



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** July 11, 2025  
**TO:** Mayor and Council Members  
**THROUGH:** Jackie Bryant, City Manager  
**FROM:** Grace Mackedon, Senior Management Analyst  
**DEPT:** Development Services  
**SUBJECT:** Update on Accessory Dwelling Unit (ADU) Ordinance

At the April 23, 2025 City Council hearing, staff presented a draft ADU ordinance that was the culmination of significant outreach and feedback from the public and Planning Commission. Council made recommendations and directed staff to go back to the Planning Commission for a formal ordinance and recommendation.

Additionally, following the 2025 legislative session, Assembly Bill 396 (AB 396) was signed into law. AB396 requires jurisdictions to pass an ordinance to allow ADUs on residential property. If a local ordinance compliant with the provisions of AB396 is not adopted by July 1, 2026, ADUs will be authorized on any parcel zoned for single-family residential use.

In order to comply with the provisions of AB396, the ordinance must not:

- Prohibit kitchens in ADUs.
- Require more than one parking spot for an ADU.
- Require setbacks further than the primary residence for the ADU.
- Require improvements for a public street unless necessary for the development of an ADU.
- Prohibit the ADU from being used for long-term rental housing.

Staff have reviewed the City Council recommendations, public comments, and AB 396 requirements, and prepared an updated ADU ordinance. Below are some of the highlights and key changes made from the last draft version that was discussed.

- ADU height is limited to smaller than the primary structure.
- ADUs are only allowed on parcels with a minimum lot size of 5,000 square feet.

- ADUs must have one parking space that is located on the parcel (not on the street).
- ADUs are prohibited from being rented out for less than 28 consecutive days.
- Additional design standards have been added for both attached and detached ADUs.

Staff will present the proposed ordinance to the Planning Commission on August 6<sup>th</sup> and will then bring the Planning Commission's formal recommendation to Council thereafter.