

Accessory Dwelling Units

Design Recommendations

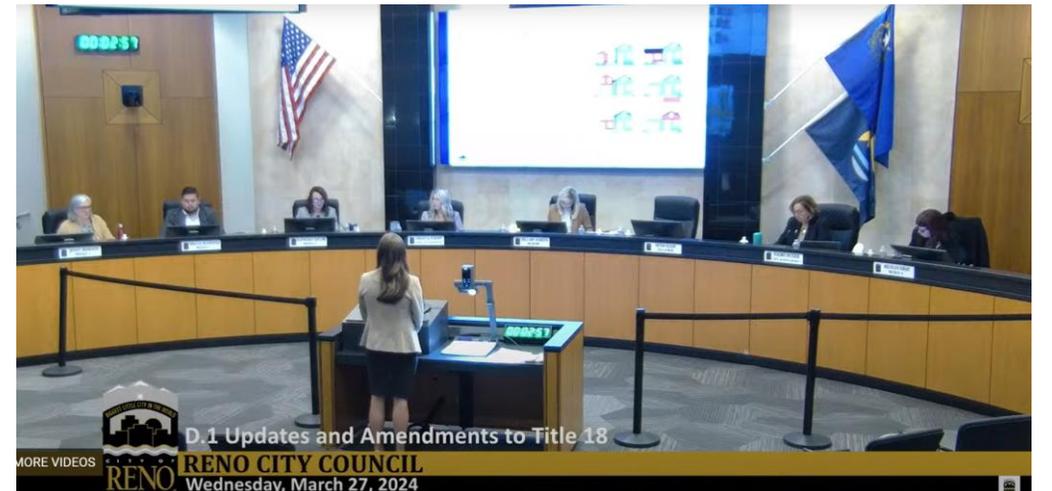
7/31/2024



C I T Y O F
RENO

Background

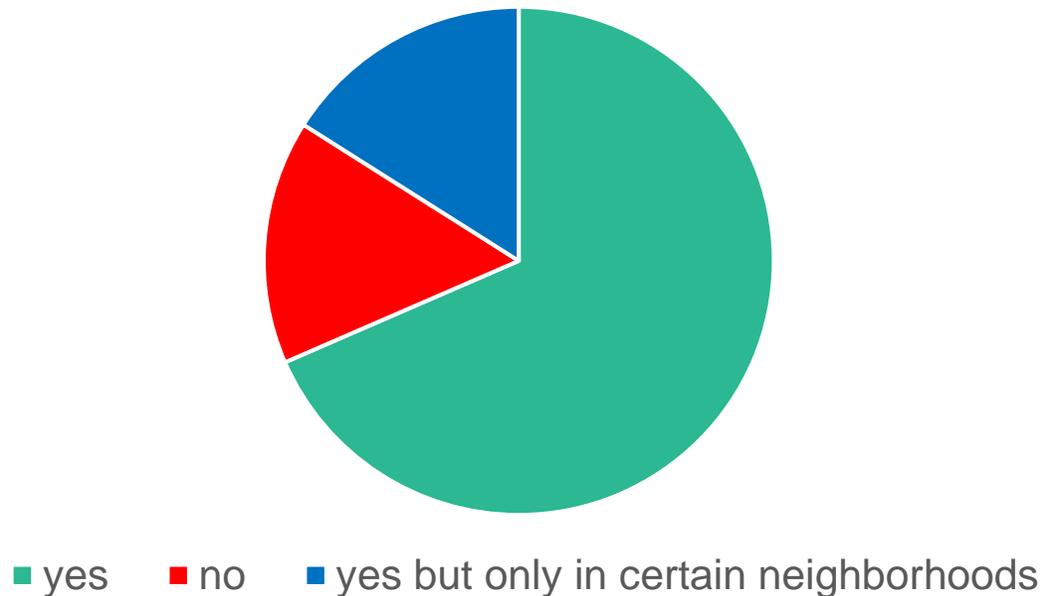
- An Accessory Dwelling Unit or ADU is a smaller independent residential dwelling unit on the same lot as a home.
- On November 1, Council initiated a text amendment related to ADUs.
- On March 27th, Council directed staff to come back to discuss specific standards



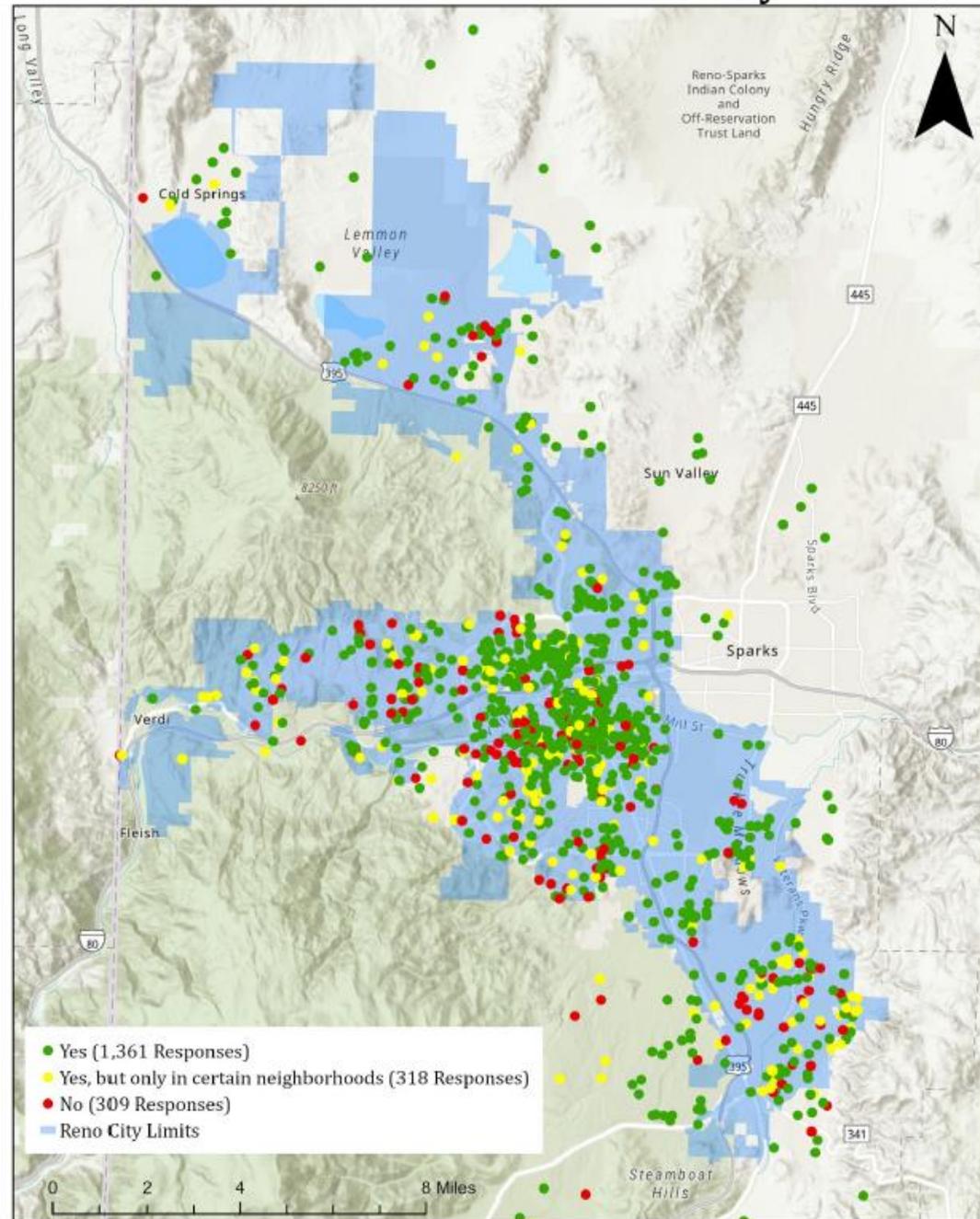
Background

- A survey was conducted from January 1st to February 29th.
- Over 2,000 people responded with 1,361 people in support.

Should ADUs Be Allowed in the City of Reno



Should ADUs be allowed in the City of Reno?



Covenants, conditions, and restrictions (CC&Rs)

- The instrument used to rule over a community in a development to keep consistency in a community.
- Controlled or enforced by HOA or any homeowner in a community.
- CC&Rs are regulated by the community and not the City or County officials.
- It is the home buyer's responsibility



Covenants vs Zoning Laws

- Covenants are agreements between private parties. Zoning laws dictate the relationship between governmental entities and homeowners.
- Zoning ordinances are recorded as local laws on the books. Covenants are recorded in private deeds

18.01.305 Conflicting Provisions

- (a) If the provisions of this Title are inconsistent with those of the state or federal governments, the more restrictive provision will control, to the extent permitted by law.
- (b) If the provisions of this Title are inconsistent with one another, or if they conflict with provisions found in other adopted codes, ordinances, or regulations of the City of Reno, the more restrictive provision will control unless otherwise expressly stated.
- (c) It is not the intent of this Title to interfere with, abrogate, annul, or prevent the private enforcement of any easement, covenant, deed restriction, or other agreement between private parties. The provisions of this Title are in addition to, and not in lieu of, any restriction imposed by a private agreement, provided that when this Title mandates a greater restriction than those imposed or required by such easements, covenants, or agreements, this Title shall govern. The City is not responsible for monitoring or enforcing private agreements or restrictions.

Potential Development Standards

Development Standard	Staff Recommendation	Justification for Recommendation
Minimum Lot Size	NA	Staff recommends no minimum lot size specific to ADUs.
Maximum ADU Size	Same as accessory structures	Staff recommends keeping this consistent with other accessory structures.
Setbacks	Same as accessory structures	Staff recommends keeping this consistent with other accessory structures.
Parking	1 off-street parking space per ADU	1 per unit is consistent with our general parking standards.
Design of ADUs	Same as guest quarters standards	The Title 18 guest quarters standards are robust, and they allow for some consistency in the code.
Discretionary Review	No	Many other jurisdictions do not require discretionary review for ADUs since they are very similar to other accessory structures.

Potential Development Standards

Development Standard	Staff Recommendation	Justification for Recommendation
Neighborhood Restrictions	No, unless ADUs are explicitly prohibited by more specific standards.	If the regulations are appropriate, these should fit in each neighborhood.
Height	29 feet or no taller than the primary structure. Whichever is less.	This is more restrictive than general accessory structure standards and it ensures that the ADU will be compatible and not tower over the home.
Number of ADUs per Lot	1 per lot	This is consistent with other jurisdictions, previous text amendment, and feedback from the survey.
Allowed Zoning Districts	All zoning districts where detached single-family are allowed	Since ADUs are intended to be accessory to single-family homes, staff thought it was appropriate to allow ADUs in all districts where single-family homes are allowed.

Short Term Rentals

- Currently the City does not regulate short term rentals
- This is not just an ADU problem
- Business License code rewrite
- Looking for additional direction



Next Steps



Recommended Motion

- I move to direct staff to move forward with the text amendment based on feedback from Council.



Table 3-6 Detached Accessory Structure Dimensional Standards

Standards	LLR Districts	UT5 and UT10	UT40
Separation from structures on the same lot, minimum	3 ft.		
Front Setback Area	Prohibited between front property line and principal structure (except corner and through lots, when the front yard setback functions as a side or rear yard. Shall meet standards of Section 18.04.809, <i>Fences and Walls</i>)		
Area, maximum per structure	1,600 sf or 50% of the principal structure (whichever is less)		--

Reno, Nevada – Annexation and Land Development Code
Effective October 28, 2022

3-72

Chapter 18.03 Use Regulations

Article 4 Accessory Uses and Structures

18.03.404 Dimensional Standards: Mixed-Use and Nonresidential Zoning Districts

Table 3-6 Detached Accessory Structure Dimensional Standards

Standards	LLR Districts	UT5 and UT10	UT40
Area, cumulative maximum	100% of principal dwelling	15,000 sf	--

Table 3-7 Detached Accessory Structure Dimensional Standards

District	SF3	SF5	SF8	SF11	MF14	MF21	MF30
Separation from structures on the same lot, minimum	3 ft.						
Front Setback Area	Prohibited between front property line and principal structure (except corner and through lots, when the front yard setback functions as a side or rear yard. Shall meet standards of Section 18.04.809, <i>Fences and Walls</i>)						
Area, maximum per structure	1,600 sf or 50% of principal structure (whichever is less)	1,200 sf or 50% of rear yard (whichever is less)			1,200 sf or 50% of rear yard (whichever is less)		2,400 sf
Area, cumulative maximum	60% of principal structure	50% of principal structure			50% of principal structure		50% of principal structure



(5) Design of Guest Quarters in Detached Structures

- a. All detached guest quarters shall maintain a single-family appearance and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached guest quarters shall be architecturally compatible with the principal residential building. Architectural compatibility shall be achieved by including all of the following elements in the accessory building design:
 1. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must be either identical or similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
 2. Contemporary interpretations of architectural features such as trim, fenestration, window frames, dormers, columns, gables, decorative wood, or metal work found on the existing principal building are used.
 3. The roof pitch is the same or within the range of the roof pitches on the existing principal building.
- b. The front door of the detached guest quarters shall not be visible from the same street that the front door of the principal structure faces.