

ADU Public Comments on Draft Ordinance

**This is a summary of public comment. To view full comments please review the attached PDFs*

Name	Date	Opposed/In Favor/Concerned	Comment
Bill Schrimpf	2/18/2025	Concerned	Ward 2 Concerns with STRs
Bradley Carlson	2/18/2025	Concerned	Ward 2 Concerns
Sandy Bengston	2/18/2025	Concerned	Ward 2 Concerns
Sue Smith	2/17/2025	Concerned	Concerns around CC&Rs, up-zoning, increase in availability, questions about vacancy rate. Thinks this will encourage investors to put up a bunch of ADUs and not help with affordability.
Audrey Keller	2/19/2025	Concerned	Concerns with enforcement, height, neighborhood character, neighborhood impact, modular units as ADUs, better design standards, cap the number of occupants, cap the number of ADUs, should not be used as STRs.
Lilliana Trinchero	1/31/2025	Concerned	Saw what happened in San Diego, and is nervous. Concerned with parking, compatibility, and congestion. Should be allowed 1 mother in law structure that looks like primary structure with parking
Kevin Dory	2/4/2025	Concerned	Ward 3 Concerned
Mark Johnson	2/18/2025	No position	Ward 2 No position
Susan Hoog	2/18/2025	No position	Concerned. There should be a 30 day minimum rental period
Roslyn Zimmerman	2/18/2025	Opposed	Will not help with affordable housing. Feels that this keeps coming up when everyone opposes it. Will be used as short term rentals and will increase neighborhood disturbances. People will never know if they are buying next to a single family home or if it will become multi-family. Should at least be done under special use permits

Last summer the City of Reno was concerned with being compliant with Nevada State Law that addressed housing affordability. As I recall, AB213 specifies that municipalities address 6 of 10 and is in fact doing a very good job. Additionally at that time, the City modified bonus incentives and began a process to expedite building permit review for affordable housing developments. Moreover, less than a year ago City of Reno proposed upgrading single family zoning to allow for up to 4 units per lot. That proposal was delayed. Now, it is proposed that all single family zoning lots with a 1/4 of an acre or greater be allowed to build an Accessory Dwelling Unit (ADU). This will basically create zoning for duplexes throughout the City. Reno is requesting our input as to how to create this ordinance. Such issues that might be considered: Size of lot that ADU may be built on, allowable lot coverage, building setbacks, fire safety, sewer, waste management, water/electricity, traffic, protection of existing CCRs, HOAs, historic districts, neighborhood plans, short term rentals, off-street parking, number of bedrooms, and bathrooms, fees, design guidelines, tree canopy/urban forestry, legislature, enforcement of ordinance, insurance, property taxes, discretionary review, number of ADUs per acre, risk management, schools.

Toni Harsh	2/18/2025	Opposed	
Sally Tate	2/18/2025	Opposed	Ward 2 Opposed
Moll Manoukian	2/18/2025	Opposed	Ward 2 Opposed
Thomas Tate	2/18/2025	Opposed	Ward 2 Opposed
Lew Gage	2/18/2025	Opposed	Ward 2 Opposed
Carmen Gage	2/18/2025	Opposed	Ward 2 Opposed
Linda Cross	2/18/2025	Opposed	Ward 2 Opposed
Beth Dory	2/18/2025	Opposed	Opposed. Concerns with CC&Rs, requiring a survey, flooding, STR restrictions before an ADU ordinance, illegal curb cuts, code enforcement should not just be complaint based.
Kate Nash	2/3/2025	Opposed	Thinks it will overpopulate and lower living standards
anonymous	1/13/2025 14:18	Opposed	This will change the zoning of single-family areas which is a violation of trust
anonymous	1/13/2025 16:31	Opposed	Parking and traffic concerns
anonymous	1/13/2025 16:45	Opposed	9000 sqft lot minimum is too large. If clearances met, why limit size?
anonymous	1/13/2025 17:32	Opposed	Minimum lot size should be reduced to 6000 sqft
anonymous	1/13/2025 18:10	Opposed	STRs should be addressed first

anonymous	1/14/2025 8:04	Opposed	9000 sqft lot size is too large
anonymous	1/14/2025 11:00	Opposed	concerned with places becoming rentals after awhile
anonymous	1/17/2025 11:26	Opposed	Oppose because lot size of 9,000 sqft is too large. Would support otherwise
anonymous	1/18/2025 14:27	Opposed	Violation of people's trust who thought they bought in single-family zones
anonymous	1/31/2025 17:30	Opposed	Traffic, parking, crime, congested, unsightly
anonymous	1/31/2025 17:34	Opposed	Will destroy working class neighborhoods
anonymous	1/31/2025 17:37	Opposed	overcrowding and congestion is getting out of hand
anonymous	1/31/2025 17:45	Opposed	We need affordable housing but do not want RVs or trailers being used
anonymous	1/31/2025 18:49	Opposed	Concerned with making historic old southwest more dense than it already is.
anonymous	2/1/2025 8:23	Opposed	The ordinance will not be enacted
anonymous	2/1/2025 13:37	Opposed	Lot size minimum should be 20,000 sqft. Density, noise, trash, and parking demand will damage character. Should maintain singlefamily character.
anonymous	2/1/2025 16:46	Opposed	Fearful of noise and crowded streets and an increase of vehicles parking on the street
anonymous	2/2/2025 16:33	Opposed	does not support ADUs in SF districts. Code enforcement will have trouble enforcing any issues.
anonymous	2/3/2025 8:09	Opposed	There is already sufficient density. ADUs increase traffic and parking issues. There are many issues including maintenance, pest infestations, and noisy neighbors
anonymous	2/17/2025 19:21	Opposed	There should be no parking requirements, and ADUs should not have STR restrictions. One is a land use issue the other is business license.
anonymous	2/18/2025 10:10	Opposed	concerns with CC&Rs, parking, infrastructure, and short term rentals
anonymous	2/18/2025 13:24	Opposed	Inadequate parking, increased density, and short term rental concerns. Thought the ADU matter was already voted down
anonymous	2/19/2025 17:31	Opposed	There should be a 30 day minimum rental to avoid STRs
Suzan Lemons	2/18/2025	Opposed	Ward 2 NAB Opposed
Susan Baldwin	2/3/2025	Opposed	There are too many and they are unattractive
Connie Silveira	2/18/2025	Support	Ward 2 in favor, Ward 4
Alicia Powers	2/18/2025	Support	Ward 2 In favor
Dave Barrett	2/18/2025	Support	Ward 2 In favor
Karen Barrett	2/18/2025	Support	Ward 2 In favor
Pat Jackson	2/18/2025	Support	Ward 2 In favor
Baron Hershberger	2/4/2025	Support	In support. Thinks the minimum lot size is too large and should be what is already allowed for each zone.
Diane Black	2/3/2025	Support	Can help solve affordability problems, aging family, more affordable caretaking option.

Emily Harbaugh	2/19/2025 Support	Lot size minimum of 9,000 sqft is too large. Should be allowed in midtown where many of the lots are under 9,000 sqft. Concerned with requiring a full bathroom.
Helaine	2/10/2025 Support	Only in favor if the ADU is not too large, there is adequate parking, and compatibility with primary house
Jordan Krug	2/20/2025 Support	would like to build one, but does not have a large enough lot.
Tina Nappe	2/19/2025 Support	We should increase density rather than sprawl outwards. ADUs might make it possible for families to buy homes knowing they could rent out the ADU
Vicki Bischoff	2/13/2025 Support	Sees people illegally create ADUs and thinks if there was a legal avenue it would be safer for everyone. Thinks the 9000sqft lot size minimum is too large.
Maria Johnson	2/10/2025 Support	Ward 1 in favor
Jack Hawkins	2/1/2025 Support	Ward 3 In favor
Joseph Silveira	2/1/2025 Support	Ward 2 In favor
anonymous	1/13/2025 13:52 Support	Thinks minimum lot size should be 3000 sqft. Allow multiple ADUs in some districts, and parking should not be required
anonymous	1/13/2025 14:32 Support	Should not be allowed if there is not sufficient space, but it helps provide additional housing stock
anonymous	1/13/2025 14:37 Support	Should be allowed where it makes sense. There may be challenges with fairness and code implementation
anonymous	1/13/2025 14:49 Support	no comments
anonymous	1/13/2025 14:49 Support	Guest house standards should also be revised to be allowed to be rented out.
anonymous	1/13/2025 16:28 Support	Either the 9000 sqft lot minimum or the parking should go. There should be no 9000 sqft lot minimum because it would not benefit downtown.
anonymous	1/16/2025 12:21 Support	would like to build one for mother. 9000 sqft lot size is too large
anonymous	1/16/2025 17:19 Support	Ability to ad an ADU to your property without a lot of RED TAPE but looking at safe building practices, parking for number of bedrooms, setbacks similiar to current housing requirements
anonymous	1/20/2025 17:03 Support	There should be a difference between attached and detached ADUs
anonymous	1/21/2025 15:43 Support	Fulfilling a lack of housing supply
anonymous	1/29/2025 8:08 Support	
anonymous	1/29/2025 9:41 Support	Concerned with the 9000 sqft lot size minimum
anonymous	1/29/2025 10:05 Support	It should include all areas of Reno. This will provide an avenue for people to build legal ADUs

anonymous	1/29/2025 15:20 Support	Opposed to minimum lot size, opposed to architectural compatibility, oppose maintenance of front setbacks, and oppose the parking requirements.
anonymous	1/29/2025 17:43 Support	Remove height limits and parking
anonymous	1/30/2025 10:39 Support	Lot size minimum should not matter, and parking should not be regulated. More housing needs to be created
anonymous	1/30/2025 10:52 Support	We need more supply
anonymous	1/30/2025 12:21 Support	In favor of providing more housing, but not for investors creating nuisances
anonymous	1/31/2025 18:26 Support	Pass this!
anonymous	1/31/2025 20:24 Support	These should supersede HOA requirements
anonymous	2/1/2025 16:51 Support	additional housing without sprawl is good
anonymous	2/2/2025 11:46 Support	support ADUs
anonymous	2/3/2025 10:25 Support	Lot size should be lowered to 7,000 sqft.
anonymous	2/3/2025 15:15 Support	ADUs help with caring for aging parents
anonymous	2/3/2025 16:21 Support	Lot size, parking, and design standards are too restrictive.
anonymous	2/3/2025 17:07 Support	ADUs are not cheap, but they offer more affordable and easier caretaking options for families.
anonymous	2/4/2025 8:17 Support	There should not be compatibility standards
anonymous	2/5/2025 4:12 Support	Minimum lot size should be lower
anonymous	2/5/2025 8:04 Support	These offer great opportunities for families as long as they are up to code
anonymous	2/7/2025 11:07 Support	No comments
anonymous	2/15/2025 20:09 Support	Property owners should have the right to build on property with reasonable restrictions
anonymous	2/16/2025 10:19 Support	Lot size minimum is too large. There should not be a full bath requirement but rather 3/4 bath
anonymous	2/17/2025 21:27 Support	This allows people a more affordable option in decent neighborhoods
anonymous	2/21/2025 6:21 Support	The minimum lot size should be 6,000 sqft
anonymous	2/21/2025 15:37 Support	The lot size minimum should be closer to 5000 sqft or removed. There might also be circumstances where no parking requirements makes sense
anonymous	2/28/2025 12:07 Support	Would promote infill and increased density. The minimum lot size is too large.
anonymous	2/28/2025 16:54 Support	Lot size minimum should be removed. And street parking should be permitted
anonymous	2/28/2025 18:39 Support	There should be not lot size minimums, no setbacks, no parking minimums, and no material specifics. This will help make the area more walkable.

Ellen Obradovic	2/27/2025 0:00 Support	Thinks that 9000 sqft lot size minimum is too large, and that we should take into account other factors like house size, setbacks, etc.
Donna Keats	4/2/2025 0:00 Concerned	ADUs should be regulated differently from other accessory structures, attached ADUs should be addressed, second story ADUs should have some additional restrictions, CUP should be required, STR restrictions, allow for legalization of existing ADUs
anonymous	2/28/2025 23:59 Support	This provides an opportunity to live close to elderly relatives.