

Accessory Dwelling Units

City Council
April 23, 2025



C I T Y O F
RENO

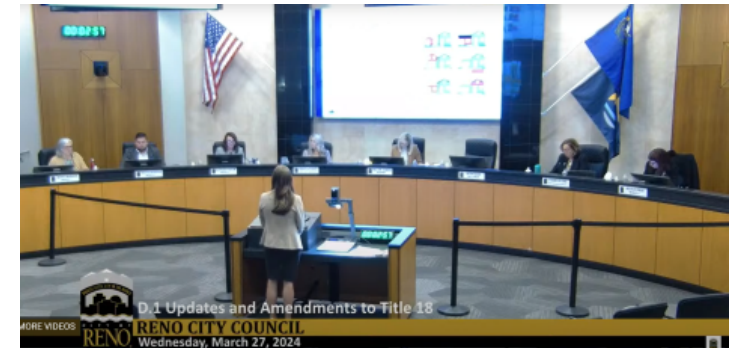
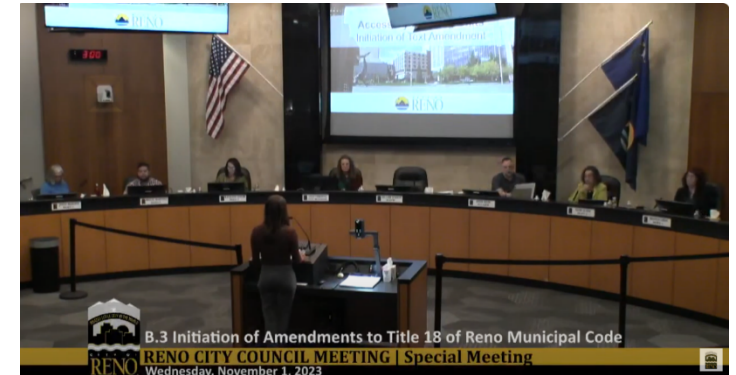
What is an ADU?

- A secondary housing unit that shares a lot with a larger primary home.



Background

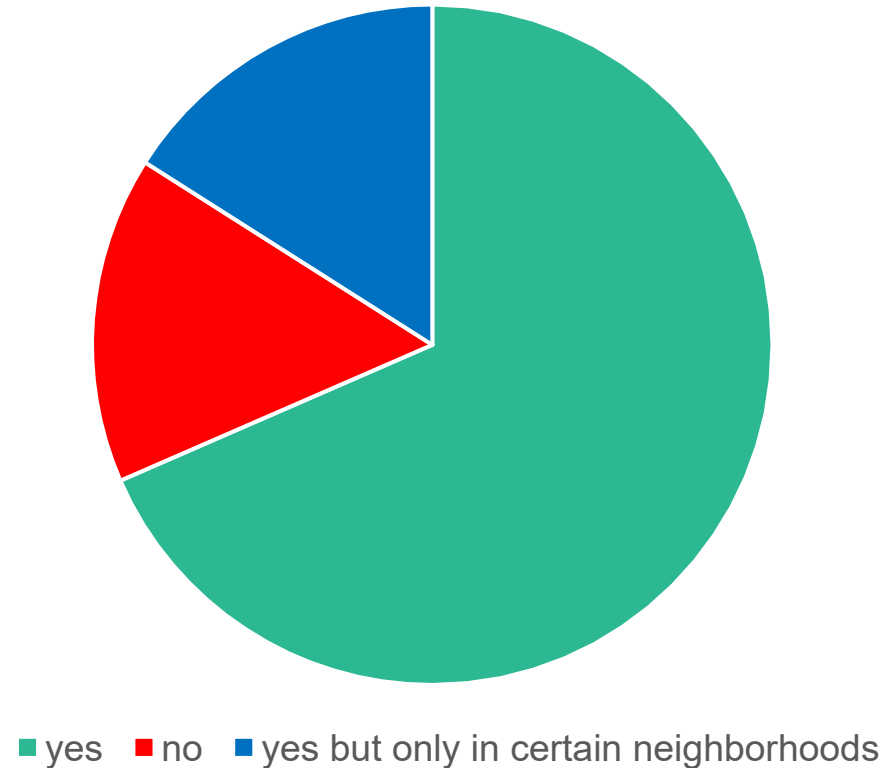
- **November of 2023** – Council initiated text amendment
- **January of 2024** – Survey conducted
- **March of 2024** – Survey results discussed
- **July of 2024** – Council gave direction on potential regulations of ADUs to create a draft ordinance for public comment
- **February of 2025** – Public outreach on draft ordinance
- **March of 2025** – Staff presented draft to Planning Commission for input



Background

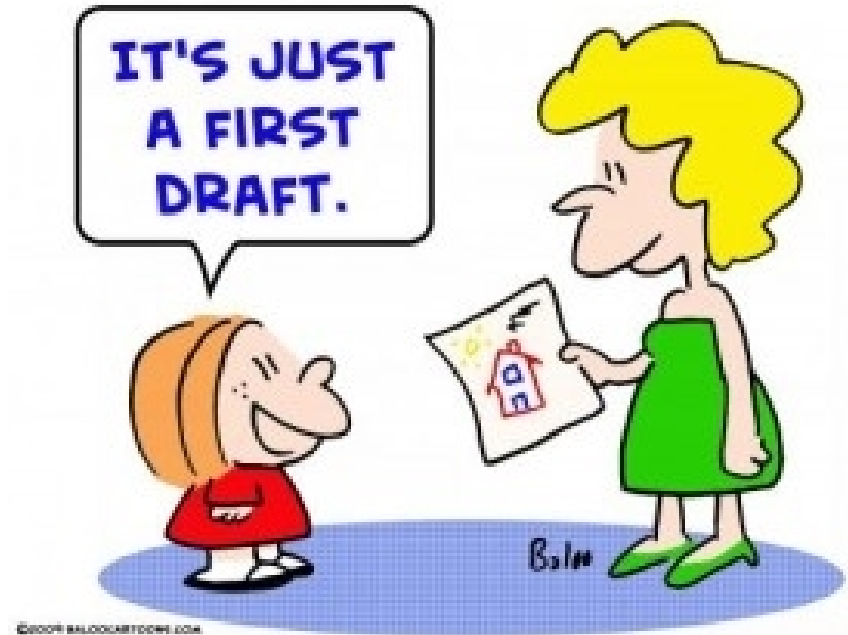
- January 2024
Survey: 1,361 people
were in support of
ADUs

Should ADUs Be Allowed in the City of Reno

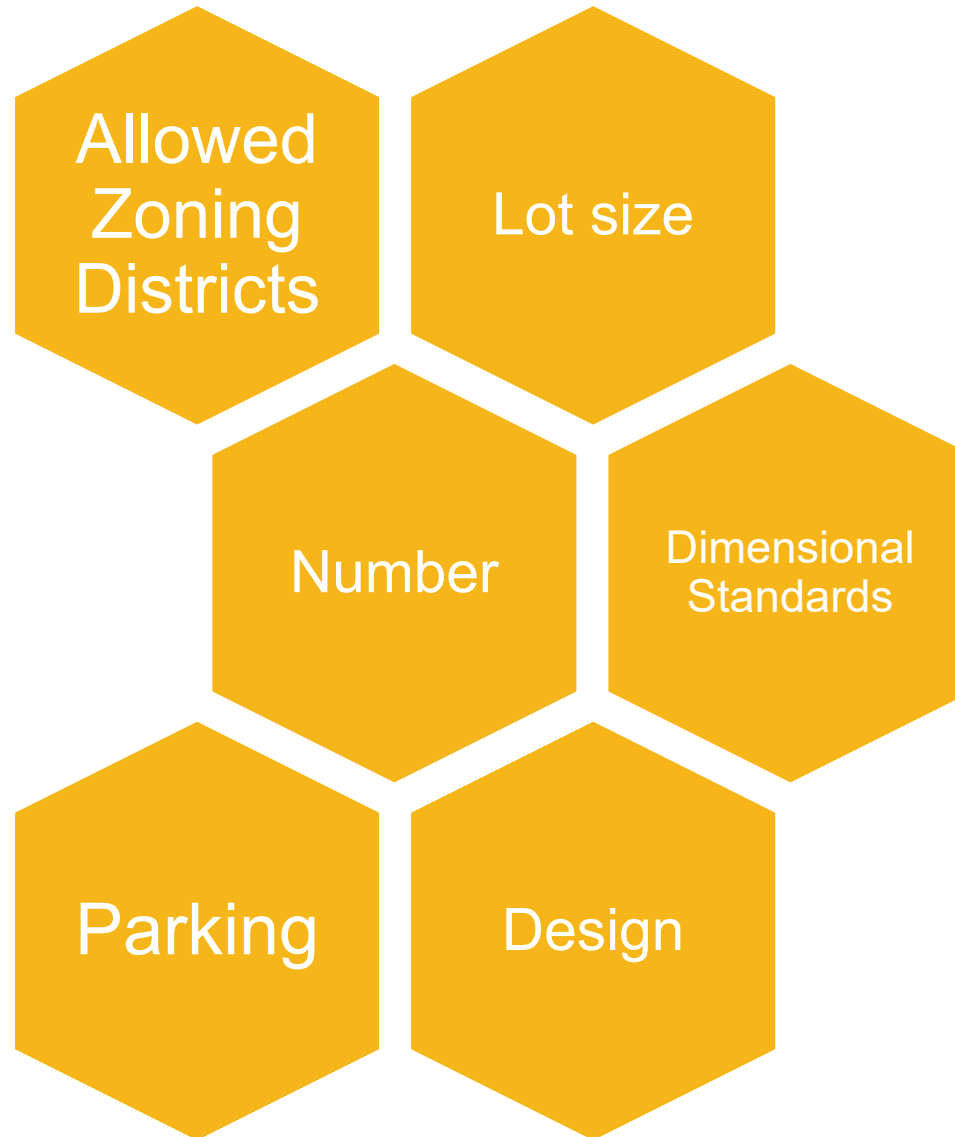


Draft Ordinance

- This is a draft and can still be changed
- All input will help with the end result

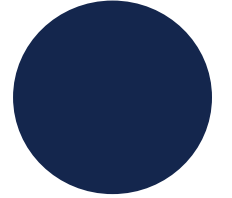


Key Components of Draft Ordinance



Allowed Zoning Districts

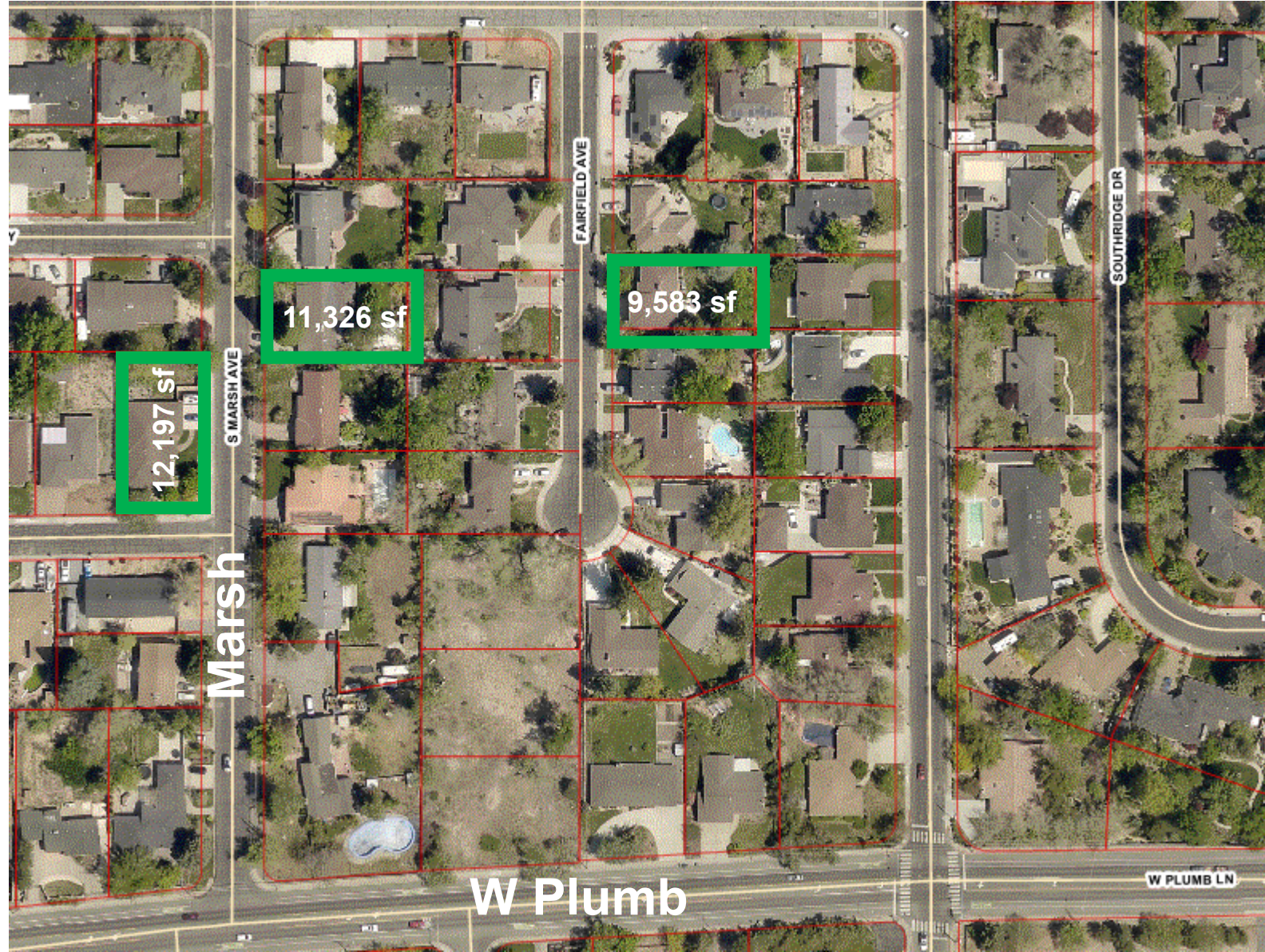
- Anywhere a Single-Family Home is allowed.
- LLR-2.5, LLR-1, LLR-.5, SF-3, SF-5, SF-8, SF-11, MF-14, MF-21, MF-30, MD-ED, MD-UD, MD-ID, MD-RD, MD-NWQ, MD-PD, MU, PO, MU-MC, MU-RES, PGOS, PF, UT-5, UT-10, and UT-40



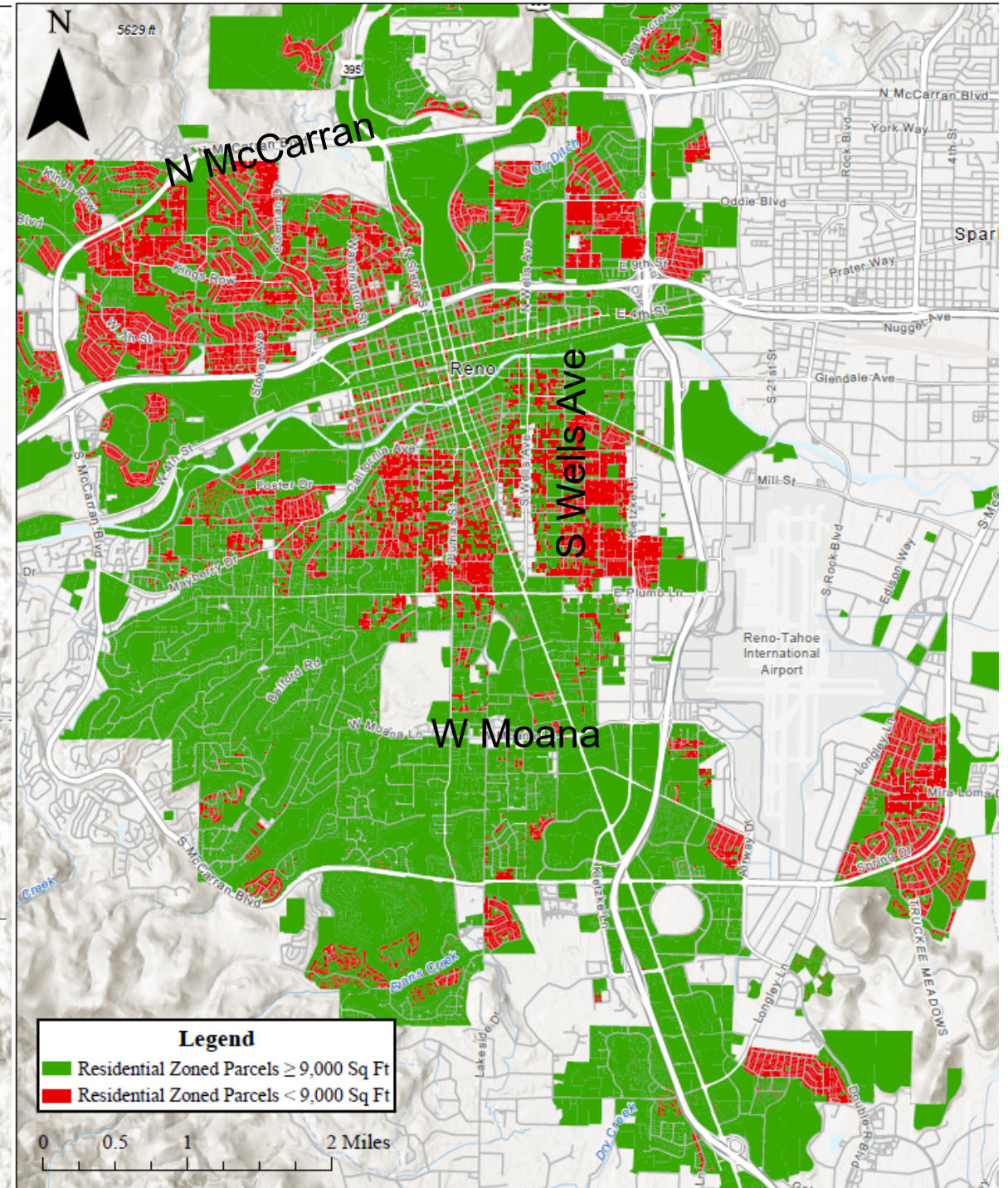
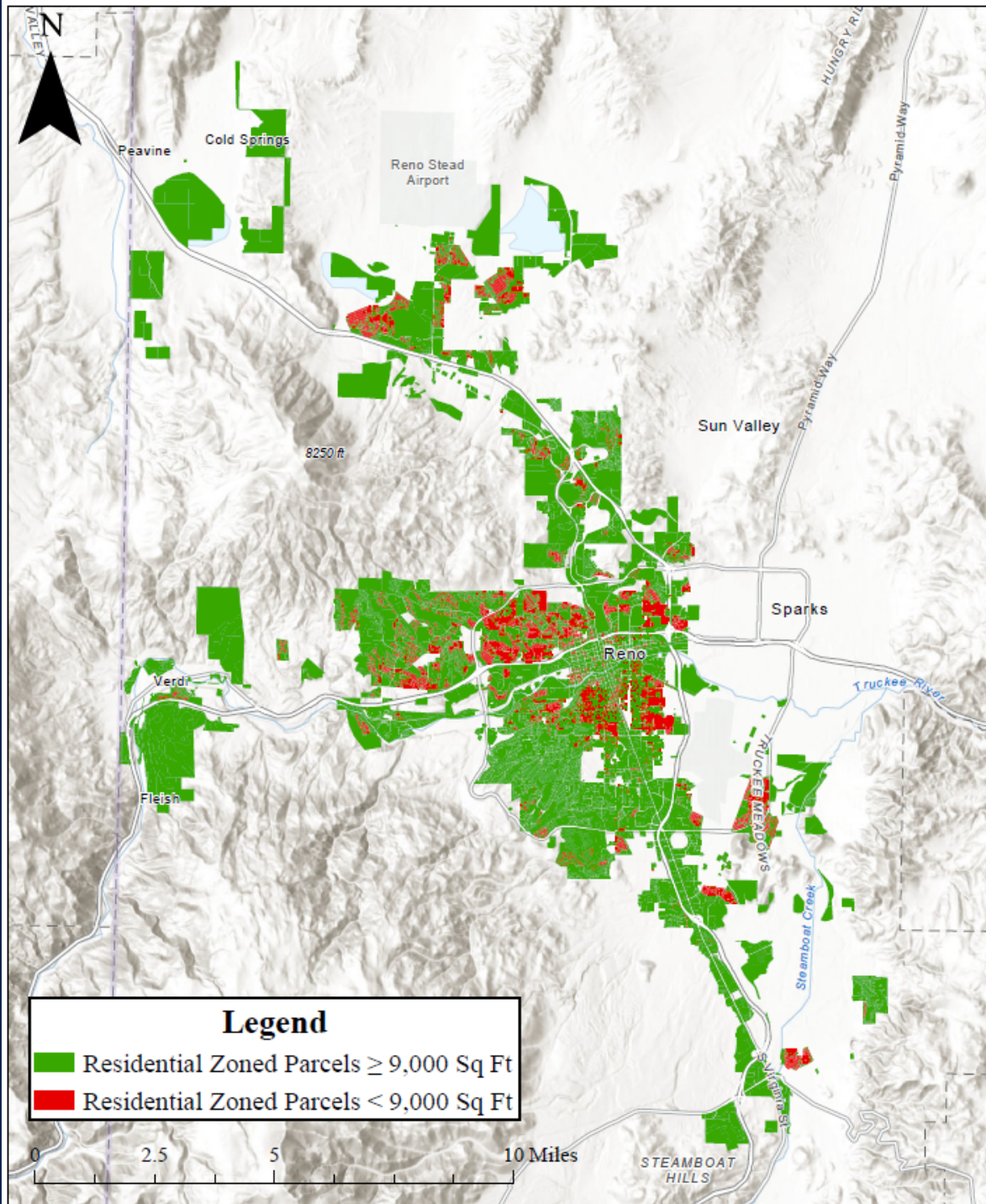
Lot Size

- Minimum of 9,000 square feet



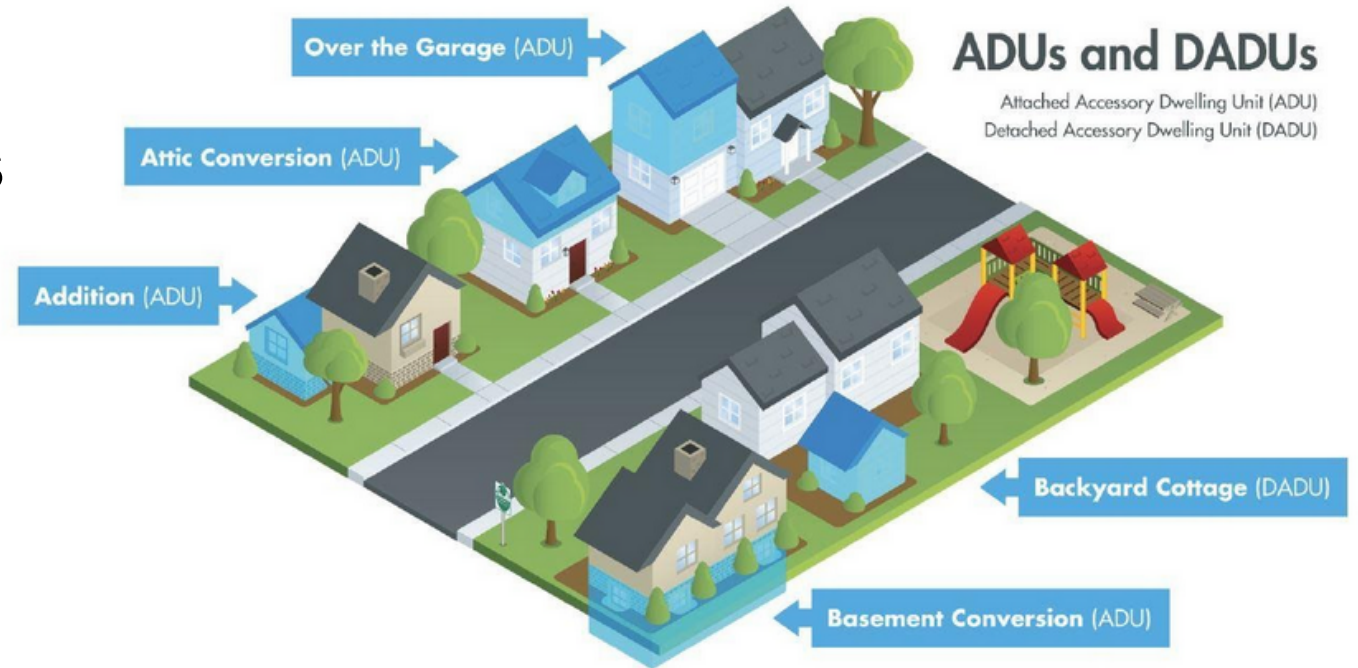






Number and Dimensional Standards

- Number
 - 1 ADU per lot
- Dimensional Standards
 - No 0' setbacks permitted
 - Other standards same as other accessory structures in applicable zoning district
 - Setbacks, lot coverage, height, location



[Source: Master Builders Association of King and Snohomish Counties]

Parking and Design

- Parking
 - 1 off-street parking space per ADU
- Design
 - Standards are the same as other accessory structures in the applicable zoning district
 - Roof pitch, materials, and architectural features



Neighboring Jurisdictions

- Looked at a handful of other jurisdictions
- Sparks and Washoe County allow ADUs
- Sparks averages 1 per year
- County averages 7 per year
- Small impact on neighborhoods, big impact on families



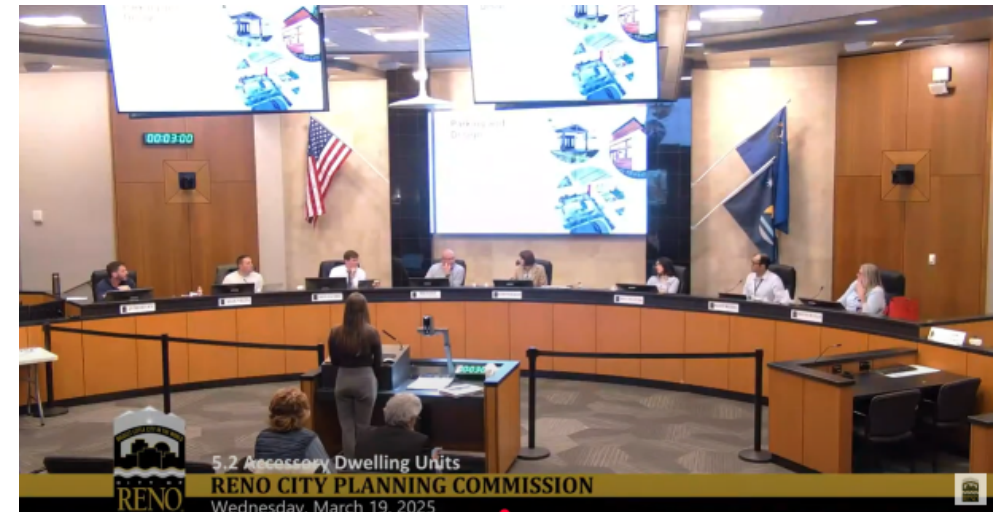
Public & Planning Commission Outreach

- Presentation to the NABs
- 3 virtual stakeholder meetings
- Media coverage
- Press releases
- Emails
- Social media posts
- 3/19 Planning Commission meeting



Planning Commission Feedback

- Support for:
 - Removal of minimum lot size
- Mixed opinions on:
 - Removal of design standards
 - Removal of minimum parking requirements



Summary of Ordinance and Feedback

Topic	Draft Ordinance Requirement	Feedback
Allowed Zoning Districts	Everywhere a single-family home is allowed	No specific feedback received.
Lot size*	9,000 sq ft minimum	Many thought this is too large and would like to see smaller minimum or removed.
Number	1 per lot	No concerns mentioned.
Dimensional Standards	Same as general accessory standards. No 0' setbacks	Limited concerns over setbacks and height.
Parking*	1 space per ADU	Some support this requirement while others think this is too much.
Design*	Same as other accessory structures	Some think no design standards, others think there should be more than currently drafted.
Short Term Rentals*	No restrictions	Concerns over ADUs being used as short-term rentals

Next Steps



Recommended Motion

If you do not need changes to the draft ordinance:

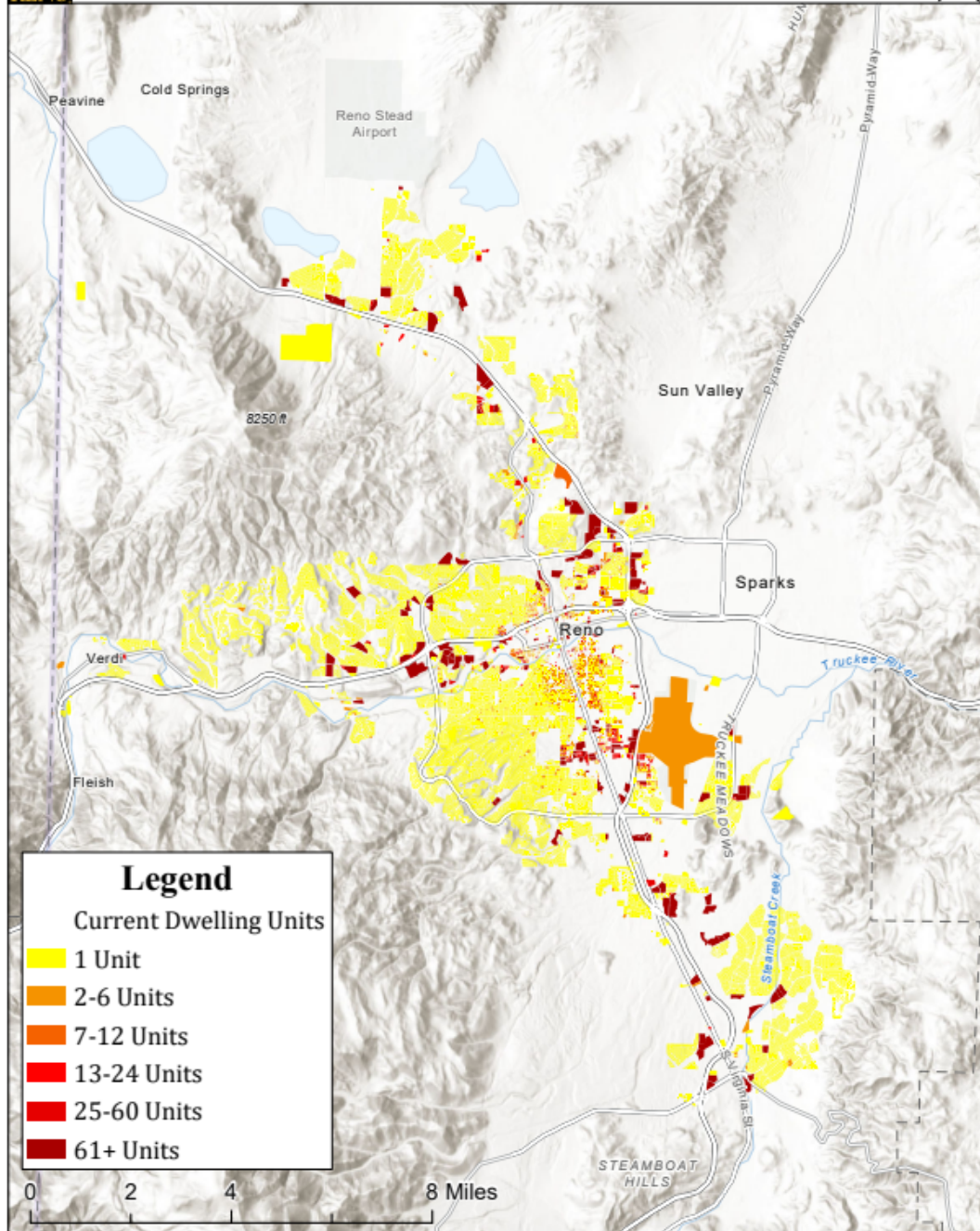
- I move for staff to move the draft ordinance forward to Planning Commission for formal recommendation.

• If you would like to see changes in the draft ordinance:

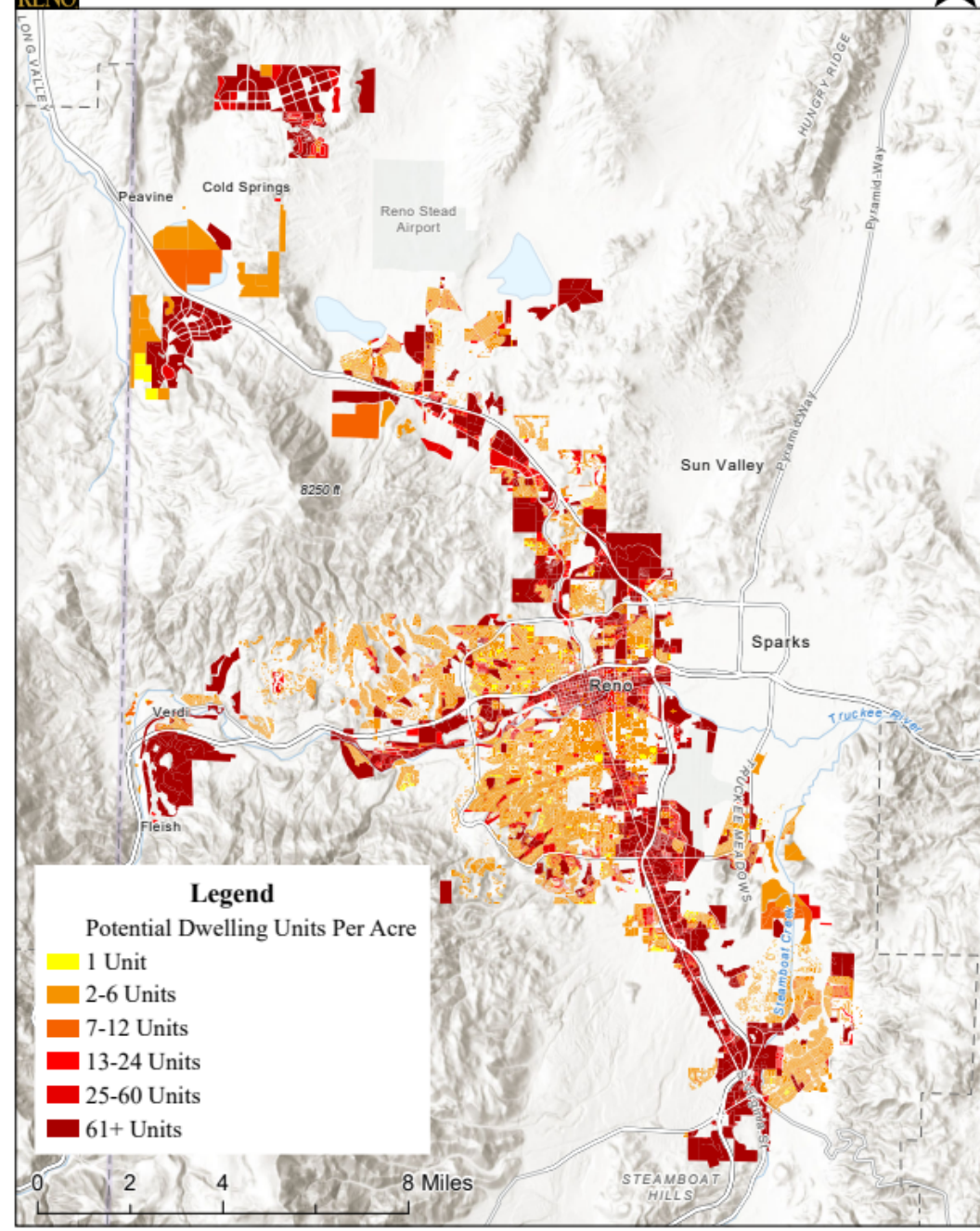
- I move for staff to revise the draft ordinance in the following ways (provide specific direction for each topic area below that you would like to change) and forward the revised ordinance to Planning Commission for formal recommendation:
 - Allowed Zoning Districts: _____
 - Lot Size: _____
 - # of ADUs on a parcel _____
 - Dimensional standards _____
 - Parking _____
 - Design Standards _____
 - Short-Term Rentals _____



Current Dwelling Units

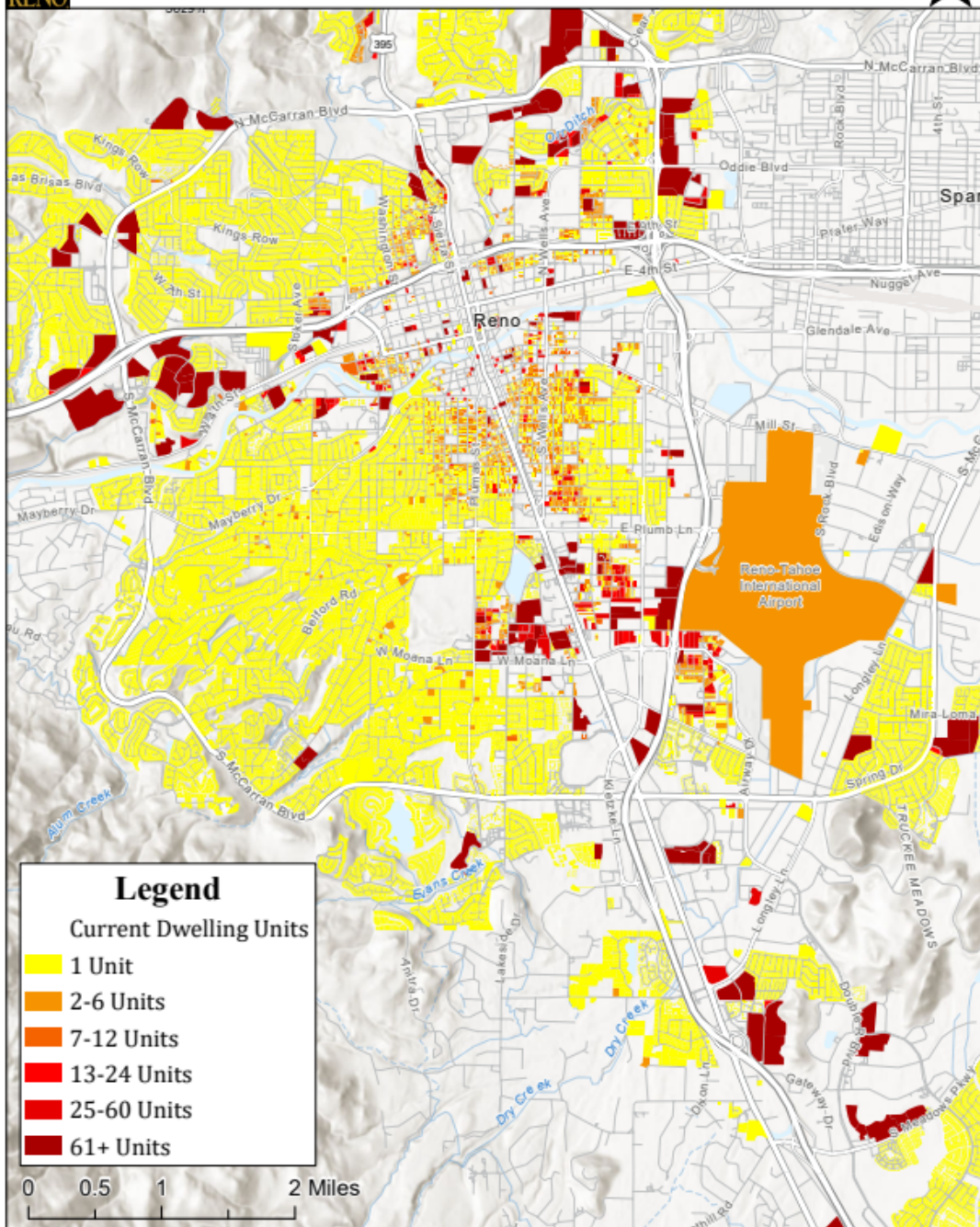


Potential Dwelling Units

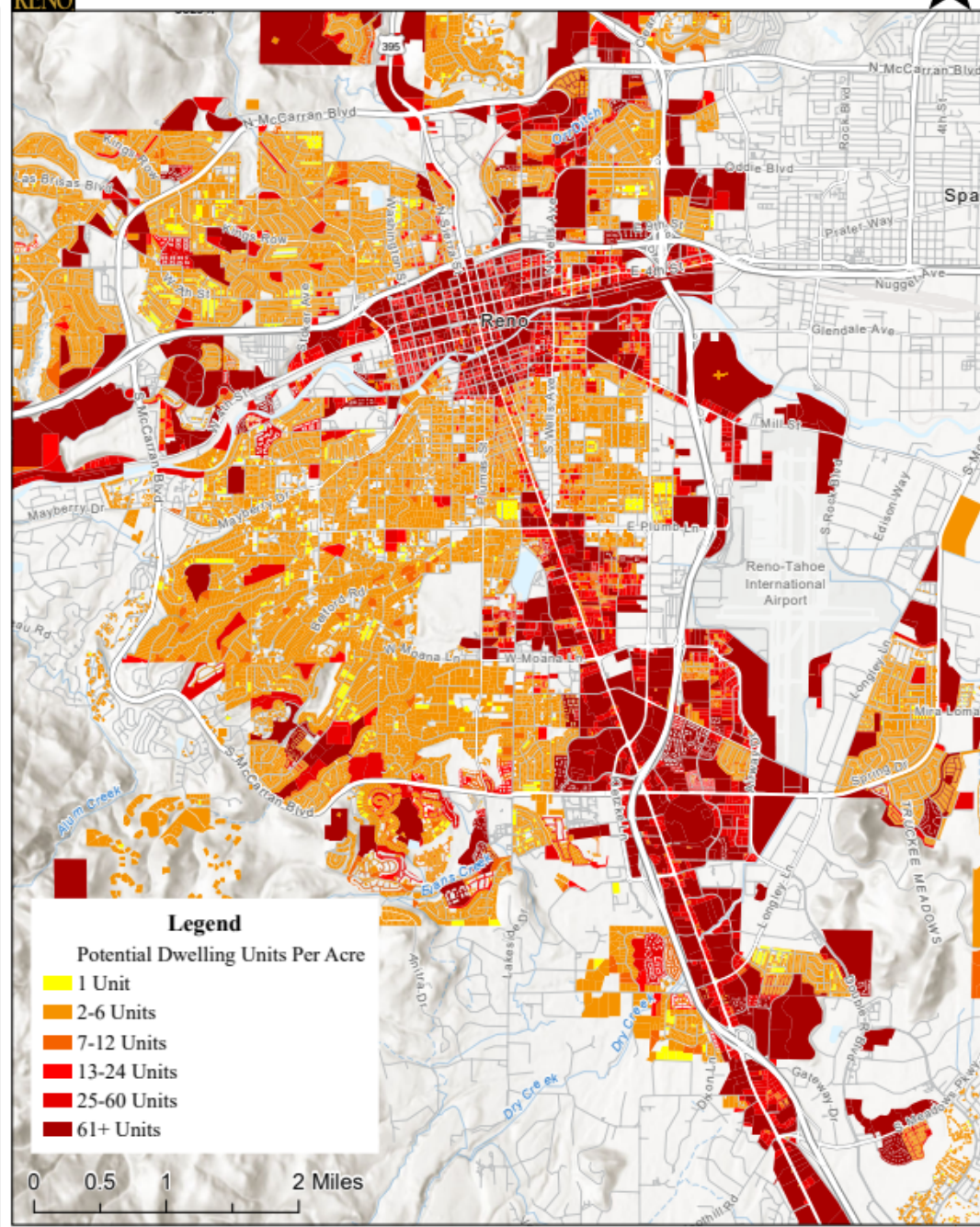




Current Dwelling Units



Potential Dwelling Units



Policy Direction on Conflict Points

Topic	Draft Ordinance Requirement	Feedback	Potential Options
Lot size	9,000 sq ft minimum	Many thought this is too large would like to see it smaller or removed.	<ul style="list-style-type: none">• Lower minimum square footage to XX• Remove lot size requirement
Parking	1 space per ADU	Some conflicting feedback. Some think this is too much	<ul style="list-style-type: none">• Remove parking requirement• Require more than 1 space per bedroom• Include in total building square footage
Design	Follows general accessory standards	Some conflicting feedback. Some think no design standards, others think there should be more.	<ul style="list-style-type: none">• Include additional standards used for guest quarters• Include separate standards specific for ADUs
Short-Term Rentals	No restrictions	Concerns over ADUs being used as short-term rentals	<ul style="list-style-type: none">• Prohibit ADUs from being STRs• Initiate a separate STR ordinance

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

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

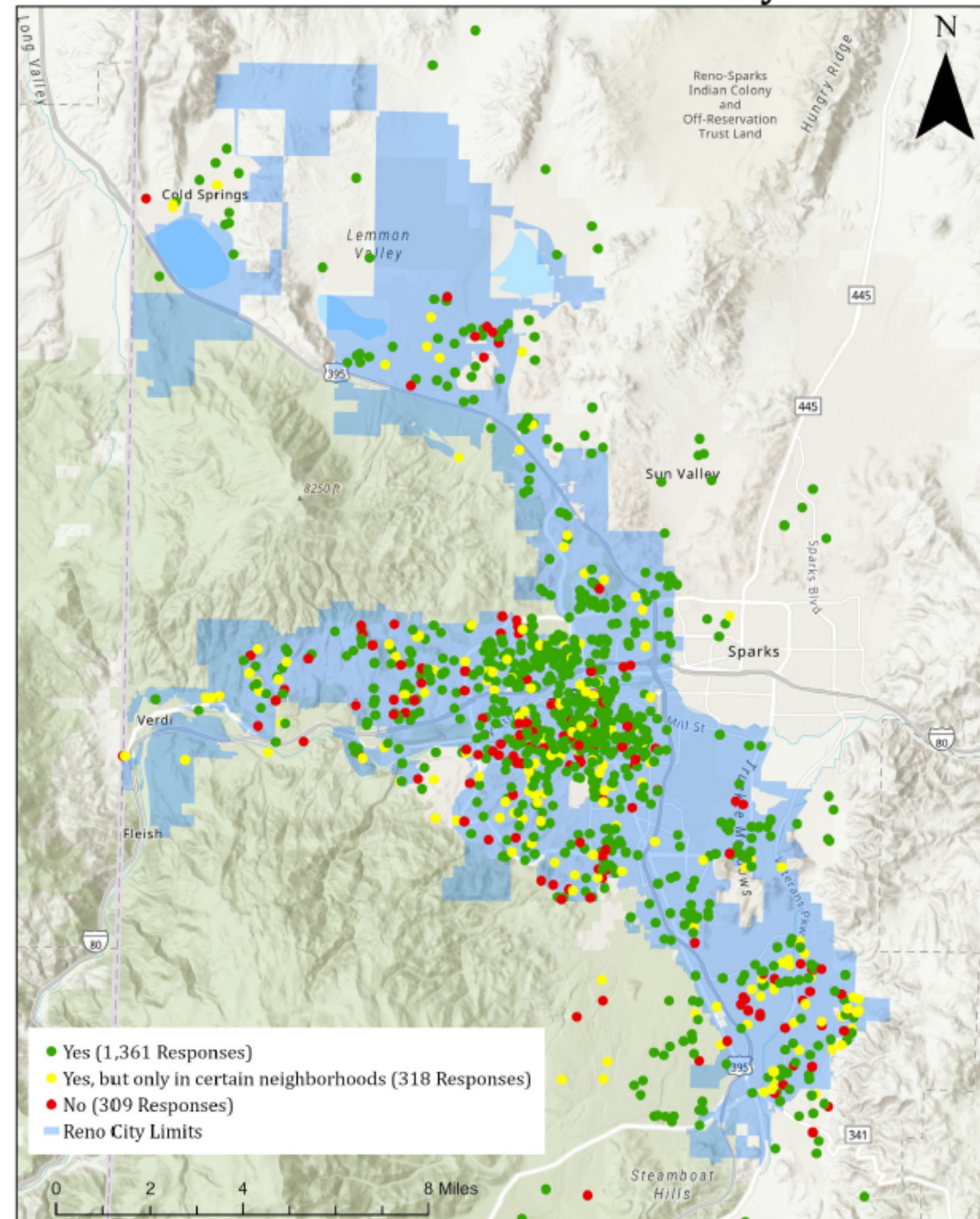
18.01.305 Conflicting Provisions

- (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.

(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.

Should ADUs be allowed in the City of Reno?



Short Term Rentals

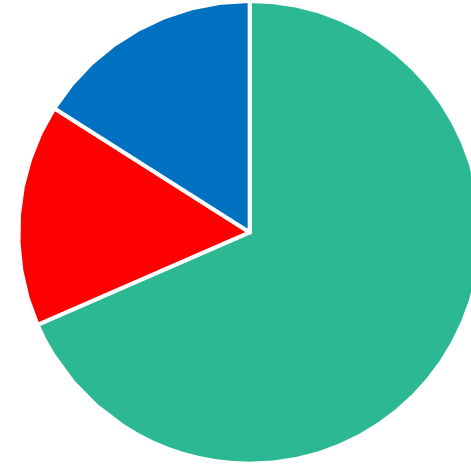
- Currently the City does not regulate short term rentals
- This is not just an ADU problem
- Business License code rewrite
- Looking for additional direction



Background

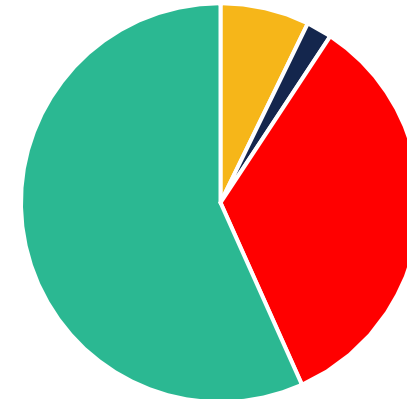
- Prior to the draft ordinance, 1,361 people were in support of ADUs from the survey that was sent out.
- After the draft ordinance, we had 97 comments with 55 people in support

Should ADUs Be Allowed in the City of Reno



■ yes ■ no ■ yes but only in certain neighborhoods

Post Draft Feedback



■ Concerned ■ No position ■ Opposed ■ Support





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