



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Chris Earl, Associate Planner, christopher.earl@slcgov.com, 801-535-7932

Date: Published May 16, 2019

Re: Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2019-00118)

Conditional Use

PROPERTY ADDRESS: Approximately 233 E Williams Avenue
PARCEL ID: 16-07-326-006-0000
MASTER PLAN: Central Community
ZONING DISTRICT: R-1/5000 (Single Family Residential)

REQUEST: Allie Platt, representing the owner of the property at approximately 233 E Williams Avenue, is requesting Conditional Use approval to construct an Accessory Dwelling Unit (ADU) to the rear of the house on the property. The property is located in the R-1/5000 (Single Family Residential) zoning district which requires a Conditional Use process for construction of an ADU.

RECOMMENDATION: Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. Existing privacy fence on the subject property along interior side yard and rear yard/shared property lines will remain. Fencing can be replaced if the proposed fencing provides the same level of privacy. Fence height shall meet the requirements of section 21A.40.120 of the Salt Lake City zoning ordinance.
2. Site plan will be revised to meet requirements from other divisions as outlined in [Attachment H Department Comments](#).
3. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.

Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Plan Set](#)
- C. [Additional Information Provided by Applicant](#)
- D. [Property and Vicinity Photos](#)
- E. [ADU Zoning Standards](#)
- F. [Conditional Use Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:

The proposed project is for construction of a detached ADU to the rear of the house on the property located at approximately 233 E Williams Avenue. The proposed ADU has 1 bedroom and one bathroom, and is approximately 432 SF. The property has 3 off-street parking spaces. Two will be provided for the primary residence and one will be provided for the ADU. The parking spaces will be accessed from Williams Avenue. The existing detached garage in the rear of the property that will be removed.

The proposed ADU has a flat roof and a maximum height of 13 FT. The primary exterior building material is 6” tongue and groove cedar wood siding with birch wood decorative inlay. The casement windows on the proposed ADU are similar in dimension to the main house on the property and a smaller clerestory window is provided on the west side elevation to provide for additional light while providing privacy for adjacent properties. The entrance to the proposed ADU is facing Williams Avenue as well as the rear façade of the principle structure on the lot and includes a front porch/deck feature.



Conceptual rendering of front elevation

PLANNING COMMISISON REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. A Conditional Use process is required for any ADU's located in a single family zone. For complete analysis and findings in relation to the Conditional Use standards please refer to [Attachment F](#).

NEXT STEPS:

Approval of Conditional Use

If the request is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

Denial of Conditional Use

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If the Planning requests are denied, the applicant would not be able to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements, however, it could not be used as an accessory dwelling. Accessory structures in the R-1/5000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

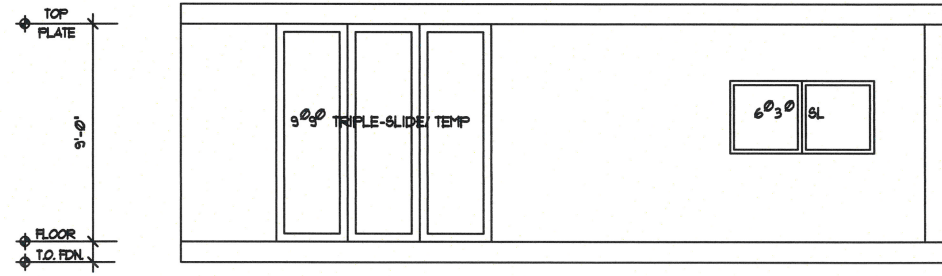
ATTACHMENT A – VICINITY MAPS



ATTACHMENT B – PLAN SET

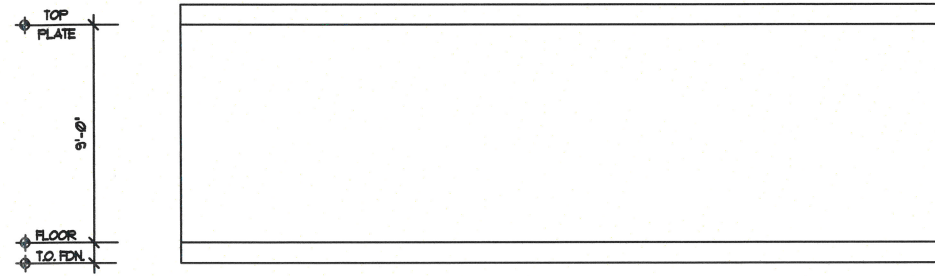






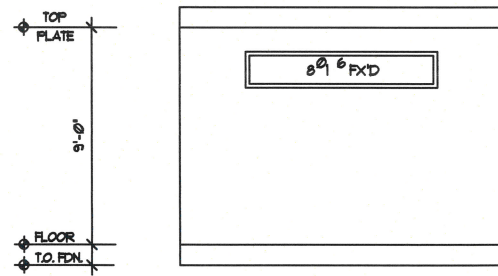
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



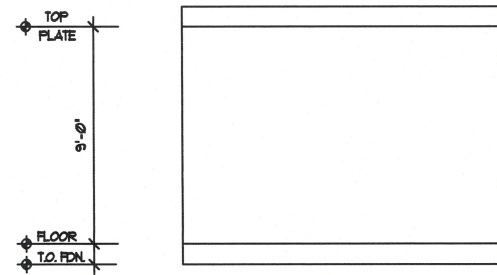
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LIVING ROOM ELEVATION

SCALE: 1/8" = 1'-0"



BEDROOM ELEVATION

SCALE: 1/8" = 1'-0"

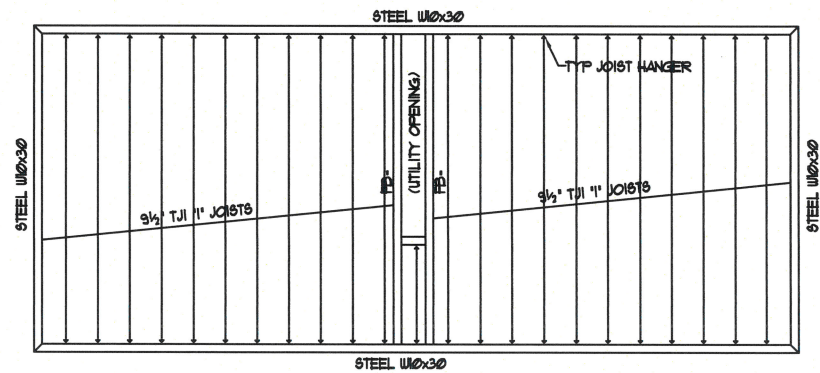


PROPOSED ELEVATIONS

addrrafting

PROJECTION THREE
MODAL HOME
2/3/19

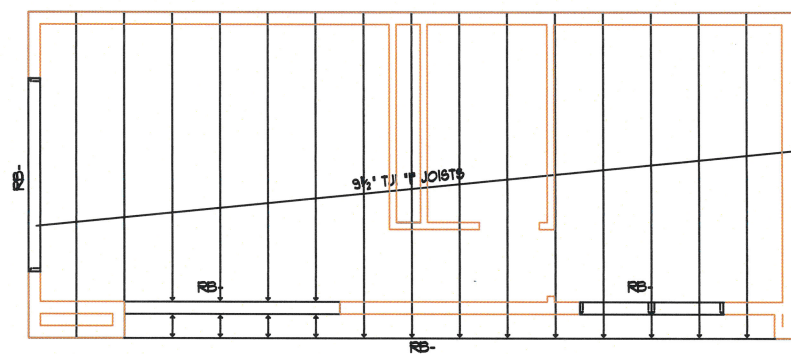
(801) 589-6168



FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

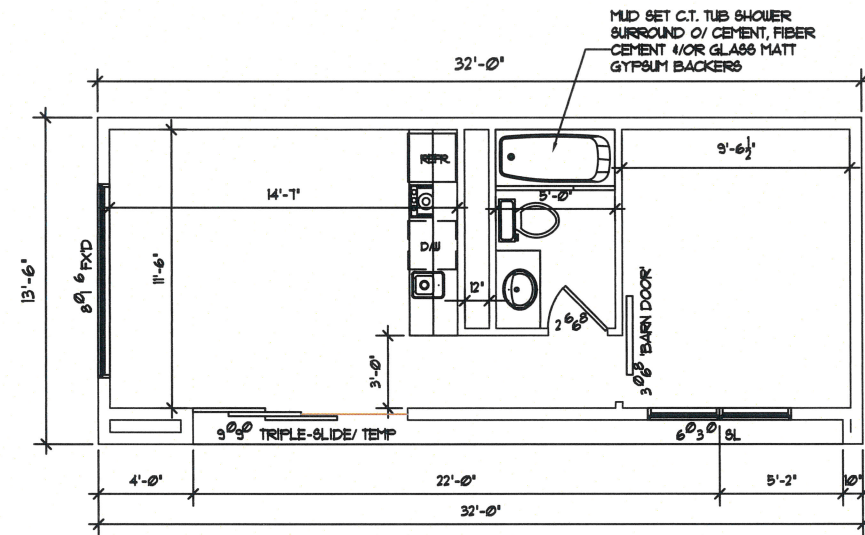
FLOOR DIAPHRAGM:
 SHEETING: 1 1/2" APA RATED T&G OSB.
 (GLUED & NAILED)
 NAILING:
 10d @ 6" O.C. @ DIAPHRAGM BOUNDARIES
 10d @ 6" O.C. @ EDGES
 10d @ 12" O.C. IN FIELD



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

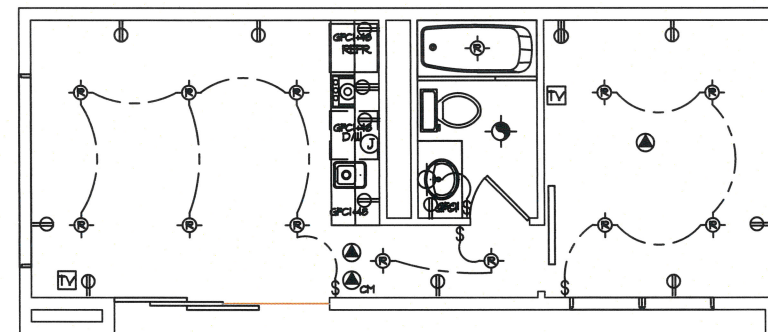
ROOF DIAPHRAGM:
 SHEETING: 1/2" APA RATED OSB SHEETING
 NAILING:
 8d @ 6" O.C. @ DIAPHRAGM BOUNDARIES
 8d @ 6" O.C. @ EDGES
 8d @ 12" O.C. IN FIELD



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

432 SQFT.



ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOLS			
	CEILING FIXTURE (COORD W/OWNER)		FAN
	WALL MOUNTED INCANDESCENT FIXTURE		SMOKE DETECTOR
	DUPLEX OUTLET		CARBON MONOXIDE DETECTOR
	SWITCH		RECESSED CAN
	3-WAY SWITCH		CABLE TV OUTLET
	JUNCTION BOX		220 OUTLET



PROJECTION THREE
 MODAL HOME
 2/3/19

dddrafting

(801) 589-6168

FLOOR PLAN
 FRAMING PLANS

**ATTACHMENT C – ADDITIONAL INFORMATION PROVIDED BY
APPLICANT**

233 Williams Ave

1. Project Description

One detached accessory dwelling unit located in the rear yard behind the primary structure to be used as an owner-occupied dwelling.

2. Conditional Use Information

- a. Accessory dwelling – business hours N/A
- b. Single family homes
- c. N/A
- d. N/A
- e. This has not been discussed with nearby property owners

3. Minimum Plan Requirements

- a. Included
- b. Included
- c. Included

4. Site Plan – Included

5. Elevation Drawing

- a. Detailed elevation
- b. Type of Construction: Wood frame
Primary Exterior Construction Materials:
 - 1. Exterior Siding: 6inch tongue and groove cedar
 - 2. Roof: TPO
 - 3. Windows and Doors: composite
 - 4. Decorative Inlay: birch plywood
- c. Number: 1 Dwelling unit
Size: 432 sqft
Type: 1 Bed, 1 Bath
Not a unit of density

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



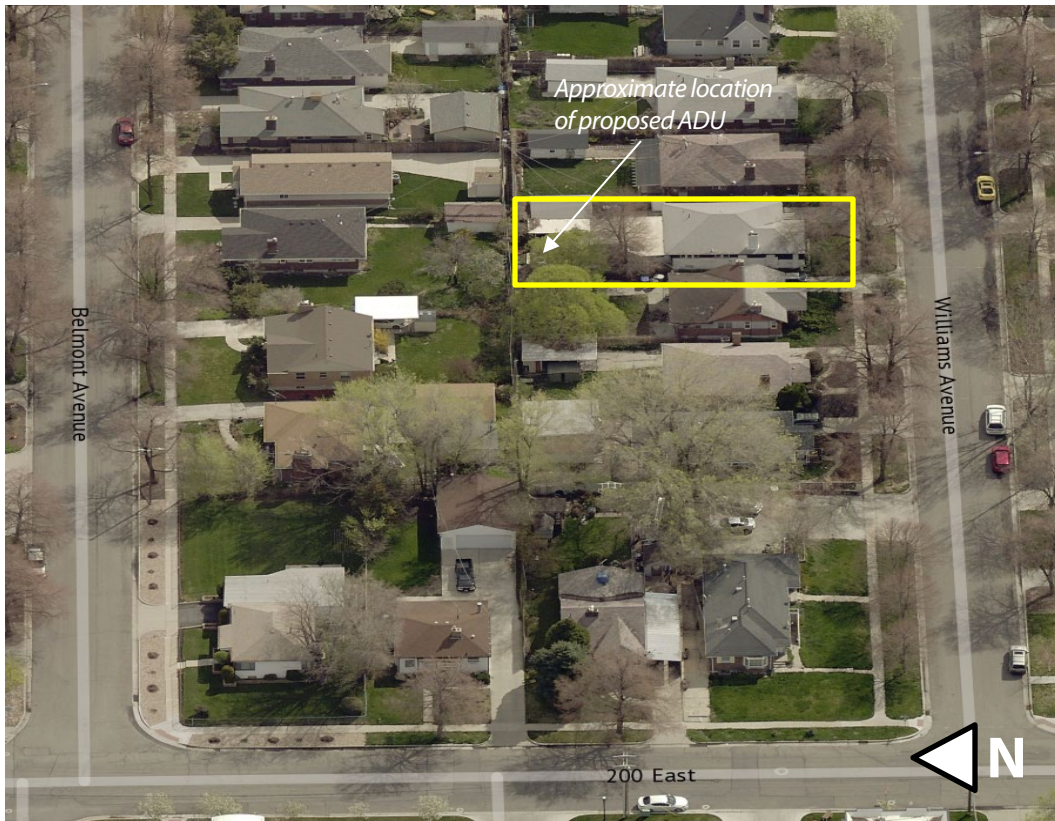
Primary house on the subject property – View looking north



Surrounding development on the north side of Williams Avenue



Surrounding development on the south side of Williams Avenue



Pictometry from county assessor website (2017). View looking east.



View of east side of the property



View of west side of the property



View of the drive approach leading to the rear yard.



View of the rear yard.
**Existing garage to be removed*



View of the rear yard.
**Existing garage to be removed*

As a condition of approval, Staff is recommending the existing privacy fence on the subject property along interior side yard and rear yard/shared property lines will remain. Fencing can be replaced if the proposed fencing provides the same level of privacy. Fence height shall meet the requirements of section 21A.40.120 of the Salt Lake City zoning ordinance.

ATTACHMENT E – ZONING STANDARDS FOR ADU’S

21A.40.200 – Accessory Dwelling Units

ADU STANDARDS	PROPOSED	COMPLIES Y/N
<p>SIZE ADU footprint can be 50% of the footprint of the primary house up to a maximum of 650 SF.</p>	<p>Primary house is approximately 1,050 SF, ADU can be 50% of that or approximately 525 SF.</p> <p>Proposed footprint is approximately 432 SF</p>	<p>Complies</p>
<p>MAXIMUM COVERAGE The surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.</p> <p>*Existing accessory buildings that will be removed do not count towards the maximum coverage.</p>	<p>Lot size is 4,305 SF. 40% of the lot is 1,722 SF.</p> <p>Primary House – 1,050 SF Proposed ADU - 432 SF Total coverage – 1,482 SF.</p> <p>The surface coverage all principal and accessory buildings (including the proposed ADU) is 34% of the lot.</p> <p>*The existing detached garage will be removed.</p>	<p>Complies</p>
<p>HEIGHT 17 FT or the height of the single family dwelling on the property, whichever is less.</p> <p>*If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 FT if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4' if the side or rear lot line is adjacent to an alley.</p>	<p>Approximately 13 FT</p> <p>*The single family dwelling on the property is taller than 17 FT, so the applicant could request an ADU with a height equal to the height of the house on the property.</p>	<p>Complies</p>
<p>SETBACKS Minimum of 4 FT from any side or rear lot line.</p>	<p>Located 4 FT 6 IN from west side lot line and 4 FT 3 IN from east side lot line and 4 FT from the rear lot line.</p>	<p>Complies</p>
<p>SEPARATION Located 10 FT from any primary dwelling on the property or adjacent property</p>	<p>Located approximately 18 FT from the primary house on the property and the closest house on an adjacent property is approximately 25 FT.</p>	<p>Complies</p>

<p>ENTRANCE LOCATIONS</p> <p>The entrance to an ADU in an accessory building shall be located:</p> <ul style="list-style-type: none"> Facing an alley, public street, or facing the rear façade of the single family dwelling on the same property. 	<p>The entrance for the proposed ADU is oriented toward Williams Avenue approximately 84 FT from the front property line.</p>	<p>Complies</p>
<p>REQUIREMENTS FOR WINDOWS</p> <ul style="list-style-type: none"> Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley. Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure. 	<p>Egress windows are required in habitable space. To meet these requirements, the bottom of the egress window opening can't exceed 44 IN from the finished floor. The minimum opening area of the egress window is 5.7 SF, the minimum egress window opening height is 24 IN high. The minimum egress window opening is 20 IN wide.</p> <p>The front building elevation of the ADU is facing Williams Avenue and not within 10 FT of a property line. The front elevation will have a 9 FT wide by 9 FT high glass sliding door and a 6 FT wide by 3 FT high egress window. The west and east elevations are within 10 FT of a side property line, there are no egress windows on these elevations. The west elevation will have an 8 FT wide by 1 FT 6 IN high clerestory window to allow for natural lighting. The rear building elevation is within 10 FT of the rear property line. There are no windows on this elevation.</p> <p>Windows are similar in dimension and design as the windows on the principal structure.</p>	<p>Complies</p>
<p>PARKING</p> <p>Minimum of one parking space on site.</p> <p>*This requirement may be waived if there is legal on street parking along the street frontage of the property OR if it's within ¼ mile of a transit stop.</p>	<p>One parking space provided on site.</p> <p>*On-site parking could be waived because they have one legal street parking space and they are also located within ¼ mile of transit.</p>	<p>Complies</p>

ATTACHMENT F – CONDITIONAL USE STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The proposed ADU use is located in the R-1/5000 zoning district which allows for an ADU to be approved through the conditional use process subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment E](#), the ADU complies with the requirements of 21A.40.200.

Finding: The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed ADU is anticipated in the R-1/5000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property. There is currently a 6 FT tall cedar fence surrounding the rear yard to allow for privacy of the subject property as well as adjacent properties.

Finding: The proposed development and use is generally compatible with the surrounding uses and effects that could result in incompatibility have been mitigated with the privacy fencing along interior side and rear yards between adjacent properties.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The proposal is located in the Central City/Liberty-Wells neighborhood within the Central Community Master Planning Area. By 1925, most of the area was filled in with modest single-family dwellings with architectural styles ranging from cottages to bungalows. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/5000, single family residential.

The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;
- 3) Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;

- 4) Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
- 5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- 6) Broaden the range of affordable housing throughout the City;
- 7) Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
- 8) Support transit oriented development and reduce auto usage by increasing density near transit; and
- 9) Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwellings in historic structures.

The proposed ADU is consistent with the following Residential Land Use Goals included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighbor-hoods within the Central Community.

The proposal is also consistent with the goals and policies outlined in *Growing SLC: A Five Year Housing Plan* which aims to increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

Finding: The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in Attachment E .
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The uses are located in an area zoned and designated by the associated master plan for low density residential. This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.

		As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, several residential land use policies in the Central Community Master Plan and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	Uses surrounding the property are generally single family residential with some multi-family properties west of 200 east. The lots in this area are generally large enough to provide some separation between the proposed ADU and the house on the property as well as adjacent primary residences. The proposal complies with the size requirements for an ADU which can be up to 50% of the footprint of the primary house up to 650 SF and is compatible with the scale of surrounding accessory buildings and adjacent uses. The property currently has a 6 FT tall cedar fence for privacy for the subject property as well as adjacent properties.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	As discussed above, the scale of the proposal is compatible with the main house on the property as well as surrounding structures and meets the footprint and height requirements for an ADU. An ADU can be a maximum of 17 FT, however, the proposed ADU will be a height of 13 FT. The ADU is proposed in a location on the site that minimizes impacts to adjacent properties. Privacy fencing is provided along the west, east and north property lines to provide additional privacy for adjacent properties.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The main house on the subject property has a driveway located off of Williams Avenue. The ADU will be accessed using the same driveway. No new access points are proposed and the proposal will not impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The proposed ADU will be accessed from Williams Avenue and one off street parking stall is proposed on the site. The ADU is also located within ¼ mile of the a transit stop located at 1029 S State Street and has street parking on the street adjacent to the property so off street parking for the ADU could be waived. It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is designed for pedestrian and bicycle access. The pedestrian circulation within the site will be improved with walkways and outdoor public spaces and paths.

<p>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</p>	<p>Complies</p>	<p>Vehicular access to the site is existing and an additional parking space has been provided on the subject property to accommodate the ADU. The parking space for the ADU will be accessed from Williams Avenue. Transportation provided comments that there is reasonable space to park three cars in tandem on the property. No unreasonable impacts to the service level of the adjacent streets is anticipated.</p>
<p>9. The location and design of off-street parking complies with applicable standards of this code</p>	<p>Complies</p>	<p>As discussed in other areas of this analysis, one parking space is provided on the south portion of the parcel adjacent to the proposed ADU and can be accessed from Williams Avenue. Additionally, parking for the ADU could be waived because of the site's close proximity to transit and the on street parking that is available in front of the property on Williams Avenue.</p>
<p>10. Utility capacity is sufficient to support the use at normal service levels</p>	<p>Complies</p>	<p>The Public Utilities department provided comments on the project. A utility plan will need to be submitted for review and compliance will be ensured during the building permitting process.</p>
<p>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</p>	<p>Complies</p>	<p>The surrounding properties are all residential uses and the proposed use is also residential. The proposed ADU may result in increased activity in the rear yard of the subject property. Privacy fencing is provided along the west, east and north property lines to provide additional privacy for adjacent properties. The window on the west side elevations of the ADU is within 10 FT of a property line. This window is a clerestory window and will allow for light while maintaining privacy. The closest primary residence to the subject property is approximately 25 FT.</p>
<p>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</p>	<p>Complies</p>	<p>The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.</p>
<p>13. The hours of operation and delivery of the use are compatible with surrounding uses</p>	<p>Complies</p>	<p>The proposed use is an accessory residential structure and is compatible with the surrounding uses are also residential.</p>
<p>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</p>	<p>Complies</p>	<p>Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.</p>
<p>15. The proposed use does not undermine preservation of historic resources and structures</p>	<p>Complies</p>	<p>The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.</p>

Finding: In analyzing the anticipated detrimental effects of the proposed use, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.

ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- March 4, 2019 – Notice of the project was provided to the Liberty Wells Community Council, Central City Community Council as well as property owners and residents within 300 FT of the development.
- April 10, 2019 – The applicant and Planning Staff attended a Community Council meeting hosted and organized by the Liberty Wells Community Council. During the meeting, attendees asked general questions about the ADU including height, square footage, connection to utilities and construction methods. There was general support for the proposal.

Notice of the public hearing for the proposal included:

Public hearing notice mailed on May 9, 2019

Public hearing notice posted on May 9, 2019

Public notice posted on City and State websites and Planning Division list serve on May 9, 2019

Public Input:

No comments were provided from the Central City or Liberty Wells Community Councils. As of the publication of this Staff Report, Staff has received one public comment. The comment was to clarify details of the project. After clarification, the commenter was generally in support of the proposal. Please see public comments on the following pages of this attachment.

If any comments are received after publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

Engineering: (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

No objections.

Transportation: (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

There appears to be enough room to park three tandem spaces in the driveway (2 for the SFR and 1 for the ADU).

Zoning: (Anika Stonick at patriciaanika.stonick@slcgov.com or 801-535-6192)

Zoning Review regarding PLNPCM2019-00118, petition to obtain a Conditional Use permit for an Accessory Dwelling Unit upon property with existing single family dwelling that is within R-1/5000 zoning district, address 233 E. Williams;

Structure size information given by applicant is that the structure size will be 420 square feet, however, per floor plans exterior dimensions of structure are to be 13.5 feet by 32 feet which equals 432 square feet;

Window of living room that faces a side property line to have obscured glazing (see 21A.40.200.E.3.g(1));

Parking for existing single family dwelling appears to provide for one vehicle in existing garage, that per Salt Lake County Assessor information is 15 feet by 19 feet (which are not dimensions that would accommodate parking for 2 vehicles)- removal of garage requires that the one existing legal parking stall be replaced upon the property in a legally sized and located area, upon hard surfacing that is also accessed via hard surfacing (see 21A.44 for Off Street Parking including table of prohibited locations for parking per zoning district of 21A.44.060.D); minimum required parking for an Accessory Dwelling Unit to be one stall provided per standards of 21A.40.20..E.1.g (or, to propose required parking per allowance of 21A.40.200.E.1.g, for on-site parking design- but to also satisfy 21A.44.060.D Table which relates zoning ordinance parking restrictions within required yards; or, to propose required parking per allowance of 21A.40.200.1.g(1) for use of on-street parking- but to also satisfy restriction of 21A.44.040.B.6 which relates zoning ordinance permitted instances when on-street parking may satisfy required parking, in which zones and under what conditions); property does not appear to be within ¼ mile of a fixed transit stop to be able to use provision of 21A.40.200.E.1.g(2);

No other zoning issues found

Planning Response to Zoning Comment:

- 1) The proposed accessory dwelling unit will be 432 square feet per provided plans.
- 2) The window on the west elevation will be a clerestory window which does not require obscured glazing.
- 3) Required off-street parking for the primary residence as well as the ADU has been approved as tandem parking per Michael Barry with the Transportation Division. Per UTA Trip Planner, the subject property is .24 miles from the nearest bust stop.

Building Code: (Todd Christopher at todd.christopher@slcgov.com or 801-535-7918)

No building code issues with the conditional use for an ADU. Plans will need to be thoroughly reviewed for code compliance before any building permits can be issued.

Public Utilities: (Jason Draper at jason.draper@slcgov.com or 801-486-6751)

A Site utility plan will be required. The plan will need to include water and sewer and drainage plan. Existing utilities for the property and neighboring properties should be shown. Minimum separation of utilities must be met.

Fire: (Doug Bateman at 801-535-6636 or douglas.bateman@slcgov.com)

All portions of the first floor of the structure must be within 150-feet of the lip of the road where the gutter and asphalt meet. This measurement is made in straight lines and right angles as the hose would be pulled to access the unit. Site plan does not show these measurements