

STAFF REPORT

Date: November 1, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Presentation and potential direction to staff regarding initiation of amendments to Title 18 of Reno Municipal Code pertaining to accessory structures and accessory dwelling units.

From: Grace Mackedon, Senior Management Analyst

Department: Development Services - Planning

Summary:

Accessory dwelling units (ADUs) are being used as a mechanism by communities to provide affordability and diversity of housing options in infill areas without drastically increasing density or changing the character of a neighborhood. Currently, the City of Reno prohibits ADUs in most zoning districts. Design standards for similar accessory structures, such as guest quarters and caretaker's quarters, already exist in Title 18 and may be expanded to ensure compatibility for ADUs. Staff is requesting direction from Council to move forward with an ordinance which would allow ADUs in certain zoning districts.

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing

Background:

In December 2017 the City of Reno adopted the ReImagine Reno Master Plan. Master Plan Implementation Strategy IMP-4.1C recommends that the City adopt an ADU ordinance and design standards, taking into account unit size, parking requirements, design and character, tenure limitations, and other compatibility considerations. Additionally, during an affordable housing workshop on April 11, 2022, Council directed staff to explore affordable housing options which included adopting an ADU ordinance.

Discussion:

Currently, there are certain areas where ADUs are already allowed. This includes:

- Damonte Ranch PUD
- Greenfield Neighborhood Plan

- Spring Mountain PUD
- Somerset PUD (Estate Homes)
- StoneGate PUD
- Talus Valley PUD
- The Canyons PUD

Conversely, ADUs are expressly prohibited in the Country Club Acres Neighborhood Planning Area. Should Council direct staff to pursue an ADU ordinance, it will not impact the above referenced communities where ADUs are already allowed, or expressly prohibited. Detached and attached guest quarters are already an allowed land use in all single-family zoning districts.

Staff recommends Council direct staff to draft an ordinance which allows the construction of ADUs in certain residential zoning districts. As part of this process, staff will engage the public to collect feedback. Specific elements that will be reviewed during the outreach process include:

- Zoning
- Minimum lot size
- Maximum ADU size
- Maximum ADU building height
- Parking requirements for the ADU
- Architectural compatibility
- Utility connection requirements

Financial Implications:

The text amendment will require staff time to meet with stakeholders and develop an ordinance. This can be accommodated with existing resources.

Legal Implications:

None at this time.

Recommendation:

Staff recommends Council initiate an amendment to Title 18 (Zoning) which would allow the construction of accessory dwelling units in certain zoning districts and with specific design standards.

Proposed Motion:

I move to accept staff's recommendation.