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
Ames Municipal Airport – Lobby and Multi-purpose Room, 2520 Airport Drive
- Monday, Sept. 25 5:30-7:30 pm
Inis Grove – Walnut Shelter, 2500 Duff Avenue
- Saturday, Sept. 30 5:30-7:30 pm
ECO Fair – City Hall Parking Lot

The open houses included graphic examples showing how an ADU might fit on three different sites, information on what to consider, and copies of the brochure and frequently asked questions. A comment box was provided for giving comment and a computer was made available for filling out the Online Survey. Email information was gathered so that staff could continue to be in touch with the participants. Brochures were also made available in the corridor outside of the Planning and Housing Department. Those attending the open houses primarily left comments regarding Accessory Dwelling Units, rather than Duplexes.

Speaking Engagements. Kelly Diekmann spoke on the KOHI radio twice.

SURVEY RESULTS (187 Respondents)
(through 10-06-23, 9:30 am)

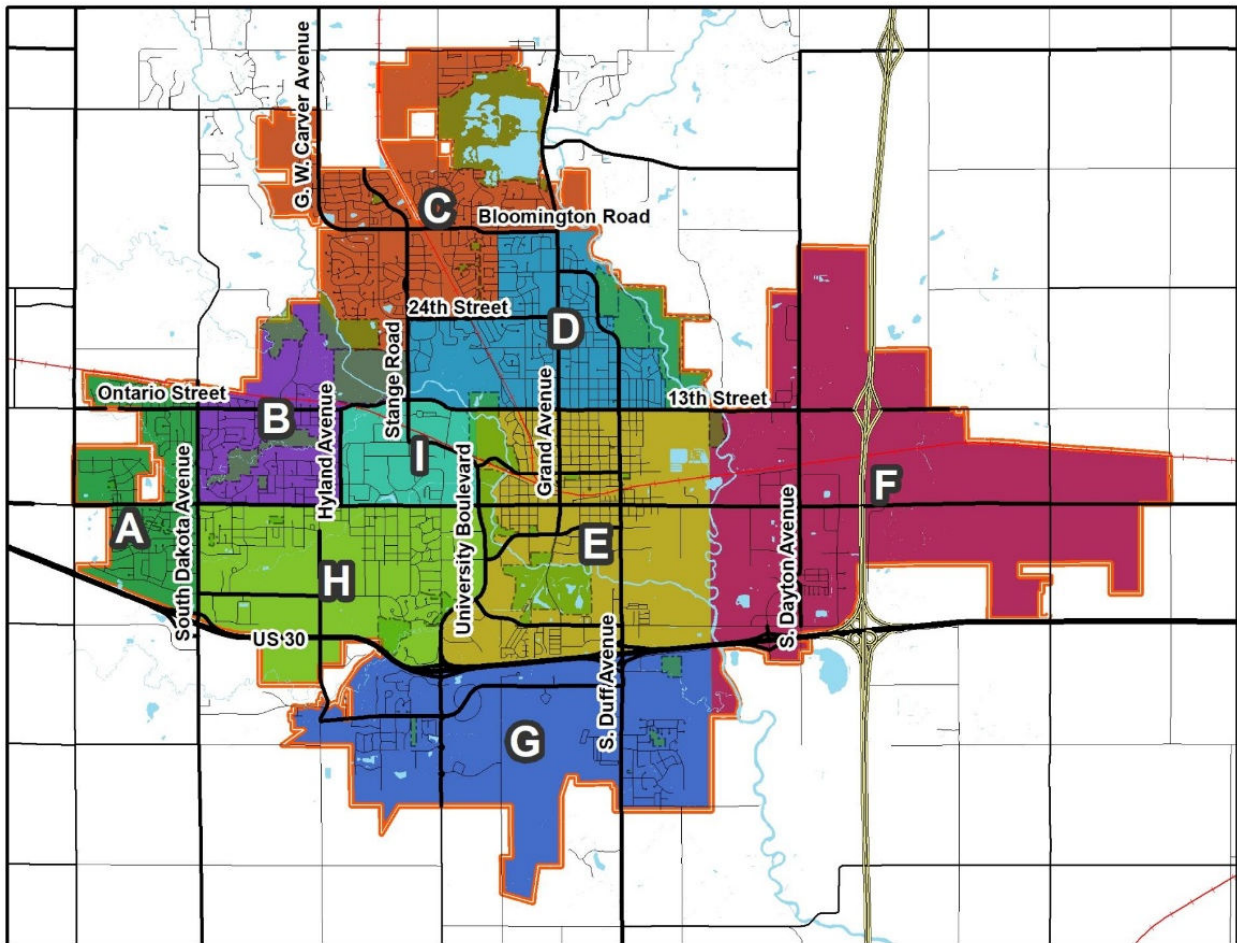
Q.1. Are you a resident of Ames?

Yes	97.86%	(183)
No	2.14%	(4)

Q.2. Do you own a detached, single-family home within Ames?

Yes	78.61%	(147)
No	19.79%	(37)
I do not live in Ames	1.60%	(3)

Q.3. In what part of Ames do you currently live? (total 187)



A - West of South Dakota Avenue (all neighborhoods)
11.23% (21)

B - West of Campus, north of Lincoln Way (Ontario, Ross Road, Oakwood, Woodland, Toronto, Phoenix)
6.42% (12)

C - North Ames, north of campus, west of Hoover Avenue (Ada Hayden, Stange, Bloomington, 24th Street)	22.99%	(43)
D - North Grand and East, north of 13th and east of Hoover Avenue	19.25%	(36)
E - Central & Downtown, south of 13th Street and east of loway Creek, S. 3rd and S. 4 th	20.86%	(39)
F - East, east of South Skunk River	1.07%	(2)
G - South, south of Highway 30	6.42%	(12)
H - South Campus, South of Lincoln Way to South Dakota Avenue, Trip, Dotson	9.63%	(18)
I - Campus	0%	(0)
I do not live in Ames	2.14%	(4)

Q.4. Were you familiar with Accessory Dwelling Unit (ADU) concepts prior to now?

Yes	74.94%	(142)
No	24.06%	(45)

Q.5. Do you have an interest in building an ADU?

Yes, within the next 3 years	17.11%	(32)
Maybe, within the next 3 years	25.13%	(47)
I have no interest in building an ADU within the next 3 years	57.75%	(108)

Q.6. What is the primary reason you might consider adding an ADU to your property? (Mark all that apply.)

Accommodating a Family Member	32.17%	(83)
Rental income	17.05%	(44)
Ability to age in place	16.28%	(42)
Other	6.59%	(17)

- Save farmland by better infill
- Increase affordable housing
- Office/she shed
- Workspace with amenities in detached building. Increased home value to future home buyers.
- Diverse Neighborhood
- I do not want an ADU next door
- Supporting Density/a more walkable and bikeable city

- Covenants—people paid a lot of money to be in a single family area by choice
- Lot size and distance from neighbors
- Not allowing for an office
- Inability to have an attached structure or convert an current unused portion of existing structure.
- Minimum lot size is not large enough
- Size restrictions
- Too much city oversight and control; let private covenants prevail.
- Prefer 1200 sq ft living space so I could have an office. I didn't find any remarks about basements.
- Parking- I don't think this is necessary for ADU use cases. Also, the ADU may only be two-stories if the principal residence is two-stories. Some one-story homes could have a two-story garage or outbuilding depending on the age of the property structures.
- Lot coverage
- One Bedroom, Size
- Parking and sidewalk requirement
- The requirements for parking and the maximum backyard coverage are too stringent. I believe they should be removed altogether.
- Setback requirements would be a big impediment for converting existing (grandfathered) garage structures into an ADU - the parking regulations also seem very restrictive - it seems it would require roughly 3 spots WIDE, minimum - which just seems like a pretty serious impediment to ADU adoption, and somewhat counter to the goal of encouraging cycling, walking/walkable neighborhoods, public transit ridership/usage.
- Noise extra electrical wires
- Minimum parking requirements
- Foundation and attached to utilities. Why not mobile small homes and/or off grid??
- Size limits
- Define “foundation”. Is a slab adequate? A crawl space? A full basement?
- Don't need ADU
- Setback, not being able to use more than 25% of rear
- Do not allow them

- The 1 bedroom requirement a lot of Tiny House have a lofted space that serves as the bedroom but maybe wouldn't technically qualify as a bedroom.
- Would like a loft, not a second story. Also, would have difficulty with driveway and parking. Narrow driveway.
- Only having 1 primary resident
- Parking requirement - bad requirement on many levels. Please remove.
- Size of the unit
- HOA rules, this is a stupid idea
- 900 total sq feet when attached to existing garage
- Parking requirement
- The additional parking requirement may be troublesome for in-town properties; may be worth consideration to add ability to opt out of parking requirement if tenant is unable to drive due to a documented disability
- Sidewalk requirement to driveway
- For family member only
- Required on site parking leads to excessive concrete in neighborhoods where street parking is available and common
- How close to build the ADU to the house or property line
- Backyard only
- The parking / driveway requirements are likely too strict.
- The parking requirement. Many people wanting an ADU will not need parking for an elderly relative. In our neighborhood additional parking in back would be impossible. No need for foundations if home is mobile.
- Parking. There is not enough now.
- 2nd bedroom should be allowed-go by maximum sq ft. Only
- Sidewalk requirement, parking requirement
- Setback standard, rear yard coverage
- That the ADU has to be 200 ft from home. That larger garden sheds are considered ADU if you're urban fringe
- Setback for two story building could be reduced
- The ADU parking space and sidewalk, and the not greater than 25% of backyard, could serve as an obstacle. I am also not sure if there are other types of ADU-like housing that the regs would prohibit, like mobile housing including tiny homes.
Note: I live 1/2 mile outside of Ames city limits in the urban fringe and while not

technically in the city limits, close enough to care about potential future restrictions of ADUs for people in the urban fringe.

- Parking, in an age of e-bikes, it's doable without a parking requirement.
- Limiting only one unit on the property being able to be a registered rental. If the current owner occupant sells the property to an investor it will be very difficult to enforce occupancy in both dwellings.
- Future issues with investors purchasing properties with an ADU. This would lead to the city inspectors having a lot more work to go into the increase in registered rental properties.
- ADU parking
- Parking
- Lot coverage, rear yard coverage
- Do not allow them
- Why only one bedroom? Seems like a weird place to draw the line. What is someone wants the option to have a large guest bedroom/.etc.

No 62.34% (96)

Q.10. Are there any proposed standards that you believe would make ADUs incompatible with neighboring properties?

Yes - if so, which standard(s) 28.31% (47)

- Only the ones I stated above
- No minimum lot size. This should not be allowed on lots smaller than 0.5 acre.
- We already see a problem with tiny homes/trailers being parked in back yards, above ground pools sunk into the ground with no safety fence, and derelict trailers and cars parked all over properties. The city already isn't enforcing existing code. Having additional build and placement access, particularly in a college town where rents are high is inviting more abuse of good property upkeep and responsible placement. We have a trailer next door within 2 feet of a fence line and right off of our front yard. These things aren't being used to house elderly family. They're for personal owner use, and only those without an HOA will likely suffer property value losses.
- Lot size, drainage, driveways and parking, among others
- No where does this allow for citizens to object to this proposal in its totality. Seems as though it's already been decided and that this is a foregone decision.
- They would devalue the existing property making that neighborhood less desirable—the more things like this added to Ames will make purchasing in Ames less desirable.
- I don't feel we should have two structures on a single lot!
- General allowance.
- After removing rental cap a lot of houses were sold for rentals, the quality of life has significantly deteriorated, this will be another way to cramp more students

because for sure there will be a way to get around owner occupancy requirement, H zone is already overrun by students we don't need more. Why not build a manufactured home neighborhood with affordable housing for Ames residents outside of already dense enough areas and extend CyRide route to accommodate it.

- That the ADU comply with existing structures. A two story ADU should not be allowed if most homes are single story. Basically, an ADU should not invade or jeopardize existing privacy.
- Many cities have now banned these types of homes for short term rental due to the lower socioeconomic demographic that while small in number has significantly disrupted neighborhoods when they can only rent and can't afford typical housing/rentals. A nomadic lifestyle for some with few items owned and can be a bit more transient in nature.
- 900sq feet is more than most of older houses in the area. If it is ADU maybe it needs to be smaller than the main house maybe up to 4-500 sq ft
- Any ADU will negatively affect neighbors.
- An ADU next door would devalue my home.
- Already fenced-in yards & trying get equipment back to yards between houses.
- It would make a more dense population in our neighborhood.
- The standards need to be clear that mobile homes are prohibited. (This is due to their short life expectancy.)
- Privacy
- Off-street parking does not accommodate guests/visitors and would add to congestion on the street.
- Rentals - I'm concerned about ADUs becoming Airbnb's for ISU games rather than serve as housing for those who need it.
- 900 square foot maximum is too large and out of proportion for a unit limited to one bedroom. 900 square feet is almost 80 percent of my home. If my home were 80 per cent smaller it would still have 2 bedrooms, 2 bathrooms, a kitchen and a living room dining room space. 900 square feet is 125 percent of the house next door and larger than several houses in my neighborhood. Reduce the maximum square footage. A 900 square foot home is NOT the same as a currently existing 900 square foot garage. The intensity and times of uses are completely different.
- The setback requirements
- All of them
- Lot size
- Parking
- You are fussing about curb appeal and fences, now want to do this? Ridiculous.
- Too crowded
- See parking response from question 9 [The additional parking requirement may be troublesome for in-town properties; may be worth consideration to add ability

to opt out of parking requirement if tenant is unable to drive due to a documented disability]

- Lot size
- As a realtor in Ames, I think ADU would seriously hurt property values.
- If family member
- 900 square feet is way too big for almost all lots in Ames. Allowing an ADU to be used for a rental would destroy neighborhoods. The extra traffic that would come along with an ADU would be a hardship on newer streets that are narrower and on court and circle drives.
- 3-foot setback is not enough, and ADUs should have to be landscaped/screened so neighbors don't have to look at an ugly building.
- House prices are already high in Ames. Only people who own a million-dollar home and have extra land will build an ADU. Please spend your time helping first time home buyers. This idea makes no sense! Why would the average Ames resident who can barely afford their house and put food on the table care about an ADU.
- Parking. there is not enough now.
- All of them
- Single home neighborhoods do not need more rental properties thrown into the areas.
- A second 2-story structure on one lot
- Needs to take into account that ADU's disrupt neighbors.
- Neighboring rental ADUs would likely lower my property value / ability to seek my house in a reasonable amount of time.
- I do not believe most neighborhoods would want this. It takes away from privacy, causes more disruption, and it wouldn't be ideal.
- There would be increased traffic and less privacy for the neighborhood residents. For these reasons it would make any neighborhood less desirable for families with children.
- Construction only 3 ft from property line is too close. 3 Yds would be much more appropriate
- Allowing them
- My neighborhood is already packed. I hate everything about this. It will mostly be greedy, awful landlords that build these. I hate it.

No 71.69% (119)

SUMMARY OF CORRESPONDENCE RECEIVED

Supports:

- Anastasia Tuckness of 1323 Clark states, “I think adding the capability of ADUs and increasing duplex options is a great idea. I think Ames would benefit from having creative ways to house more people in town. I live just north of old town Ames and have lived in Ames for 25 years, and personally hold a value of sustainability, which I think would be in line with this type of initiative.” [email, Sept. 2023]
- Gary Snyder, property owner of rental property at 3214 Lettie St commented, “Great idea!” [phone call, Aug. 2023]
- Winston Rosinger at 322 Hickory Drive, “Loves the idea of an ADU!” [phone call, Aug. 2023]
- Curt Hoffmeister supports the idea and hopes to build an ADU by next summer [phone call, Sept. 2023]

Parking:

Dione McElroy, property owner at 2115 Friley Rd has concerns over increased density if there are no restrictions on the number of ADUs that could occur within a block. Additionally, she is concerned over the one additional space not accommodating multiple guests and visitors. She requests that any new ADU construction would require a signed consent from the neighbors on both sides, in back, and across the street. [phone call, Sept. 2023]

- Does not support additional parking requirement for ADUs [Facebook, Sept 2023]

Allow Conversions:

- Winston Rosinger at 322 Hickory Drive would like to convert his basement space to an ADU. The existing basement is currently unfinished. The proposed regulations do not allow such a conversion even though this would be the most economical way to provide an ADU. [phone call, Aug. 2023]

Near Campus Occupancy Limitations:

- Gary Snyder, property owner of rental property at 3214 Lettie St commented that ADUs would have “much success in the student housing area.” However, staff pointed out that he was located in a Near Campus Neighborhood and would not be able to increase the occupancy there. He stated, “That’s too bad!” He “welcomes a discussion with any of the City Council members” on this topic and can be reached at 515- 291-7048. [phone call, Aug. 2023]
- Winston Rosinger at 322 Hickory Drive also lives in a Near Campus Neighborhood asked how the occupancy limitations would apply for an owner-occupied property with two adults. [phone call, Aug. 2023]

Opposed:

- Sally Burchfield, property owner at 2704 London Drive is “Opposed to ADUs in Ames.” She feels it will take away from the spaciousness of Ames and make it feel cluttered. [drop-in, Sept. 2023]

WRITTEN COMMENTS **RECEIVED AT OPEN HOUSES & ECOFAIR**

Supports:

- “Great idea on ADU.”
- “I am happy to see the city allowing more diversity in housing. We are past the age to do it ourselves, but we want others to do “tiny” homes or smaller houses. We are using too much farmland. We have many single people today that need small homes. The less regulations I support.”
- “I think it’s a great idea. How will this impact population and safety for community?”
- “ADUs in Ames is a great idea! Allowing property owners more options regarding their property. What a good idea for keeping grandparents close, yet independent, in a little house of their own in the back.”
- “I think this is a grand idea!”
- “This is a great idea.”
- “Yes, please pass this.”
- “Seems very well thought through and I agree!”
- “I support accessory dwelling units.”
- “ADU is a great idea- looks like you have some basic ideas.”
- “ADUs in Ames is a great idea! Love the idea of urban infill & increasing affordable housing options! So awesome!”
- “I am impressed that the City of Ames is considering this- Good job! Please keep the momentum going. Also- Please consider creating little “villages” of small houses designed for 55+ as well as others. Not everyone can afford Green Hills, Northcrest, or Northridge. Thank you for your work on this!”
- “This town needs affordable housing. Yes, please to ADUs and good housing policy.”

Parking:

- “I hate parking requirements... You are trying to house people, not cars!”
- “Parking requirement will be significant obstacle for potential builds.”

Size:

- “How can anyone build an ADU over a garage given the 900 gross sq ft max?”
- “For 2-story option, 900 sq ft is too small. Most 2-car garages are already 600-900 sq ft. More reasonable would be to limit 2nd floor to same or smaller footprint of 1st floor.”
- “Please reduce the maximum square footage of an ADU from 900 sq ft to no more than 550 sq ft. Usage of an ADU is very different from garage usage.”

Setbacks:

- ‘So- our existing garage that is only 3 ft from the property line cannot have an ADU added above it, because it does not meet the 2-story setback of 8 ft- right? Too bad.”
- “Provide an opportunity for exception from setback for non-conforming garages.”
- “3 ft setback is too small.”

Rear Yard Maximum:

- “25% of rear yard not a necessary regulation.”

- “25% should be the maximum size.”

Allow Conversions:

- “Why only new construction and no single-family conversions to accommodate?”
- “Given shrinking household sizes, why not support conversion to Duplex or ADUs within existing houses?”
- “Several options for attaching [to existing house] would be a sensible approach. A great idea in general.”

Owner-Occupancy:

- “The owner living on-site is an absolute requirement!”
- “Also, worried about homeowners who built ADU and have to sell under duress and may need option to rent primary home.”

Other:

- “How would occupancy be applied in Near Campus neighborhoods?”
- “Make it clear that ADUs could be used as a Short-Term Rental so that neighborhood has the correct expectation.”
- “Worked for Ames resident as a caregiver- Trying to find her a wheelchair accessible housing – Options here VERY IMPORTANT!!”
- “Appreciate that separate utilities are an option.”
- “Offer pre-approved site plans”

ATTACHMENT A Webpage

[Government](#) » [Departments/Divisions I - Z](#) » [Planning](#) »

ADUS & DUPLEXES

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)



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](#)

Webpage, continued

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](#).

ATTACHMENT B Brochure

-PROPOSED STANDARDS- ACCESSORY DWELLING UNITS (ADUs) & DUPLICES 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

- 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 conversions 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



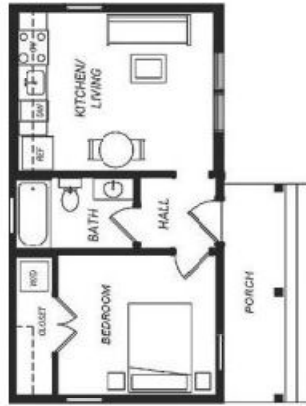
Phone: 515.239.5400
E-mail: planning@cityofames.org

PLEASE TAKE OUR SURVEY

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

WHAT IS AN ACCESSORY DWELLING UNIT?

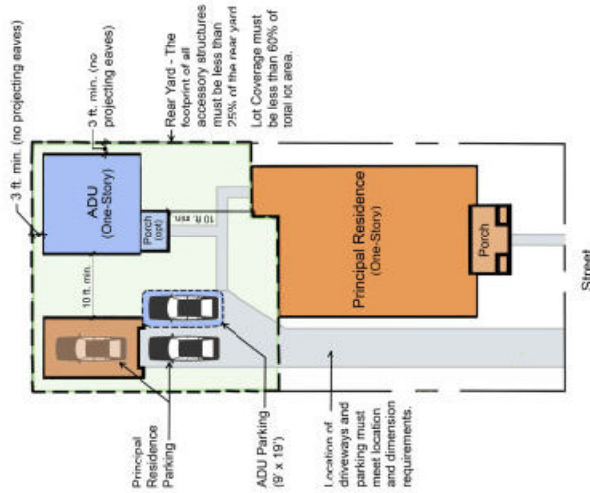
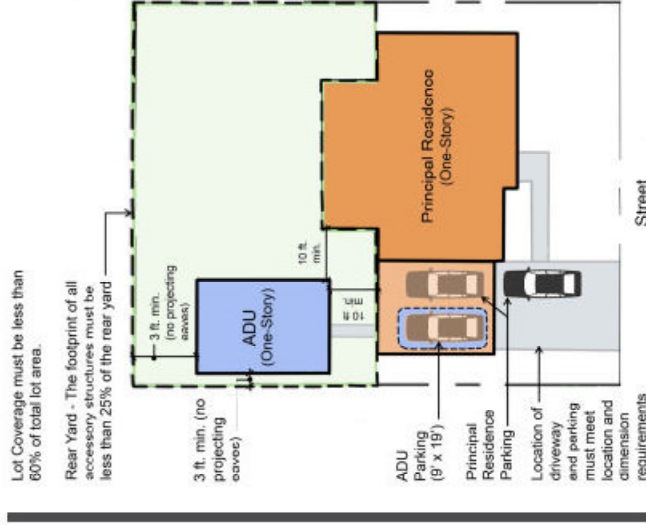
- Smaller, detached dwelling unit on the same property. Also known as a granny flat or guest house.
- Functions independently with its own bathroom and kitchen.
- Required to be on a foundation and have utility connections.



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.



ATTACHMENT 'C'
Proposed Accessory Dwelling Units Regulations (06-27-23)

ADUs are permitted in the following zoning districts: R-L, R-M, UCRM, FS-RL, FS-RM, and F-PRD. ADUs are permitted on any single-family residential lot having an existing principal building, unless the use is prohibited by subdivision covenants.

- One accessory dwelling unit is allowed per lot.
- Property owners of a lot with a two-family dwelling lot cannot add an ADU.

Accessory dwelling units may only be created as new construction that results in a dwelling that is detached from the principal building. The detached accessory dwelling may be created from a garage retrofit or may be new construction creating a new standalone building.

Independent Dwelling Unit. The ADU must function independently from the principal building. It must include its own bathroom and kitchen facilities and be connected to public utilities, including water and sanitary sewer. Separate metering is not required but is allowed.

Foundation. Whether constructed on site or premanufactured, a dwelling must be placed upon a foundation.

Lot size. There is no minimum lot size, a nonconforming lot would be subject to the underlying zoning standards for construction of a new structure.

Setbacks and Separation. Detached ADUs have the same setbacks as other accessory buildings: A one-story ADU in the rear yard may be located 3 ft. from the rear or side property line; A two-story ADU side setback of 8 ft., but still may be 3 feet from the rear. ADUs may not be located in the front yard. Corner properties generally require a 15 ft. setback. A 10 ft. separation is required between buildings internal to the lot to meet building code.

Nonconforming Setbacks. An existing accessory building that does not meet the required setbacks may be converted into an accessory dwelling unit, as long as degree of non-compliance is not increased as defined within Article III of the Zoning Ordinance.

Size. ADUs have the same gross floor area limitations as other accessory buildings: maximum of 900 square feet. If an ADU is attached to an existing garage, the entire building cannot exceed 900 square feet. There is no minimum unit size.

Rear Yard Coverage. The total footprint of all accessory buildings may not occupy more than 25% of the rear yard. The rear yard is the entire area between the primary dwelling and the rear property line, not just the rear setback area.

Height/Stories. ADUs have the same height requirements as other accessory buildings, based upon the height of the principal building:

- The ADU may not exceed the height of the principal building.

Proposed Accessory Dwelling Units Regulations (06-27-23), continued

- Accessory buildings on the same lot with a principal building that is taller than one story shall not exceed 80% of the height of the principal building or 20 feet, whichever is lower.
- Height is measured to the mid-point of sloped roof or the highest point of a parapet or flat roof.
- The ADU may only be two-stories if the principal residence is two-stories

One Bedroom. The accessory dwelling may only have one bedroom. Any area separated from the one bedroom, living area, kitchen, and bathroom that exceeds 70 square feet will be counted as a bedroom per the definitions of the Zoning Ordinance.

Garage Conversions. Garages may only be converted to an accessory dwelling if parking requirements are met.

Parking. One off-street parking space is required for the accessory dwelling in addition to the two spaces required for the principal building. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) may count toward meeting the parking requirements of this section as long as not more than two cars are in tandem. All parking spaces must be paved. Paving in the front yard is not permitted per 29.406 of the Zoning Ordinance.

Driveway. A paved driveway is required. For lots accessible from an alley, any new driveway shall be constructed in the rear yard with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

Sidewalk. A sidewalk is required to connect the primary exterior entrance of the accessory dwelling with the paved parking area.

Owner Occupied for One Dwelling. The property owner's primary residence shall be in either the principal building or the accessory dwelling. A notice of limitation on rental shall include a recorded affidavit from the property owner confirming their understanding of rental and occupancy requirements. This language will not permit a LLC or other non-natural person to be considered owner-occupied.

Rentals. Only one of the two units may be a rental. Any ADU or principal building that is intended for use as a rental must be registered with the city and have a valid rental permit. All requirements of the Rental Code (Chapter 13) apply.

Occupancy in Near-Campus Areas. In Near-Campus Areas, the principal building and accessory dwelling together are considered one dwelling unit for the purposes of determining occupancy requirements related to bedroom counts.

Lot Coverage: Development of the site is subject building coverage limitations (35%), impervious area limitations (60%), and rear yard coverage limitations (25%).

Proposed Accessory Dwelling Units Regulations (06-27-23), continued

Overlay Zone. If the property is located in an overlay zone, such as SF-COD, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the more prescriptive regulations shall control. In the event of conflict between these regulations and the historic preservation regulations, the historic preservation regulations shall control.

Within the Old Town Historic District, additions to existing garages or demolition and replacement of garages are subject to approval from the HPC. Many of these situations may not support changes to contributing historic garages in order to facilitate ADUs.

ATTACHMENT 'D'
Proposed Changes to Chapter 31, Historic Preservation (10-10-23)

Section 31.15 Design Guidelines.

(10) Garages and Accessory Buildings (including Accessory Dwelling Units).

(k) Garages and Garages that include an ADU are not required to have a porch.

(l) ADUs may be one-story.

(m) ADUs are not required to have a raised foundation and may located slab-on-grade.

(n) The footprint requirement is to be applied with flexibility depending on the size of the proposed ADU and if the property is a corner lot.

ATTACHMENT 'E' Social Media Comments Received

Post – Oct. 3

Housing is something we all want, and variety is important. To expand housing and provide more choices, the Ames City Council is considering policy changes to allow accessory dwelling units (ADUs) and duplexes within single-family neighborhoods. Learn more about ACUs and duplexes, and share your thoughts by going to: www.CityOfAmes.org/AddHousing

This survey closes tomorrow, so if you'd like to give your input, now's the chance!

Impressions: 2,868

Engagement: 293

Likes/Loves: 7

COMMENTS:

Amy Bleyle

I looked at the survey and it's geared towards people who might be interested, and have the means to get an ADU. Also there was no place for comments.

Karen Evans

I don't care for the idea of doing this city wide. Some of us chose to live in a single family housing area because we want that traditional family dynamic neighborhood to raise our families in. This takes away that choice if implemented all over the city. Maybe in new developments it would be fine, that way you could choose to move to one of those neighborhoods if it's what you like.

Keegan Haines

Karen Evans "Traditional" (invented less than 100 years ago) 🤔🤔. I live in one of the neighborhoods you're talking about and I don't have any idea what you mean. If one out of five properties welcomed somebody who needs housing into an ADU, the feeling of my neighborhood wouldn't change at all. And one in five is EXTREMELY ambitious at this point. Also, many developments restrict ADUs by covenant or HOA, so "entire city" is also wrong

Megan Slade

Karen Evans I'm curious what the dynamic is you're discussing. As someone who lives in a "traditional" neighborhood it's very outdated. We live near Sawyer and I feel like we are one out of 3 families with young children in the area. I hardly see people out socializing and if I do it's people of a much older generation typically just out on a walk. While I'd love a more social neighborhood associated with these "traditional" neighborhoods it's just not what's happening (at least on my block!)

Karen Evans

That's sad to hear. I grew up in the Sawyer area when it was all single family homes and it was wonderful. I still have friends out there and they said it all changed when some of the homes started being rented out. I have since moved to a neighborhood that is almost completely young families with children. People are out interacting every day and kids play together until streetlights come on at night. It's great to have that again! You and your husband Keegan should consider finding a neighborhood like this for your kids as it would be wonderful for them. It isn't outdated like you say and actually would be a wonderfully positive thing for not only the kids growing up in Ames but for young parents and our seniors. It enhances the sense of unity and community among neighbors. It's nice to know all of your neighbors and hear the kids out playing, riding bikes, walking their dogs, or having block parties in the summer or helping each other with snow in the winter. It brings people together. I wish that for everyone's kids here in Ames. Just my point of view, and like yours, just as valid with many Ames residents.

Keegan Haines

Karen Evans Our point is that we already live in a single-family neighborhood with 'traditional values,' you say Sawyer 'used to be all single family homes' it literally hasn't changed since the 60s. So later on in your message you changed your point to..... blaming renters? You're not making a strong case defending exclusionary zoning. You're just saying "your single-family neighborhood probably isn't single-family enough, go try another one." Yes, you're astute in noting there are a variety of factors that give neighborhoods different qualities, but in our case you're describing two different areas of town that are both zoned low-density residential (single family). So you haven't done anything to defend your point that

adding one family per every few lots is going to somehow destroy your dear institutions. The conviviality you cherish is proven to be found less in low density development and more often when there are more people in a smaller area in a community. And that doesn't always mean apartments, it can just mean smaller lot sizes and more creative solutions to add detached housing, such as ADUs.

Karen Evans

Wow, didn't realize that you were so intolerant of other points of view. And I grew up in the Sawyer neighborhoods and lived there, on the west side, from the 60's through the 90's and I and my many friends still living there know first hand that it has changed greatly. As I said, I'm not against ADUs and duplexes in totality, I just think that traditional low density housing neighborhoods should continue intact so that everyone is represented. Maybe you need to stop trying to exclude people who don't see things as narrowly as you do. There should be room for both.

Megan Slade

Karen Evans responded to the wrong person here!

However, part of the reason so much has changed is because we have older families without children living in the same homes who no longer participate in younger family activities. Adding in more housing allows for new generations to still filter into these areas instead of having a stagnant growth. 🙄

The difference I see between our neighborhood and others is that there aren't younger families in these (non rented) single family homes. Are there some? Of course. But the harsh reality is that most people my age can't afford a home and need to rent which alienates these families into single areas. 🙄

Sarah Larkin

Want? Housing is a need.

Post - Oct. 2

What kind of housing would you like to see in your neighborhood?

The Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes in single-family neighborhoods. ADUs are smaller, detached living units from a primary single-family home. 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.

Take a survey and learn more about the options at: www.CityOfAmes.org/AddHousing
This survey will be available until Tuesday, October 3.

Impressions: 5,947

Engagement: 912

Likes/Loves: 10

Angry: 3

COMMENTS:

James Timberland

No.

Jimmy Douglass

James Timberland would you explain your answer instead of just saying no?

Ronald Schappaugh

One that isn't a construction company

Dan Gorman

Ronald Schappaugh

can we all just buy a lot and build our own house?

Michelle Crawford Barker

I would like to see something done about the properties that look like junk yards.

Amy Bleyle

It seems to me the ADUs only benefit construction companies and people who already have a home, and could make more money renting. What we really need is a centrally located village of tiny homes that people could rent at low cost so they don't have to live in the street. Neither one of these issues actually solves the problem of affordable housing. But it sure benefits people who are already pretty well off.

Matt Dake

Amy Bleyle ^^this

Eric Weber

Amy Bleyle Just no, Build it and they will come, do we need more subsidized unemployables in the city ? Let's concentrate of employment not welfare !

Dan Gorman

Eric Weber you mean like San Francisco?

Eric Weber

Dan Gorman yes

Dan Gorman

Amy Bleyle what is low cost to you?

Amy Bleyle

Dan Gorman well. For individuals who don't have a source of income, probably a sliding scale. One cannot get a job if they are living on the street. Nor can they get one if they have mental health or addiction problems, but living on the streets only makes that worse.

Dan Gorman

Amy Bleyle so no number

Dan Gorman

Amy Bleyle there are plenty of people coming into the country with no jobs and probably drug problems. Should they live in these houses as well?

Dan Gorman

Carolyn J. Severson no not overnight, but it would be a great start

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Dan Gorman

Carolyn J. Severson no not overnight, but it would be a great start

Deb Turner

Amy Bleyle we have some. They're called mobile homes and they're great if you take care of them. I've lived in flummerfelt parks since 2016 saved me a lot of money considering how much I see people dump into rent 🙄.

Zac Abrams

Deb Turner mobile homes can be a low cost way to enter the housing market, but they have some big drawbacks. Loans are harder to get and at a higher interest rate. Parks have lot rent that can be raised at any time and change rules at their will. Reselling requires not only finding a financially qualified buyer, but also one

who will qualify with the park. Mobile homes tend to depreciate, or appreciate far slower than the rest of the housing market. Parks also can (and frequently do) restrict owners from renting their units out. Many realtors don't want to list a mobile home. All together, buying a mobile home can be a low cost way to enter housing market, but can also prove to be a financial hurdle in the long term for those looking to upgrade or buy into the traditional housing market.

Deb Turner

Zac Abrams sure, but I'm not sure how much appreciation is gonna help the person living in an ADU. There's not enough tiny home options. Be pretty cool if there were.
They do have lot rent, but my property taxes are like \$120... a year. And I don't pay for trash, sewer, water. It's not half bad

Eric Weber

A bad idea ! Just NO! And if you are stupid enough to do it no racist exclusions for places with covenants !

Natalie Dickerson Rekemeyer

Many places allow ADU's so people's parents can live there and have the help of their family.

Galadriel McCollum

Natalie Dickerson Rekemeyer yes! We are struggling with this right now. We want to build a tiny home to accomodate aging family members, but we can't with the current restrictions. The current restrictions heavily effect those of us in the urban fringe.

Frances Anderson

Greta Anderson

Michael Antenucci

Build affordable commercial buildings that small businesses can lease for around \$500-\$600 a month. That's what Ames needs, I can't find a location in the entire county that wouldn't bankrupt me. It's literally impossible for someone to start a small business in this city.

RD Roberts

Preach 🙌

Deb Turner

Michael Antenucci this is a serious problem though.. I nearly moved the business to ankeny because there were such terrible options in ames for small commercial spaces.

Michael Antenucci

Deb Turner ya it's truly not a city that wants to provide space for new businesses that don't make 200K plus a year in profit. No small business can afford \$1,200 a month for a space then in most cases pay property tax on top of that. Then add in utilities, insurance, & tax. It's really unfortunate because it would keep so many graduates and entrepreneurs in Ames if this was an option.

Cliff Barker

How many college kids paying 500 a month can fit in a 500sqft "adu"? Vote yes to find out! And don't say there are gonna be rules, they don't apply unless you're caught.
LOL

Carolyn J. Severson

Cliff Barker Yep.

Dustin Miller

Affordable

Jane Anderson Hurd

Please focus on houses that are empty, harboring pests and rodents. And, how about that patch of weeds on Lincoln Way and Clark. Embarrassing.

Charles James

People are paying well over two grand for rent. Why don't you make it where the landlords are supposed to do their jobs. And then they're supposed to get it done in a certain amount of time. Properties that I've seen the people have rented out or crap. I think you need to enforce some rules on landlords because it's getting ridiculous. If they have to raise rent then they should have to provide more maintenance. I think it should be a rule

Sam 'Snyder' Ausborn

I would like the trap house on trip shut down. But I'm told by officer Devveney it's not in the budget. I'd like a budget that gives the police enough money for the people of West Ames.

Justin Leer

NO. ...a granny pod, YES. THIS, NO.

Winter Willow

Yes, should be landowners choice in 'free' USA.

Carolyn J. Severson

I can see it already in my neighborhood. More places for ISU students to live and party in the back yard.

Post 3 – Sept. 27

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

ADUs are smaller, detached living units from a primary single-family home. The ADU would include 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.

Share your thoughts by taking the survey on this page: www.CityOfAmes.org/AddHousing

The survey will be available until next Tuesday, October 3.

Impressions: 8,126

Engagement: 924


Likes/Loves: 52

COMMENTS:

Annika Gray

Sweet, I love this!

Megan Slade

Yes!!! We need more of this 

Megan Slade

Keegan Haines

Keegan Haines

Megan Slade I've been keeping up with it a little bit, I almost went an open house at the airport last week but needed to get home to you and the kids

Grant Nordby

Cedar Rapids did this a couple of years ago. Uptake has been slow due (I think) to challenges getting these projects financed, but those that have been built have been a nice addition to the housing stock. No negative impacts to neighborhoods, I'd say.

Vicki Duchene

Would love to see a Tiny Home village in Ames!!!

Brett Steelman

Would love to see something like this happen! Potentially infill?? If these ADU's were to be placed in neighborhoods more centralized than on the outskirts, they would likely be more sought after.

James Timberland

Actually, this is a very bad Idea. You devalue the entire neighborhood by authorizing backyard shanties. Yet, you don't authorize a mother-in-law suite that might enhance property values. Whose stupid idea was this? There is no lack of real estate in the Ames area. This is dumb from the word go.

David Martin

James Timberland What do you mean that a mother-in-law suite wouldn't be authorized? Maybe I don't know what you mean by that term & how it is different than the proposed ADUs

Aaron Eischeid

The parking requirement in the proposed regulation are bad on many levels. Many ADUs would not induce any more parking demand even in car centric areas due to shared vehicles etc. But also, given one goal of ADUs is urban infill where people in closer proximity & where walking and biking are valid options, and given parking minimum rules actively work against the goals of walk-able places, it is a bad rule to attach to this policy.

In short, we need housing for people, not cars.

David Martin

Aaron Eischeid You stated your concern well, please share it with the City Council. You can email them all at once via mayorcouncil@amescitycouncil.org. They don't necessarily see comments on Facebook posts

Valley View Farm

It's about time a city in Iowa has joined the rest of the country. California has been doing this for years! Now Des Moines needs to consider this.