



Accessory Dwelling Unit (ADU) Guide and Frequently Asked Questions (FAQs)

This document will provide general information for constructing an ADU. For specific information please reach out to the applicable agency

City of Reno Planning 775-321-8309 or Planning@reno.gov	City of Reno Building 775-334-2063 or Permits@reno.gov	Truckee Meadows Water Authority (TMWA) 775-834-8080	NV Energy 775-834-7873 or customerservice@nvernergy.com
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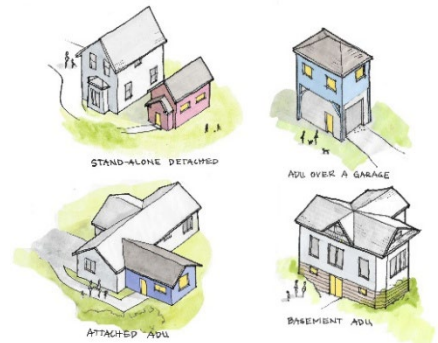
What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit or ADU is an additional dwelling unit on the same lot as a stand-alone single-family home. ADUs may be attached to and integrated into the primary home, or a separate stand-alone structure.

With the recently adopted ADU ordinance, what development standards do I need to follow?

The following specific standards shall apply to ADUs except as otherwise expressly stated.

- (1) Maximum density standards shall not apply to ADUs.
- (2) ADUs may be attached to and integrated with the principal single-family structure or may be located in a detached accessory structure.
- (3) No more than one ADU shall be established on the same lot.
- (4) ADU height shall not exceed the height of the existing primary residence.
- (5) The minimum lot size shall be 5,000 square feet.
- (6) ADUs shall not conflict with private restrictions per 18.01.305, *Conflicting Provisions*.
- (7) One designated parking space shall be provided on-site.
- (8) Both attached and detached ADUs shall comply with the principal structure setback requirements.
- (9) Attached ADUs shall:
 - a. Comply with all applicable single-family residential design standards.
 - b. Follow the dimensional standards for detached ADUs for area, maximum found in tables 3-6 and 3-7. For example, an attached ADU in SF-3 can only be 1,600 square feet or 50% of the principal structure (whichever is less).
 - c. The front door of the attached ADU shall not be visible from the same street that the front door of the principal structure faces.
- (10) Detached ADUs shall:
 - a. Maintain a single-family image and shall be subordinate to the principal dwelling unit in size, location, and appearance. New detached accessory dwelling units 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:
 - i. The exterior finish is constructed with materials compatible with the existing principal building materials. The new materials must either be identical or



- similar to the original building materials. For example, details of synthetic siding should match that of traditional wood siding.
- ii. 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 being used.
 - iii. The roof pitch is the same or within the range of the roof pitches on the existing principal building.

You can also view this information on our [website](#).

How does the Building Division Look at ADUs?

Building & Safety Division classifies an ADU as either a One- or Two-Family Dwelling Unit from the current adopted International Residential Code (IRC), depending on if the ADU is detached or attached to the primary home, and it must comply with all the applicable provisions of the IRC based on the classification.

How many ADUs can I have on my property?

You may have 1 ADU per property.

Where are ADUs allowed?

You may have an ADU everywhere that allows for single-family residences.

Can I rent out my ADU?

ADUs may be rented out both long-term and short-term.

Can I sell my ADU separate from my home?

ADUs cannot be sold separate from the primary residence.

How do I get started on an ADU project?

1. Talk to a planner to discuss your options by emailing planning@reno.gov.
2. Talk to a building plan reviewer to discuss if a design professional or engineer is needed and the building code requirements by emailing permits@reno.gov.
3. Submit drawings, specifications, and all application materials online at onenv.us, create an account, and submit a building permit.
4. All applicable divisions will review your building permit and let you know if more information is needed.

Fees:

Building Fees – Based on valuation and type of construction. Permits are subject to an application fee, permit issuance fee, and plan review/inspection fees from other departments. The Building Division has a [Valuation Estimator](#) to help determine the permit fees.

Regional Road Impact Fee – Approximately \$3,700

Park Fee – Approximately \$800-\$1,000

Police Impact Fee - \$100-\$140

Sewer Connection Fee – Will vary based on the size of the ADU, whether it is attached vs detached, and the existing sewer fixtures. Typically ranges from \$8,744-\$13,235.

**These fees are subject to change and need to be verified at time of building permit. Please check our [website](#) for an updated resource for fees.*