

# ADUS ANNUAL REPORT

# 2021



SALT LAKE CITY  
**PLANNING**



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**SALT LAKE CITY PLANNING**

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# SALT LAKE CITY ANNUAL REPORT

# REPORT 2021

The Salt Lake City Council adopted an updated Accessory Dwelling Unit ordinance in October 2018. That ordinance requires the Planning Division to produce an annual ADU report. The report is required to include the following information:

- **The number of applications received;**
- **The address of each application for an ADU;**
- **A map showing the locations of approved ADUs; and**
- **An explanation of the reasons an application may have been denied.**

**This report covers the time period from January 1, 2021 to December 31, 2021. The report is required by ordinance to be transmitted to the City Council by February 15, 2022.**



# ABOUT ADUS

## WHAT IS AN ADU?

An accessory Dwelling Unit is a complete, secondary residential unit that can be added to a single family residential lot. ADUs can be attached to or part of the primary residence or be detached as a separate building in the backyard. ADUs are often referred to as mother-in-law apartments, backyard cottages, granny flats, and alley way cottages, detached dwelling units, and many other similar terms.

## WHERE CAN THEY BE LOCATED IN SLC?

An ADU may be located on any property that is zoned for single family dwellings and where a single family home is on the same property. An ADU is not allowed when the property already contains a duplex, triplex, or an apartment building.

## HOW ARE ADUS APPROVED?

ADUs can be approved in the City through two different ways. First, if the property is in a zoning district that already allows multiple units on a single lot, an ADU can be built as a permitted use. A permitted use does not require any special approval process and can be built after a building permit is issued. Second, if the property is in a single family zoning district, an ADU can be approved as a conditional use. A conditional use requires a public process that includes a 45 day public comment period followed by a public hearing with the Planning Commission. Utah legislature adopted a law that makes ADUs a permitted use when they are internal or attached to a single-family dwelling.

# NUMBERS

## CONDITIONAL USE

2019	24
2020	24
2021	18
<b>CONDITIONAL USE DENIED</b>	<b>0</b>

## PERMITTED USE

2019	9
2020	10
2021	9*

\*7 Internal ADUs since state code changed

## BUILDING PERMITS

Cumulative totals from 2018 to 2021

<b>TOTAL APPLICATIONS</b>	<b>108</b>
<b>COMPLETED ADUS</b>	<b>30</b>
<b>ADUS UNDER CONSTRUCTION</b>	<b>17</b>
<b>ADUS BUILDING PERMIT UNDER REVIEW</b>	<b>11</b>
<b>INCOMPLETE ADUS</b>	<b>34</b>
<b>VOIDED APPLICATIONS</b>	<b>16</b>

## CONDITIONAL USE ADU CHARACTERISTICS // 2021 APPROVALS

AVERAGE SIZE

**16**

AVERAGE HEIGHT

**540**  
SQUARED FT.

DETACHED ADUS

**17.54**<sub>FT</sub>

## BEDROOMS



ONE BEDROOM

**17**

TWO BEDROOMS

**1**

## PARKING LOCATION



ON SITE

**13**

ON STREET

**5**



### PERMITTED USE ADUS

An ADU is considered a permitted use in zoning districts that allow housing types that include at least a duplex, but may include triplexes and apartments as well. This includes the SR-1A, SR-3, R2, RMF, RMU, and MU zoning districts. The review process of permitted ADUs start with submitting a building permit.

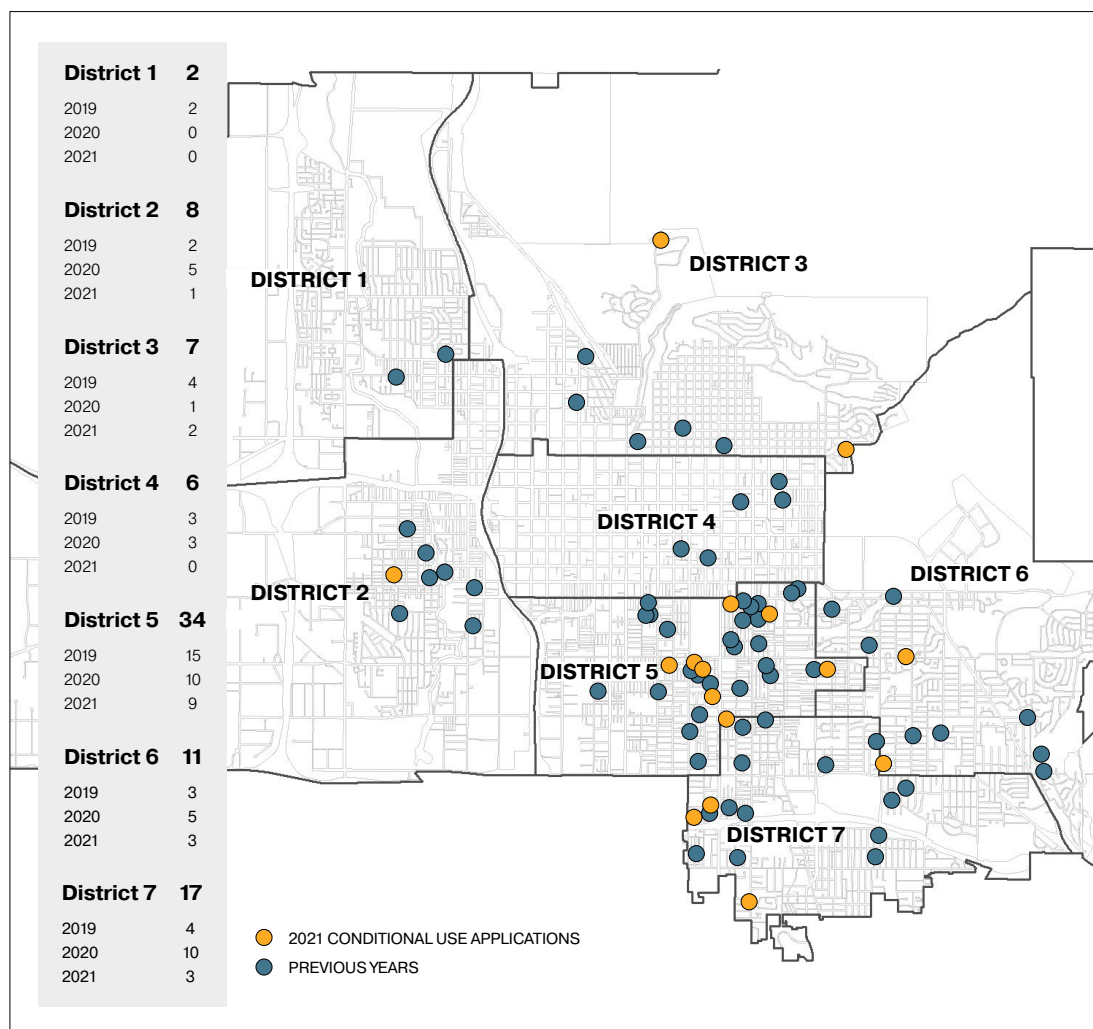
### CONDITIONAL USE ADUS

ADUs in single family zoning districts require a conditional use. A conditional use requires a public process that includes a 45-day public comment period followed by a public hearing with the Planning Commission. The Planning Commission makes the final decision on ADUs that require a conditional use.

### WHERE ARE THE ADUS LOCATED?

The ADUs are located throughout the City. The map below shows the location of each ADU application.

### ADUS BY DISTRICT



## ADU APPLICATIONS SUBMITTED IN 2021

This table includes the addresses of each ADU application that has been submitted.

ADDRESS	TYPE OF ADU	TYPE OF PROCESS	STATUS	DISTRICT
991 S 1000 E	Detached	Conditional Use	Active	5
1532 S GREEN ST	Detached	Conditional Use	Active	5
299 E OAK FOREST RD	Detached	Conditional Use	Active	3
2346 S PARK ST	Detached	Conditional Use	Additional Info	7
1726 E HOLLYWOOD AVE	Detached	Conditional Use	Active	6
529 E SHERMAN AVE	Detached	Conditional Use	Closed	5
2900 S 900 E	Detached	Conditional Use	Active	7
1167 E SHERMAN AVE	Detached	Conditional Use	Closed	5
1364 S EMIGRATION ST	Detached	Conditional Use	Closed	6
362 E SHERMAN AVE	Detached	Conditional Use	Closed	5
2274 S GREEN ST	Detached	Conditional Use	Closed	7
1849 E 1300 S	Detached	Conditional Use	Closed	6
1362 S 600 E	Detached	Conditional Use	Active	5
738 E 1700 S	Detached	Conditional Use	Closed	5
927 S LAKE ST	Attached	Conditional Use	Closed	5
1479 E HARRISON AVE	Detached	Conditional Use	Additional Info	5
44 N WOLCOTT ST	Detached	Conditional Use	Closed	3
742 S NAVAJO ST	Detached	Conditional Use	Closed	2





# PAST REPORTS

Learn more about past years by visiting to the following links:

## **2019 ADU REPORT**

[www.slcdocs.com/Planning/Reports/2019/adus\\_annual\\_report\\_2019.pdf](http://www.slcdocs.com/Planning/Reports/2019/adus_annual_report_2019.pdf)

## **2020 ADU REPORT**

[www.slcdocs.com/Planning/Reports/2020/adus\\_annual\\_report\\_2020.pdf](http://www.slcdocs.com/Planning/Reports/2020/adus_annual_report_2020.pdf)



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