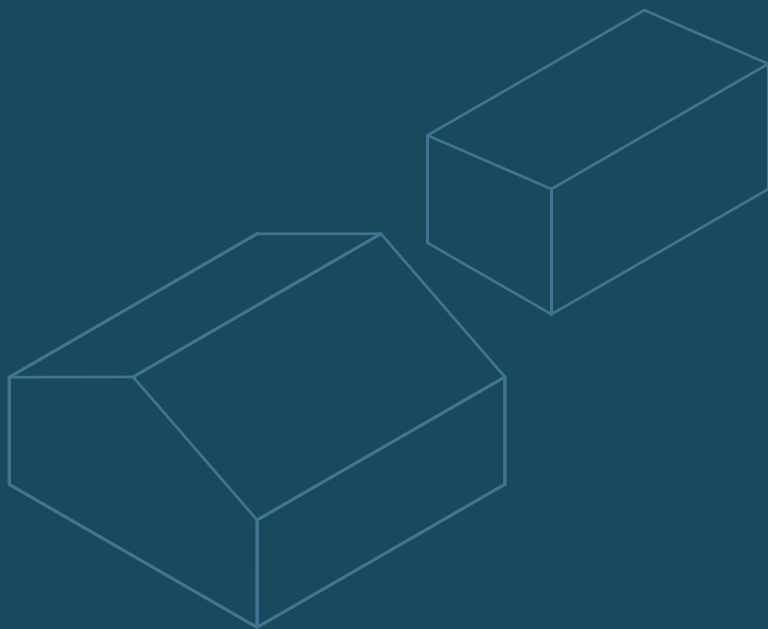

BUILDING AN ADU

GUIDE TO ACCESSORY DWELLING UNITS



Prepared by the Planning Division



This handbook provides general guidelines for property owners who want to add an ADU to their property. However, it is recommended to work with a City Planner to help you answer any questions and coordinate your application.

CONTENT

4	OVERVIEW
7	ELIGIBILITY
12	BUILDING AN ADU
14	ATTACHED ADUs
19	DETACHED ADUs
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OVERVIEW

WHERE ARE WE?

Utah is facing a housing shortage, with more people looking for a place to live than there are homes. Low unemployment and an increasing population are driving a demand for housing. Growing SLC is the City's adopted housing plan and is aimed at reducing the gap between supply and demand. Growing SLC includes a number of policies to increase the housing supply including ADUs.

Accessory dwelling units are part of a range of housing types that can help increase the housing supply with minimal impacts to the scale of an existing neighborhood. This makes ADUs a good option to help provide more housing in parts of the city where other types of housing may be too tall, too wide, or too bulky with the surrounding structures.

In addition to the zoning ordinance, ADUs are subject to building code requirements, utility requirements, fire codes, and other applicable regulations that apply to all new buildings and additions to buildings. These codes will add construction costs that may be significant. Before you apply for an ADU, it is recommended you meet with the City's Building Services Division and schedule a Development Review Team meeting to discuss applicable building code requirements that may make it costly to build an ADU.

building.services@slcgov.com // 801.535.7968

WHAT IS AN ADU?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a property. **ADUs can be attached to or part of the main building, or be detached as a separate building in a backyard or a garage conversion.** An ADU provides completely separate living space including a kitchen, bathroom, and its own entryway.

WHY BUILD AN ADU?

Building a new ADU or converting existing space into one, can be a smart investment for many property owners.



Increase Property Value



House Friends & Family



Generate Rental Income



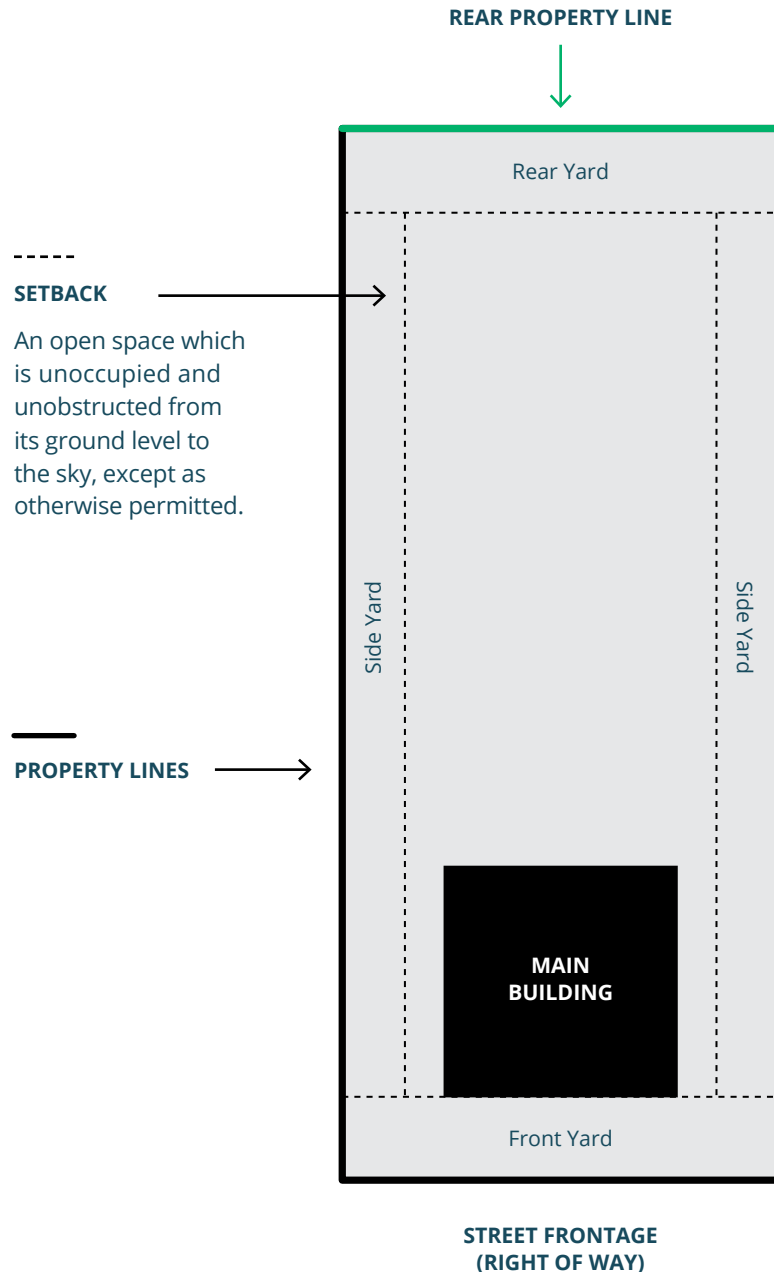
Add Housing Stock

REQUIREMENTS

- An ADU is allowed on **any property located within a zoning district where residential uses are permitted.**
- **Owner occupancy is required if the subject property is a Single-Family Dwelling.** The property owner or an owner's family member, must live either in the main building or the ADU.

There are rules about the location, size, and design of ADUs that are discussed in this guidebook.

YOUR PROPERTY



ELIGIBILITY

Every neighborhood in Salt Lake City falls within a specific land use zone. To build an ADU, your property must be located within a zoning district where residential uses are permitted.

Any lot in these zones may build an ADU if the ADU complies with the rules. **Only one ADU per lot is permitted, and the ADU cannot be sold separately from the main building.**

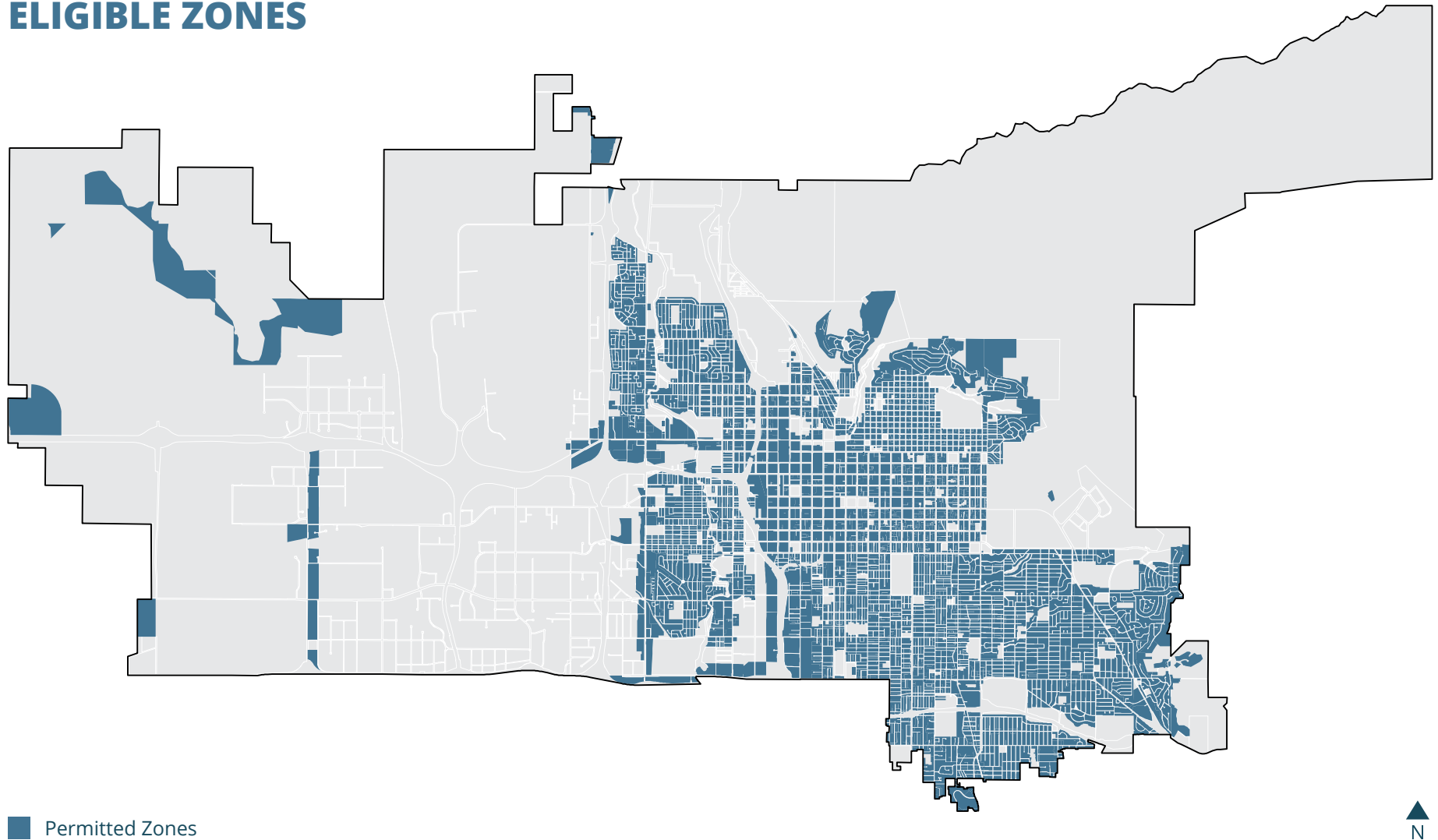
Check your eligibility on the **Salt Lake City Zoning Lookup Map** // <http://maps.slcgov.com/mws/zoning.htm>

HISTORIC DISTRICTS

A Certificate of Appropriateness is required for properties located in a Historic District. The Historic Landmark Commission can modify certain lot and bulk standards to ensure compatibility in the historic district.

For more information about a Certificate of Appropriateness contact the Planning Division // 801.535.7700

ELIGIBLE ZONES



RESIDENTIAL // FR-1, FR-2, FR-3, R-1/12000, R-1/7000, R-1/5000, R-2, RB, RMF-30, RMF-35, RMF-45, RMF-75, R-MU, R-MU-35, R-MU-45, RO SR-1, SR-1A, SR-3

COMMERCIAL // CB, CC, CG, CN, CS, CSHBD, SNB

DOWNTOWN // D-1, D-2, D-3, D-4

FORM-BASED // FB-SC, FB-SE, FB-UN1, FB-UN2

GATEWAY // G-MU

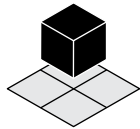
SPECIAL PURPOSE // AG, AG-2, AG-5, AG-20, FP, MU

TRANSIT STATION // TSA-MUEC, TSA-SP, TSA-UC, TSA-UN

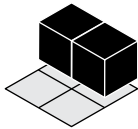
WHAT IS BUILDING COVERAGE?

Building Coverage is the percentage of a lot covered by principal and accessory buildings.

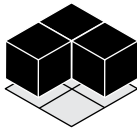
An ADU must comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay zoning district, whichever is more restrictive.



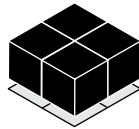
25%



50%



75%



100%

WHAT IS REAR YARD COVERAGE?

When it comes to accessory buildings, the rear yard is considered the area between the rear of the main building and the rear property line. **If you have an existing garage or shed and want to build an additional building with an ADU, the following regulations apply:**

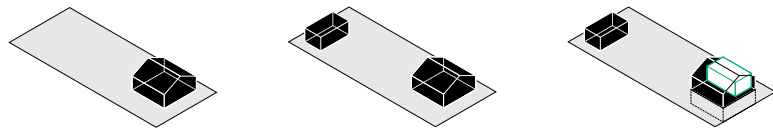
- The size of the ADU cannot exceed the size of the existing main building and can be up to maximum of 1000 sq ft, which ever is less.
- Accessory buildings, detached garages, sheds, and ADUs cannot collectively cover more than 50% of the rear yard in Residential Districts.



BUILDING AN ADU

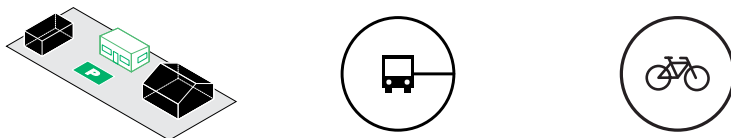
☐ MY PROPERTY HAS...

Extra space in the backyard. **OR** A garage in the backyard. **OR** Space that can be converted into an ADU.
(check maximum building coverage)



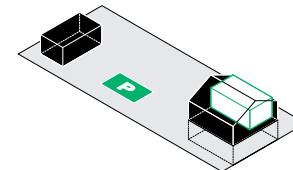
☐ MY PROPERTY...

Has space to build additional parking. **OR** Is within a 1/4 mile radius from public transit. **OR** Is within a 1/2 mile radius from a bike path.

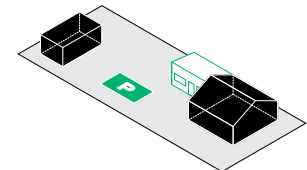


If you checked all the boxes you may qualify to build an ADU!

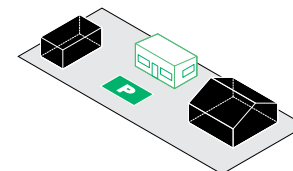
TYPES OF ADU CONFIGURATIONS



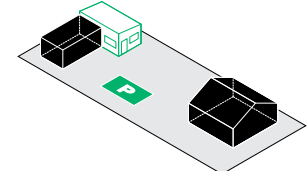
CONVERT PART OF YOUR EXISTING BUILDING



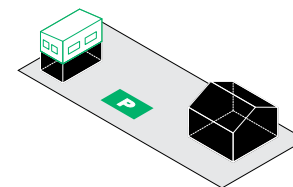
ADD AN ATTACHED UNIT TO YOUR EXISTING BUILDING



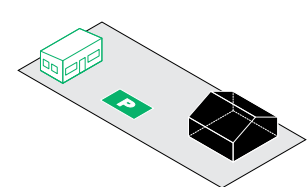
ADD A DETACHED UNIT TO YOUR LOT



ADD AN ATTACHED UNIT TO YOUR GARAGE



ADD AN ATTACHED UNIT ABOVE YOUR GARAGE



CONVERT YOUR BACKYARD GARAGE

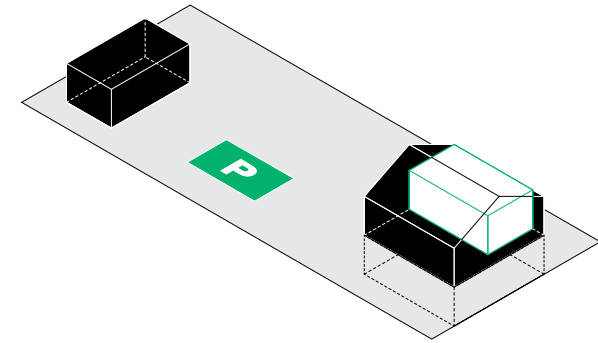
ATTACHED ADUs

An attached ADU is new construction or remodel of an existing space in the primary building.

CONFIGURATIONS

- 15 Existing Space Conversion
- 16 Basement Conversion
- 17 Main Building with Attached Garage
- 18 Addition to Main Building Exterior

EXISTING SPACE CONVERSION



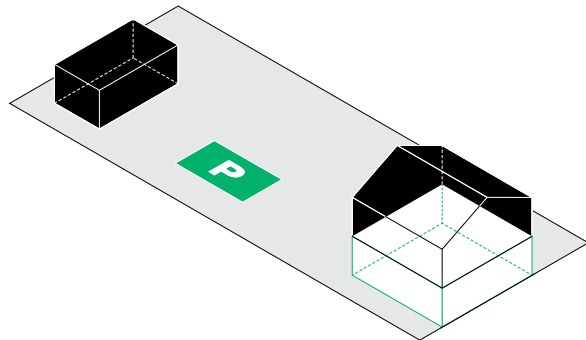
ADU // You can build a maximum of one ADU.

SIZE // No maximum size for internal ADUs.

PARKING // Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

BASEMENT CONVERSION



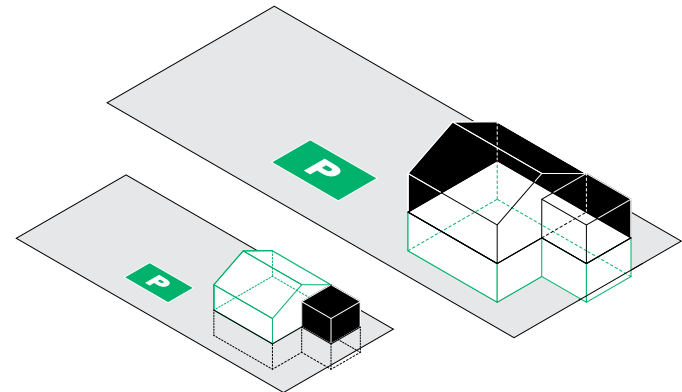
ADU // You can build a maximum of one ADU.

SIZE // No maximum size for internal ADUs.

PARKING // Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

MAIN BUILDING WITH ATTACHED GARAGE



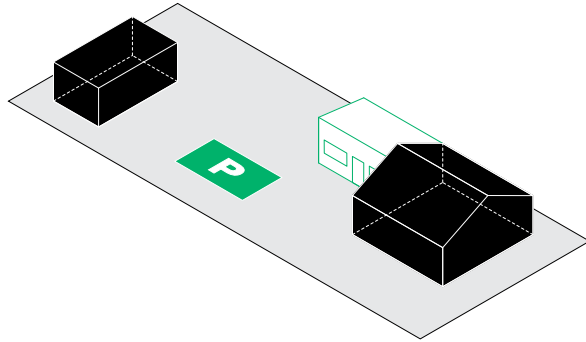
ADU // You can build a maximum of one ADU.

SIZE // No maximum size for internal ADUs.

PARKING // Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

ADDITION TO BUILDING EXTERIOR



ADU // You can build a maximum of one ADU.

SIZE // No maximum size for internal ADUs.

Additions must comply with all bulk requirements of the main building.

PARKING // Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

SETBACKS // Additions to your main building must comply with the front, side and rear yard setbacks for your zoning district.

BUILDING HEIGHT // The height of your ADU must be the height allowed in your zoning district.

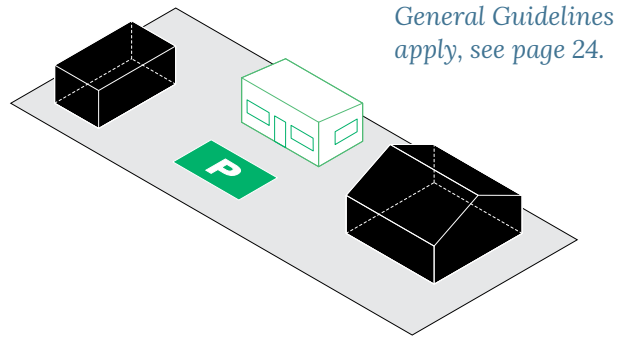
DETACHED ADUs

A detached ADU is a newly built or existing structure that is detached from the primary building.

CONFIGURATIONS

- 20** Detached Unit
- 21** Detached Garage Conversion
- 22** Attached Above Garage
- 23** Attached to Existing Garage
- 24** General Guidelines

DETACHED UNIT



ADU // You can build a maximum of one ADU.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE // The size of the ADU cannot exceed the size of the existing main building and can be up to maximum of 1000 sq ft, whichever is less.

BUILDING HEIGHT // Up to 17 ft of height. However, the height of your proposed ADU may increase up to 24 ft for a pitched roof or 20 ft for a flat roof, with an increase in all required setbacks.

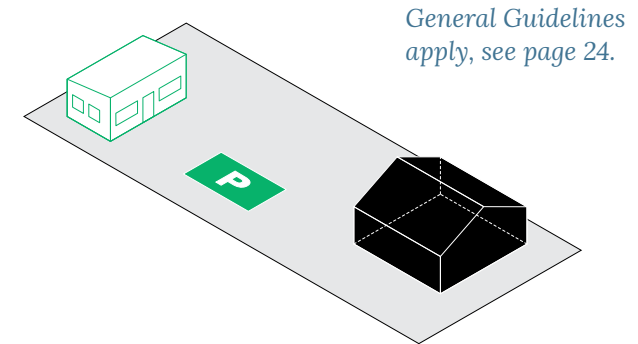
SETBACKS // Detached ADUs must have the following setbacks:

Side & Rear Setbacks: Min of 3 ft.

Corner Side Yard Setback: Min of 10 ft or 20% of the width of the lot whichever is less.

For ADU structures above 17 ft in height, all required setbacks must increase on all sides by one foot per every additional foot in building height.

DETACHED GARAGE CONVERSION



ADU // You can build a maximum of one ADU.

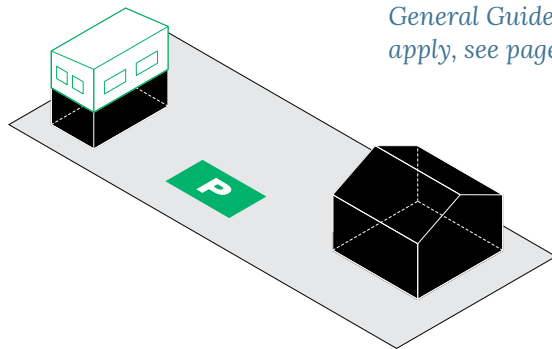
Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE // The size of the ADU cannot exceed the size of the existing main building and can be up to maximum of 1000 sq ft, whichever is less.

BUILDING HEIGHT // Up to 17 ft of height. However, the height of your proposed ADU may increase up to 24 ft for a pitched roof or 20 ft for a flat roof, with an increase in all required setbacks.

SETBACKS // Existing setbacks may remain for garage conversions only. However, If your proposed ADU requests an addition, the addition must comply with the required setbacks.

ATTACHED ABOVE EXISTING GARAGE



General Guidelines
apply, see page 24.

ADU // You can build a maximum of one ADU.

SIZE // The ADU can be up to 1000 sq ft, but must be smaller than the main building.

If the ADU is above an accessory structure, the entire structure can have a footprint that is equal to the footprint of the ADU.

BUILDING HEIGHT // Up to 17 ft of height. However, the height of your proposed ADU may increase up to 24 ft for a pitched roof or 20 ft for a flat roof, with an increase in all required setbacks.

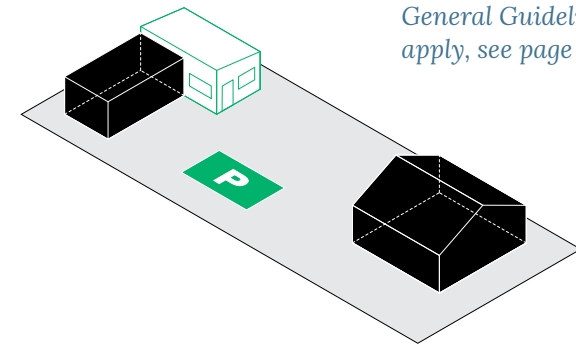
SETBACKS // Detached ADUs must have the following setbacks:

Side & Rear Setbacks: Min of 3 ft.

Corner Side Yard Setback: Min of 10 ft or 20% of the width of the lot whichever is less.

For ADU structures above 17 ft in height, all required setbacks must increase on all sides by one foot per every additional foot in building height.

ATTACHED TO EXISTING GARAGE



General Guidelines
apply, see page 24.

ADU // You can build a maximum of one ADU.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE // The footprint of the building that contains the garage and the ADU must comply with the lot coverage requirements for the zoning district. The total size of the ADU cannot exceed 1000 sq ft and must be smaller than the main building.

BUILDING HEIGHT // Up to 17 ft of height. However, the height of your proposed ADU may increase up to 24 ft for a pitched roof or 20 ft for a flat roof, with an increase in all required setbacks.

SETBACKS // Detached ADUs must have the following setbacks:

Side & Rear Setbacks: Min of 3 ft.

Corner Side Yard Setback: Min of 10 ft or 20% of the width of the lot whichever is less.

For ADU structures above 17 ft in height, all required setbacks must increase on all sides by one foot per every additional foot in building height.

GENERAL GUIDELINES

ADUs must comply with all accessory building requirements related to yard, bulk, and height.

ADDITIONS // Additions to the principal building must comply with all bulk requirements of the principal building.

PARKING // Provide a minimum of one parking space in addition to existing parking on your property, could be in driveway.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

ENTRANCE LOCATIONS // ADU entrance locations are not regulated by zoning, however building and fire code requirements must be met.

WINDOW REQUIREMENTS // Windows on the second story of a detached ADU are prohibited on an exterior wall that is adjacent to a side or rear property line unless:

1. The window is a clerestory window where the bottom of the window is at least 6 feet above the finished floor of the second story;
2. The window is on a wall that faces an elevation of the principal building;
3. The window faces and is at least 10 feet from a side or rear property line;
4. The exterior wall is adjacent to an alley; or
5. The window faces a side or rear property line that is adjacent to a property in a zoning district that permits commercial uses or a property that contains a nonresidential use.

DECK AND BALCONY REQUIREMENTS // Regulation of decks, patios, and outdoor space for detached ADUs.

1. **Decks** more than 2 feet above the existing grade are prohibited unless the ADU is located within the buildable area of the lot in which case the deck shall be subject to the same regulations for decks that apply to the principal building.
2. **Rooftop patios** on a detached ADU are prohibited.
3. **Patios are permitted.** A patio may be covered with a roof provided the square footage of the roof is no larger than 120 square feet and the covered patio complies with the setbacks required of the ADU. A covered patio shall not count towards the maximum square footage requirement of the ADU, but does count towards the total building coverage of the lot.
4. **Balconies on ADUs:** a balcony is permitted on a building containing an ADU provided the balcony does not extend into a required ADU setback and extends no further than 5 feet from an exterior wall of the ADU. Balconies shall not contain HVAC equipment nor be used as storage areas.
5. Internal ADUs shall be subject to the same standards for decks, patios, and other encroachments that apply to the principal building and use.

ALLEY ACTIVATION // A detached ADU that is located within 15 feet of a public alley shall include the following:

1. An exterior light shall be located on the exterior wall of the ADU to illuminate portions of the alley adjacent to the ADU. The lighting fixture shall be shielded, oriented and designed to direct light down and avoid light pollution onto adjacent properties. All uplighting is prohibited.
2. A 4' wide path from the alley to the entrance of the ADU shall be provided. If there is a fence between the ADU and the alley, a gate shall be provided, and the path shall lead to the gate. If the ADU is located within 15 feet of two or more public alleys, this requirement shall only apply to one of the alleys.
3. An ADU located on an alley that exists on the recorded plat maps or Atlas Plats of the city but has not been used for vehicular access or is otherwise blocked by encroachments such as fences or vegetation are exempt from this requirement.

Salt Lake City uses this registration process to ensure your ADU meets requirements so that it is properly located, designed and safely constructed and compatible with your neighborhood.

[illegible]

***Required Reviews:** Public Utilities, Engineering, & Transportation.

ADDITIONAL REQUIREMENTS

In addition to the zoning ordinance, ADUs are subject to building code requirements, utility requirements, fire codes, and other applicable regulations that apply to all new buildings and additions to buildings.

ATTACHED ADUS

A licensed general contractor must take out the building permit for a second dwelling unit (Utah Code 58-55-301 and 58-55-305).

PUBLIC UTILITIES // 801.483.6900

Check for drain grade and slope (major up-front issue).

FIRE DEPARTMENT // 801.799.4103

Fire department access: 150 feet maximum from public right of way to any point along any wall of the proposed new dwelling unit.

BUILDING CODE // 801.535.7968

- Fire separation including both vertical and horizontal assemblies (R302.3). All through and membrane penetrations to be protected (R302.4)
- With an added story or conversion of storage space to habitable space, seismic upgrade where live load is increase more than 10%.
- Separate heating systems (M1602.2)* All ducts to be within the individual fire areas or dampered at penetrations.
- All ducts, including dryer ducts and fan exhausts to be within the individual fire areas.
- Separate and accessible natural gas shut offs (G2420.1.3).
- Separate and accessible water shut offs (P2903.9.1). Independent water heater systems must be downstream of these shut offs.*
- Separate and accessible sewer clean outs (P3305.2.10).
- Separate and accessible power disconnects (E3601.6.2). Independent panels and over-current devices must be downstream of these disconnects*
- Separate means of egress, but can be off of a shared interior entry. Each should comply with dimensions for the required egress (R311).

**Each mechanical system or electrical panel must be independently accessed for service from the respective dwelling unit.*

DETACHED ADUS

A licensed general contractor must take out the building permit for a second dwelling unit (Utah Code 58-55-301 and 58-55-305).

PUBLIC UTILITIES // 801.483.6900

Check for drain grade and slope (major up-front issue).

FIRE DEPARTMENT // 801.799.4103

Fire department access: 150 feet maximum from public right of way to any point along any wall of the proposed new dwelling unit.

BUILDING CODE // 801.535.7968

- With an added story, foundation depth (R403.1.4 and SLC Code 21A.24.010.U).
- With an added story or conversion of storage space to habitable space, seismic upgrade where live load is increase more than 10%.
- Fire separation of exterior walls (R302.1).
- Fire separation between two dwellings on the same lot (R302.1).
- Fire separation between a garage and a dwelling unit (R302.5-6).
- Minimum room areas and ceiling heights (R304-5).
- Plumbing fixture spacing (R307).
- Separate heating systems (M1602.2).*
- Separate and accessible natural gas shut offs (G2420.1.3),
- Separate and accessible water shut offs (P2903.9.1) with independent water heater systems.*
- Separate and accessible sewer clean outs (P3305.2.10).
- Separate and accessible power disconnects (E3601.6.2), with independent panels and over-current devices.*

**Each mechanical system or electrical panel must be independently accessed for service from the respective dwelling unit.*

FAQ

WHERE ARE ADUS

PERMITTED? ADUs are allowed on properties located within zoning districts where residential uses are permitted.

HOW MANY ADUS CAN I BUILD ON MY PROPERTY?

Maximum one ADU per lot.

HOW BIG CAN I MAKE MY ADU?

Detached - The size of the ADU cannot exceed the size of the existing main building and can be up to maximum of 1000 sq ft, whichever is less.

Attached - No maximum size.

IS THE NUMBER OF BEDROOMS REGULATED?

No. However, size of a bedroom must comply with applicable building code standards.

CAN I SELL OR RENT

MY ADU? ADUs cannot be subdivided or sold separately from the main building.

If you add an ADU to your property, you can rent one of the units, as long as the owner resides in one of the units

and enrolls in the Good Landlord Program.

Only applicable to single-family properties. A business license is required.

CAN MY ADU BE USED AS A SHORT-TERM RENTAL?

Short term rentals with a lease period that is less than 30 days are considered to be hotel, motel, or bed and breakfast uses, and are generally not permitted in residential zoning districts where ADUs are allowed.

IS THERE A GOVERNED AMOUNT OF MONEY / RENT THAT I CAN CHARGE?

No.

MUST THE PROPERTY OWNER LIVE ON THE PROPERTY?

It is required for property owners to reside on the subject property if it is a Single-Family Dwelling.

ARE INTERIOR MATERIALS REGULATED?

No.

.....

WHAT ARE THE MINIMUM PARKING REQUIREMENTS?

Provide a minimum of one parking space in addition to existing parking on your property, additional parking space can be located in the driveway.

Parking requirements can be waived if the property is within a 1/4 mile radius of a transit stop, or 1/2 mile radius from a bike path.

HOW CAN I LEARN IF I AM NEAR TRANSIT? Enter your home address in Google Maps or UTA Trip Planner to check if your property is located within a 1/4 mile radius of a bus stop or trax station.

Contact the Planning Division and provide your address to confirm whether you need to provide parking for your ADU.

WILL IMPACT FEES BE CHARGED? Yes, the ordinance requires an impact fee for each dwelling unit.

CAN ADUS BE CONSTRUCTED OUT OF FREIGHT CONTAINERS? Potentially. Although there are several complications with getting “containers” up to code.

Contact Building Services for more information.

CAN I TAP INTO AN EXISTING SEWER / WATER FROM THE MAIN DWELLING?

The existing sewer and water service to the property may be used for the ADU. However, site conditions and the age and condition of the existing services may require additional work or separate connections.

Contact Public Utilities for questions concerning the location and condition of existing utilities .

ARE SOLID PERIMETER FOUNDATIONS REQUIRED? Yes, per 21A.36.190.

HOW CAN I LEGALIZE AN UNPERMITTED ADU ON MY LOT? Although the primary focus of this guide is new construction, you may be able to get permits that will legalize an existing unit on your property.

Contact the Planning Division for more information.

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GLOSSARY

.....

This glossary can help you get familiar with common used terms in the planning and construction of your project.

.....

ACCESSORY DWELLING UNIT (ADU)

A type of accessory use that includes a residential unit located on the same lot as a separate principal use, either within the principal structure or within a separate accessory structure.

The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, and separate kitchen, sleeping area, closet space, and bathroom facilities.

ATTACHED ADU

An attached ADU is typically a new construction or the remodel of an existing space in the primary dwelling.

BUILDING COVERAGE

The percentage of the lot covered by the principal & accessory buildings. ADU must comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay zoning district, whichever is more restrictive.

DETACHED ADU

A detached ADU is typically a newly built or existing structure that is detached from the primary dwelling.

FOOTPRINT

The shape of the building on the ground and the amount of ground an object occupies.

OWNER OCCUPANT

An individual who is listed on a recorded deed as an owner of the property; any person who is related by blood, marriage, or adoption to an individual who is listed on a recorded deed as an owner of the property; or an individual who is a trustor of a family trust who possesses legal ownership of the property.

OWNERSHIP

An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

REAR YARD COVERAGE

When it comes to accessory buildings, the rear yard is considered the area between the rear of the house and the rear property line. Accessory buildings, detached garages, sheds, and ADUs cannot collectively cover more than 50% of the rear yard in Single and Two-Family Residential Districts.

SETBACKS

An open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted.

ZONING DISTRICT

Areas of the City in which requirements and standards for the use of land and buildings are prescribed.

RESOURCES

TITLE 21A.40.200: ACCESSORY DWELLING UNITS

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-68737

ZONING LOOKUP MAP

<http://maps.slcgov.com/mws/zoning-lg.htm>

CITY DEPARTMENTS

PLANNING DIVISION

www.slc.gov/planning // zoning@slcgov.com
801.535.7700

BUILDING SERVICES DIVISION

www.slc.gov/buildingservices // building.services@slcgov.com
801.535.7968

PUBLIC UTILITIES

www.slc.gov/utilities // 801.438.6900

FIRE DEPARTMENT

www.slc.gov/fire // 801.799.4103

FINANCIAL RESOURCES

COMMUNITY DEVELOPMENT CORPORATION

www.cdcutah.org // 801.994.7222

RESTORE UTAH

www.restore-utah.com // 801.201.7002

UTAH CENTER FOR NEIGHBORHOOD STABILIZATION

www.utcns.com // 801.316.9111

PLANNING DIVISION

451 S State Street, Rm 406

Salt Lake City, UT 84114

P.O. Box 145480

