

# ADUS ANNUAL REPORT

# 2022



# PLANNING

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**PLANNING DIVISION**

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ADU ANNUAL

# REPORT 2022

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, 2022 to December 31, 2022. The report is required by ordinance to be transmitted to the City Council by February 15, 2023.**



# 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.

# 2022 NUMBERS

## PROCESSED APPLICATIONS

APPROVED	8
IN PROGRESS	7
WITHDRAWN	5*
<b>TOTAL</b>	<b>20</b>

The Planning Commission approved 8 additional ADUs that were submitted in 2021 but decided in 2022.

\*3 were internal, no conditional use needed

## CONDITIONAL USE ADUS

2019	24
2020	24
2021	18
2022	20
<b>TOTAL</b>	<b>86</b>





## BUILDING PERMITS\*

COMPLETED ADUS	44
UNDER CONSTRUCTION	36
BUILDING PERMIT REVIEW	49
WITHDRAWN	41
<b>TOTAL APPLICATIONS</b>	<b>170</b>

\*Cumulative totals from 2018 to 2022

## CONDITIONAL USE ADU CHARACTERISTICS

Withdrawn applications were not included on the averages below.

<p><b>ADU AVERAGE SIZE</b></p>  <p><b>570</b> Squared Feet</p>	<p><b>ADU AVERAGE HEIGHT</b></p>  <p><b>14.5</b> Feet</p>	<p><b>AVERAGE # OF BEDROOMS</b></p>  <p><b>1</b> Bedroom</p>	<p><b>OFF-STREET PARKING</b></p>  <p><b>8</b> Applications</p>
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## PERMITTED USE ADUS

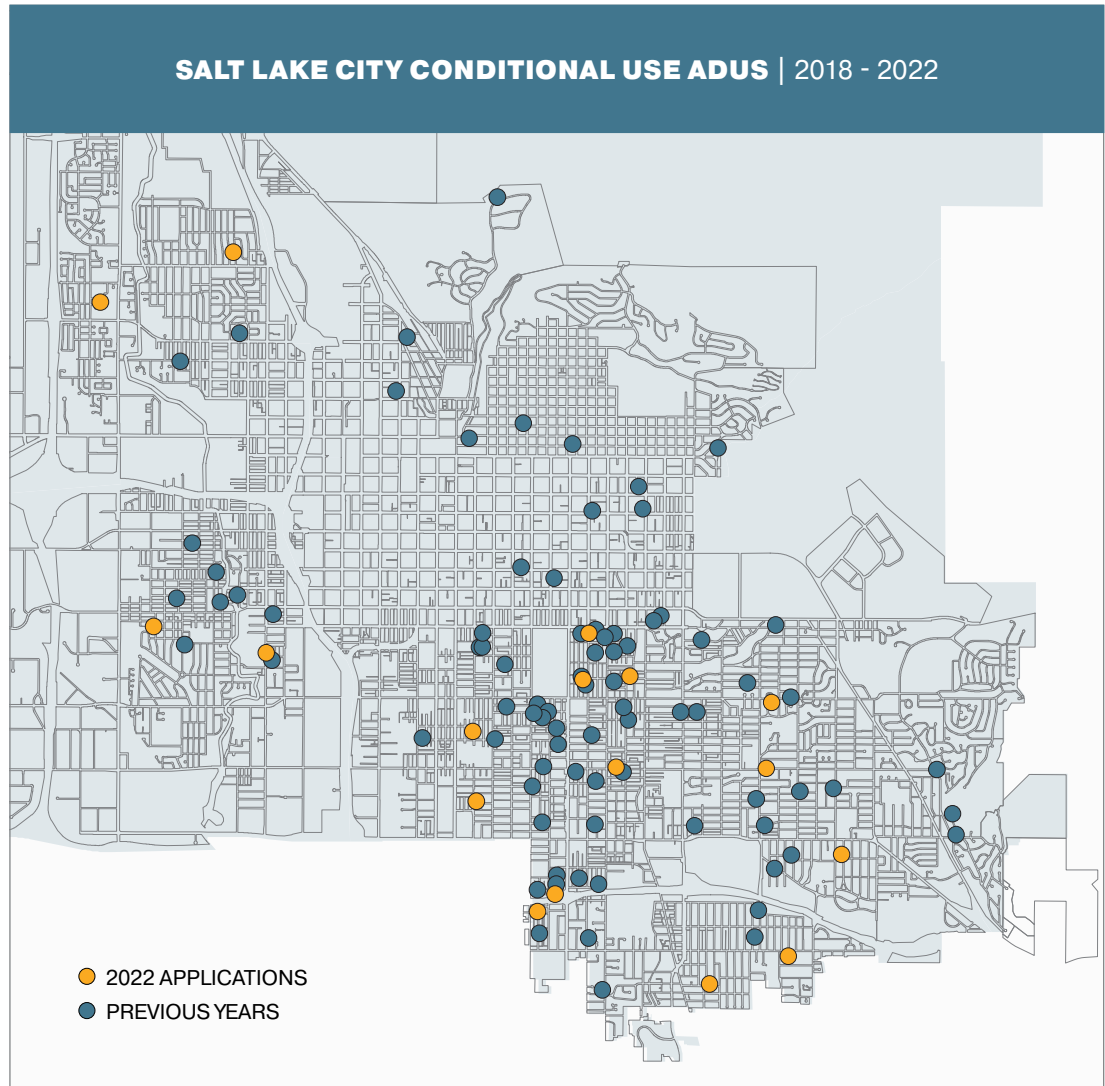
An ADU is considered a permitted use in zoning districts that allow housing types that include at least a duplex, but may include triplexes and apartments as well. This includes the SR-1A, SR-3, R2, RMF, RMU, and MU zoning districts. The review process of permitted ADUs start with submitting a building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

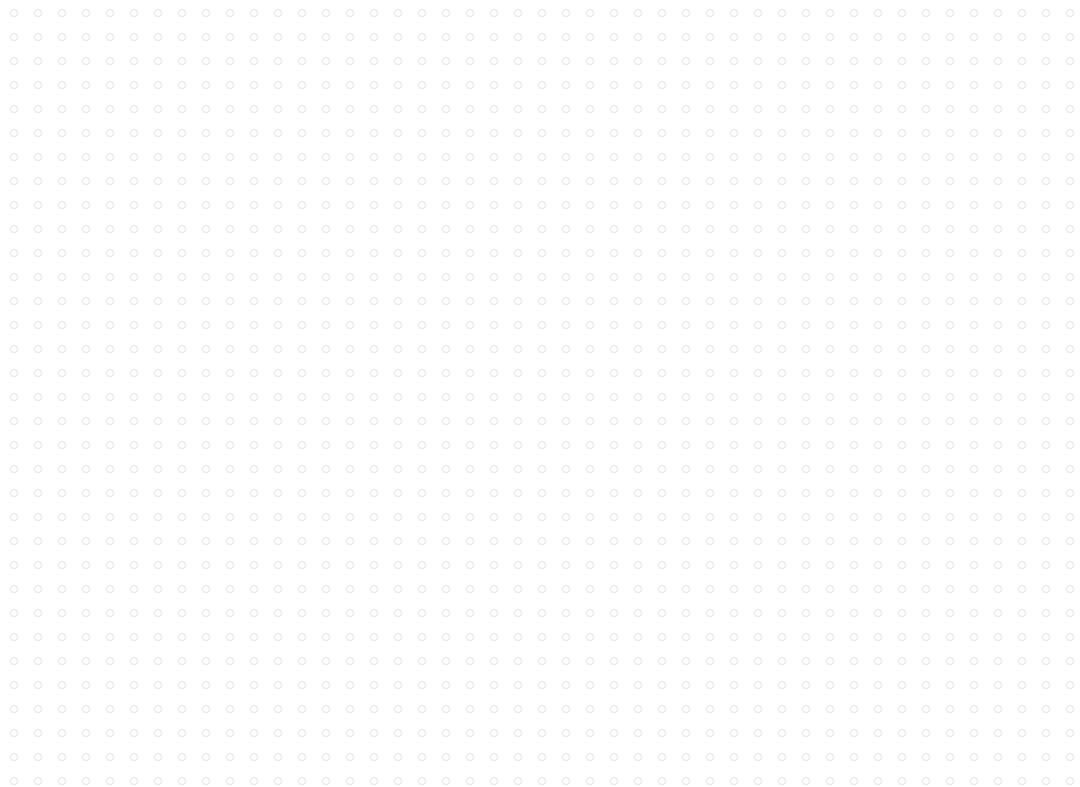
The ADUs are located throughout the City. **The map below shows the location of each ADU application.**



### CONDITIONAL USE (CU) ADU APPLICATIONS SUBMITTED IN 2022

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

ADDRESS	PROCESS	STATUS	DISTRICT
1791 W Alps Way	CU	In Progress	D1
1061 N American Beauty Dr	CU	Approved	D1
1029 S 900 W	CU	In Progress	D2
918 S 1500 W	CU	Approved	D2
1163 S Lake Street	CU	In Progress	D5
1005 E Princeton Ave	CU	In Progress	D5
1522 S Lincoln St	CU	Withdrawn	D5
1857 S 200 E	CU	In Progress	D5
926 S 800 E	CU	In Progress	D5
939 E 1700 S	CU	Approved	D5
1331 S Emigration Cir	CU	Approved	D6
2867 S Chadwick St	CU	Approved	D7
535 E Division Ln	CU	In Progress	D7
2156 S Oneida St	CU	Approved	D7
1852 E 2700 S	CU	Approved	D7
1746 E 1700 S	CU	Withdrawn	D7
617 E Driggs Ave	CU	Approved	D7





# 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)

**2021 ADU REPORT**

[www.slcdocs.com/Planning/Reports/2021/adus\\_annual\\_report\\_2021.pdf](http://www.slcdocs.com/Planning/Reports/2021/adus_annual_report_2021.pdf)



