

Accessory Dwelling Units - Comparison of Agency Standards

Entity	Wahoe County	Boise, ID	Boulder, CO	Henderson, NV	Portland, OR	Previous Reno Proposal
Code Section	110.304.15, 110.306.20, 110.306.25		11.03 9-6-3(n)(1)	19.9.4		33.205 Title 18
Allowed Zones						
Attached	LDR, MDR, HDR, LDS, MDS, HDS, LDU, MDU, HDU, GR, GRA	R-1A, R-1B, R-1C, R-2, R-3, MX-1, MX-2, MX- 3, MX-U	R-1, R-2, R-4, R-5, P, A	RS, RM, RH,MC, MN	RF, R20, R10, R7, UT, LLR2.5, LLR1, LLR0.5, SF15, R5, R2.5 C, EX	SF9, SF6
Detached	LDR, MDR, HDR, LDS, MDS	R-1A, R-1B, R-1C, R-2, R-3, MX-1, MX-2, MX- 3, MX-U	R-1, R-2, R-4, R-5, P, A	RS, RM, RH,MC, MN	RF, R20, R10, R7, UT, LLR2.5, LLR1, LLR0.5, SF15, R5, R2.5 C, EX	SF9, SF6
Minimum Lot Size	Attached: 5,000 sqft Detached: 12,000 sqft	Does not apply to ADU's	5,000 sqft one per lot	not noted	1500-10,000 depending on zoning	9,000 sqft
Entitlements	Yes: Detached	None, there are incentives that allow for unlimited density if certain affordability and sustainability requirements are met	none unless a variance is required for height or size	none	none	none
ADU Size Minimum	None	none	none	none	none	Subject to building code
ADU Size Maximum	Attached: <40% sqft primary dwelling or 1,000 sqft (whichever is less) Detached: <50% primary or 1500 sqft or 800 sqft MDS	900 sq ft or the total floor area of the primary building. Whichever is less and cannot have more than 2 bedrooms	Attached: 1/2 the size of primary building or 1,000 sqft whichever is less. Detached: 800 sqft Affordable Attached: 2/3 primary or 1200 sqft whichever is less. Affordable detached: 1000sqft	25% of primary or 1000 sqft whichever is greater. Does not count toward max density of lot	75% of the primary or 800 sqft whichever is less	800 sqft or 600 sqft depending on zoning district

		<p>< 120 sqft: R-1A, R-1B, R-1C has a setback of 3' S&R 121-500 sqft & < 14' in height: In R-1, R-1B, R-1C 3' S and 9' R</p> <p>< 1,000 sqft and < 22' in height: Exempt from rear and side setbacks when abutting alley</p>				
Setbacks	<p>< 12 feet tall = 5' S & R</p> <p>> 12 feet tall = Primary structure standards</p>	Same as primary structure	Same as primary structure	<p>F&S for corner: Same as primary. S&R >14' in height: 5' (taller than 14' must meet primary setbacks) 6' seperation from all other buildings</p>	40' from front lot line or located behind the primary structure.	<12' tall= 5' S&R >12' tall= Primary structure standards
Height	35 feet if primary structure setbacks are met	Shall meet standards of underlying zone	<20 ft	same as primary	<20ft	Primary structure standards
Bedrooms	No noted limitation	2 bedroom max	not noted	not noted	not noted	not noted
Parking	One space	none	<p>ADU: the number for each zoning district and one additional.</p> <p>Affordable ADU: The parking required for each zoning district</p>	not noted	1 per 2 units. (not specific to ADU's)	One space/ bedroom
Front Door	Not noted	Only one entrance	for attached ADU's the entrance cannot detract from the appearance of a SFR	not noted	not noted	Front door shall not be visible from the same street as the primary residence
Architecture	Not noted	Shall be compatible with existing structures and neighborhood.	not noted	shall be compatible with primary. May be located in the front and side if materials roof and color match	compatible with primary	Maintain single family residence appearance. Architecturally compatible with principal dwelling

Owner Occupancy	Not noted	Not noted	The principal structure must be owner occupied. Proof must be provided to city manager.	not noted	not noted	Owner shall occupy either the primary structure or ADU
Special Notes			There are some additional specific standards regarding declaration of use, no independent conveyance, and STR	no independent conveyance	ADUs are added to the calcs for minimum density but do not count towards max density	1: Code specifies primary structure required to be single family detached 2: ADU shall not count against maximum residential density