



Detached ADU | Source: Shutterstock

Historic West Des Moines Master Plan Update

ACCESSORY DWELLING UNIT FAQ

PREPARED BY THE CITY OF WEST DES MOINES &
TESKA ASSOCIATES, INC.

Hello friends of Historic West Des Moines!

Please read this brochure which provides helpful information regarding ADUs and their proposed application as part of part of the Historic West Des Moines Master Plan Update.

Learn more by visiting:
HistoricWDM.com

What are ADUs?

Accessory Dwelling Units (ADUs) are small independent housing units on the same lot as a standard sized residence with a kitchen, bathroom, and areas for living and sleeping. ADUs can be attached to or detached from the primary residence, and can be either converted within an existing structure or built as new construction.

Why ADUs:

ADUs are versatile and able to serve property owners in different ways over time:

- **Age-in-place retirement:** A resident requiring regular in-home assistance can use an ADU to provide greater privacy for a caregiver.
- **Housing for family members:** A multi-generational family preferring to stay together for familial ties and financial savings can use an ADU to enjoy privacy for different generations.
- **At-Home workspace/studio:** When not being used as a living space, ADUs can meet working-from-home needs for homeowners.
- **Rental for supplemental income:** A single resident, a young family starting out, or fixed-income retired resident or couple may enjoy additional income by offering their ADU as a much needed rental space to a professional or student.

SUPPORTING A GROWING GENERATIONAL COMMUNITY

In addition to the versatile lifestyle benefits noted above, ADUs can help strengthen social character of a community, especially generational communities like Valley Junction, by providing affordable starter homes.

According to Zillow, over 20% of millennials in America are choosing to either stay at their parent's house or come back to their family home. What does this actually mean? It means that more people are looking for alternative living options for their family as a smart long-term investment.

