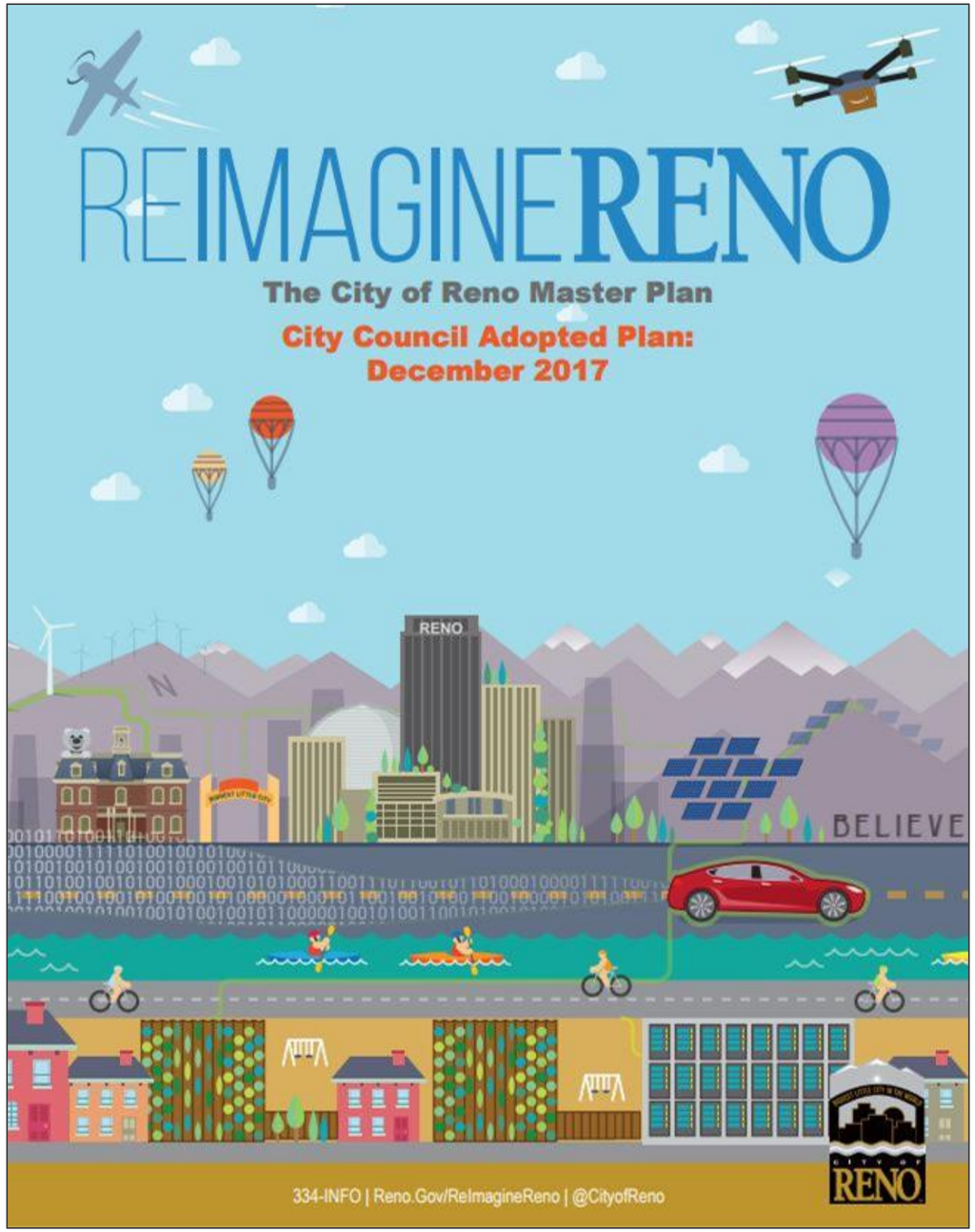
Accessory Dwelling Units (ADUs)

Neighborhood Advisory Board Presentation



Background on the ADU Initiative

- **Master Plan update process**
  - *Housing Demand and Forecast Needs Assessment* showed a need to provide more diverse housing options to meet the needs of residents.
  - ReImagine Reno participants expressed support for ADUs within certain neighborhoods and under certain design standards.

- **City Council Initiation - October 2017**

- **Adoption - 2018**

City of Reno Housing Initiatives

What is an ADU?

- An ADU is a residential unit built on the same lot as an existing single family home.
- An ADU is commonly referred to as a granny flat or in-law quarters.
- ADUs provide complete living facilities, including a kitchen.
- An ADU may be attached to or detached from the primary home.

Example: Detached ADU

Source: Hammer and Hand Construction and Woodcraft

Example: Attached ADU

Source: Design Coalition

Pros and Cons Discussion

Benefits of ADUs

- Expand housing options available to residents
- Allow for multi-generational families to live together on the same lot
- Provide lower cost housing in our area
- Can increase the property value of a home and potentially provide a way for homeowners to earn extra income

Concerns with ADUs, if not addressed appropriately

- Increased density
- Increased parking demand
- Changes to neighborhood character
- Privacy concerns

Standards Under Consideration

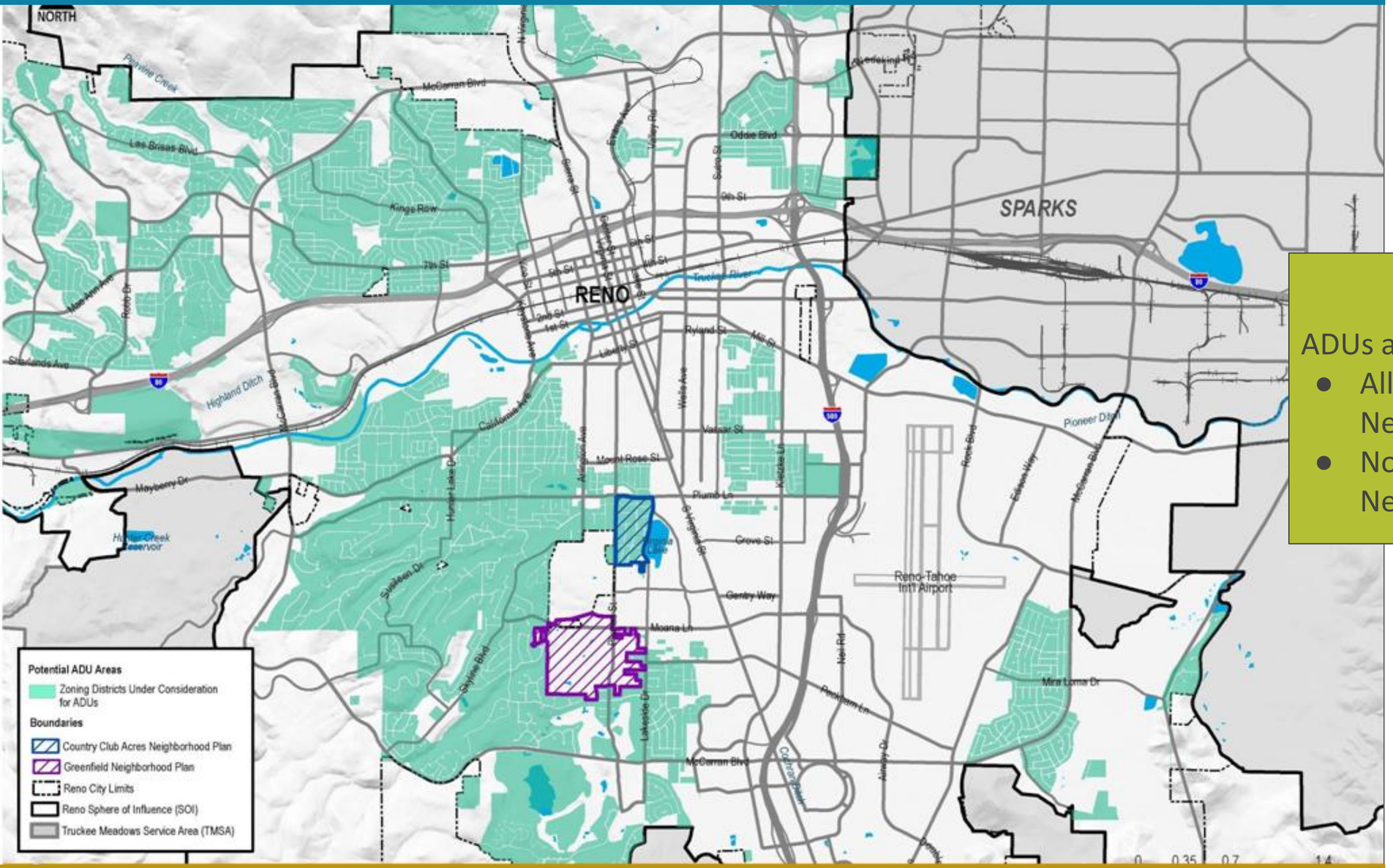
- Lot size
- Setbacks (space between property line and ADU)
- Parking
- Architecture/design
- Front door location
- Height

Source: Agoda

Source: Storybook Designer Homes

Where should ADUs be allowed?

Potential ADU Locations - Central Reno



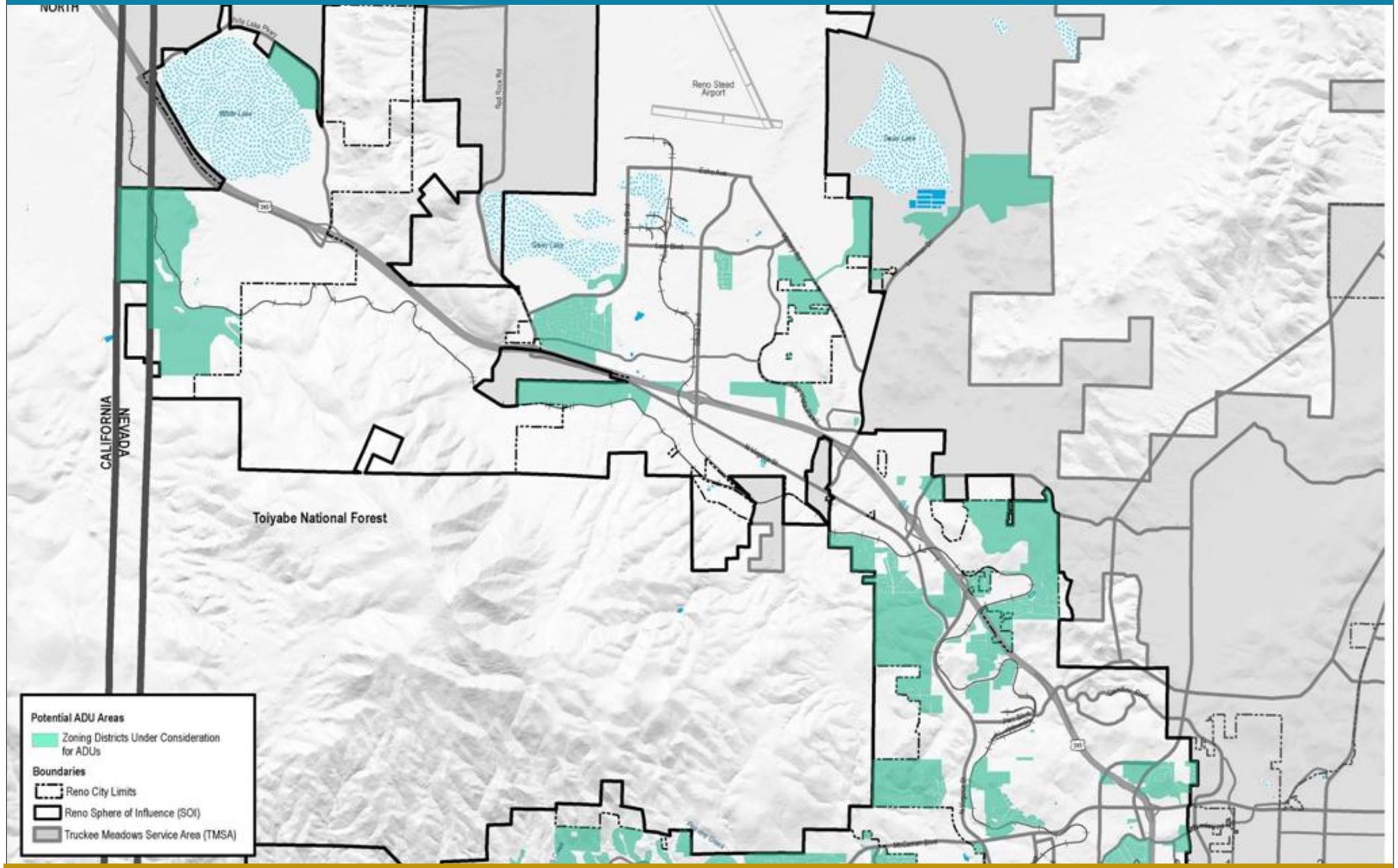
Ward 2 Notes

ADUs are:

- Allowed in the Greenfield Neighborhood Plan area
- Not allowed in Country Club Acres Neighborhood Plan area

To take a closer look at all four quadrants, visit https://goo.gl/97TguF

Potential ADU Locations - North Reno



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Next Steps and Anticipated Timeline

- Collect community input
  - NAB presentations (through February 15)
  - Online survey (open until February 19)
- Staff analysis and drafting of ordinance
- Planning Commission review and recommendation
  - Spring 2018
- City Council review and decision
  - Following Planning Commission recommendation

Accessory Dwelling Units

Other Requirements and General Questions

31. How important is it for a parking spot to be provided with an ADU?

33. If ADUs were allowed in your neighborhood, how likely would you be to pursue one on your property?

Not likely at all | Not likely | Neutral | Likely | Very Likely

34. If you were to build an ADU on your property, what would be the main purpose?

Long-term rental | Short-term rental | Space for relatives to live | Income property | Increase my property value

Other (please specify)

Survey available at: Reno.Gov/CommunityDevelopment

Questions? Let’s discuss!