



MOTION SHEET

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: September 19, 2017

RE: **Text Amendment: Accessory Dwelling Unit Regulations**
PLNPCM2014-00447

The Council has already noticed two public hearings for this item – September 19 and October 3.

MOTION 1: I move that the Council close the public hearing and note that a second public hearing on the Accessory Dwelling Unit petition is scheduled for October 3.





COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: September 19, 2017

**RE: Text Amendment: Accessory Dwelling Unit Regulations
PLNPCM2014-00447**

Item Schedule:

Briefing: January 17, July 11 &
September 5, 2017

Set Date: July 25, 2017

Public Hearing: Sept 19, Oct 3,
2017

Potential Action: October 17

September 5 Work Session Summary

During the September 5 work session the Council conducted a series of straw polls to amend the final proposed draft. The following changes were of the result of the straw poll voting:

- ADUs will be allowed Citywide (though still an annual limit of 25 per year).
- Administrative review process that includes a 30 day notification of proposed ADUs to abutting property owners (including across the street).
- Reporting requirements to be included so the City can adequately track how ADUs are impacting neighborhoods, and where they are being built, so future changes could be made if needed.
- More information was requested on how the owner occupied requirement affects properties owned by Trusts and how enforcement issues will be addressed.

The following information was provided for the September 5 briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE



The Council will hold a third discussion about an ordinance that would amend the City's accessory dwelling unit (ADU) regulations. The amendments would generally allow ADUs west of Canyon Road, south of South Temple, west of 1300 East and north of I-80. Currently, new ADU permits are only available for properties located a half mile or less from a fixed rail transit stop. Additionally, the amendments will limit the number of ADU permits issued per year to 25.

At the Council’s first briefing, the Council asked some questions about enforcement, role of ADUs within affordable housing, and other sample city ADU ordinances. Some Council Members raised the broader questions about the ADU ordinance and its role in housing.

The Council’s Affordable Housing priority identifies the following goals and potential solutions:

- **Goal** – Create more affordable housing for all income levels, with specific focus on creating affordable units for individuals at or below the poverty level.

- **Solutions** - Success includes adopting a new citywide Housing Plan, implementing action steps that will lead to the creation of more affordable housing and identifying funding sources that can help fill the financial gaps in order to create more affordable housing.
 - Funding Solutions – Identify and establish a long-term funding source for affordable housing
 - Policy Solutions – Identify and change City ordinances and policies that are roadblocks to creating more housing options.

Because Affordable Housing is one of the Council’s priorities, the Council may wish to begin with a discussion of whether there is value in having ADUs as a tool to expand affordable housing options in the City, and whether they fit in other / all areas of the City. The Council may also discuss if there are ways to make them compatible citywide and if they should they be limited geographically.

July 11 WORK SESSION SUMMARY

During the July 11 work session briefing, much of the Council’s discussion revolved around the need to increase the supply of housing without creating major disruptions for existing neighborhoods. Some Council Members commented that neighborhoods could be negatively impacted if ADUs are used as short-term rentals, and asked whether or not the City can adequately enforce the ordinance.

The Council asked staff to outline a robust public engagement plan that will help inform the public about the propose ordinance. On July 25, the Council was provided the following outline for public engagement:

Timeline	
• Council approval of timeline:	July 25, 2017 via announcements/work session discussion <i>Begin Public Engagement & Notification to interested parties. Will continue through Council action.</i>
• Consent – Set Date	August 8, 2017 (early notice of public hearings)
• Follow-up Work Session	September 5, 2017
• Public Hearing #1	September 19, 2017
• Public Hearing #2	October 3, 2017

- Potential Action

October 17, 2017 *or later*

Public Engagement Tools

- Direct email to Community Council Chairs/recognized community organizations
 - Include key dates
 - Include link to OCH site
 - Provide an option to be added to the email list for the topic.
 - Ask them to share with their membership lists
- Open City Hall
 - Includes key meeting dates
 - Ways to provide feedback
 - Fact sheet
- Distribute information via website/email updates/social media
 - Link to OCH website
 - Ways to provide feedback
- Following Council action, provide information back to those who have provided feedback or asked questions throughout the process.

POLICY QUESTIONS FOR CONSIDERATION

1. The Council may wish to weigh the benefits of ADUs with the concerns that have been raised. The Council may identify priorities or policy direction based on a balance of the benefits and concerns.

The purpose statement of the proposed ADU ordinance outlines some potential or intended benefits:

- Create new housing units
- Provide more housing options in residential districts
- Allow more efficient use of existing housing stock
- Support affordable housing options
- Support transit oriented development and reduce automobile dependency
- Support economic viability of historic structures

Additionally, though not in the purpose statement:

- Support aging in place for older residents

Concerns that have been raised in relation to ADUs include:

- Negatively impacting the character of single-family residential neighborhoods through increased density
- Increases traffic and parking issues
- Inability to adequately enforce the ordinance and monitor for these impacts

2. On January 10 the Council discussed the East Bench Master Plan. The proposed Accessory Dwelling Unit (ADU) Ordinance would prohibit ADUs east of 1300 East. However, the East Bench Master plan identifies Accessory Dwelling Units for possible consideration (page 43) in the East Bench master plan area:

INITIATIVE N-3.2: Housing Affordability, Access, and Choices:

“Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors.”

During that discussion, some Council Members expressed concern about including support for ADUs in the East Bench Master Plan area.

The proposed ADU ordinance and the proposed EBMP have conflicting policy goals with regards to ADUs. Would the Council like to further discuss and/or resolve this policy conflict?

POTENTIAL STRAW POLLS

Over the course of the ADU discussion, potential changes to the ADU ordinance have been identified by Council Members, staff and the public. The Council may wish to consider straw polling the options identified below to determine if any of them should be included in the final draft of the ordinance.

Does the Council support:

1. Removing the owner occupancy requirement?
2. Increasing off-street parking requirement to: 1 parking stall for a 1 bedroom unit, and 2 parking stalls for a 2 bedroom unit (*This change would be consistent with the existing ADU regulations*)?
3. Including a minimum rental requirement of 30 consecutive days within residential zoning districts in order to minimize the impact of short term rentals of ADUs?
4. Amending the proposal to incorporate one of the following options in order to notify neighbors of a pending ADU development:
 - Specify an application and administrative review process that includes notification of abutting property owners and residents, or
 - Specify an application and administrative review process that includes notification of property owners and residents within 300 feet, or
 - Reclassify ADUs as a special exception, which would require amending section 21A.52.030, titled Special Exceptions Authorized?
5. Keeping, modifying or removing the proposed boundary where ADUs can be located throughout the City?

If the currently proposed ADU boundary is kept, #6 could be considered.

6. Allowing internal or attached accessory dwelling units—not detached—east of “Accessory Dwelling Units Boundary”?
7. Keeping, modifying or removing the annual permit allocation (proposed maximum of 25 units per year)?
8. Including potential exceptions to the annual permit limit of 25 ADUs, such as:
 - projects in RDA areas

- units that meet accessibility standards
9. Changing the owner occupied requirement so properties that are owned by two or more people are not required to have both/all owners living in the principal structure?
 - *The current ordinance language requires all owners of the property to live there in order to have an ADU.*
 10. Allowing a parking waiver for ADUs that are along arterial streets or bus routes that meet the following requirements, as identified in the Transit Master Plan:
 - *Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or*
 - *The lot or parcel containing the accessory dwelling unit is located within a one-fourth (1/4) mile radius from a fixed transit line or an arterial street with a designated bus route.*

The following information was provided for the January 17 briefing. It is provided again for background purposes.

JANUARY 17 WORK SESSION SUMMARY

The Council first discussed the proposed ADU ordinance on January 17, 2017. At that time the Council decided to wait to hold future discussions on ADUs until after the State's legislative session because there was potential legislation that could impact the ordinance.

Additionally, during the January 17 briefing, the Council requested more information on the following items:

- Enforcement Concerns – what is the enforcement plan for the following provisions of the ordinance:
 - Owner occupied
 - Parking
 - Short term rentals / Airbnb
- Do ADUs contribute to affordable housing stock? If so, how?
- Could staff review the Durango Colorado ADU ordinance as example to learn more about establishing good feedback loops between the City and the public?

The Administration transmitted the new information requested by the Council, including a response to State legislation regarding short term rentals. The transmittal letter includes a full discussion about each issue raised by the Council. Additionally, it includes options for each issue the Council may wish to consider.

A short description of each issue raised by the Council is provided below. Please see the transmittal letter for full details and analysis.

- **How will Salt Lake City enforce ADU provisions such as owner occupancy, parking and short term rentals? (pages 1 - 5)**
 - The transmittal letter outlines how the following enforcement issues will be handled to ensure ADUs are in compliance:
 - Zoning violations

- Permitting
- Owner Occupancy
- Off and On street parking
- ***Options identified in the Transmittal letter***
 - To broaden applicability of ADU regulation, consider removing the owner occupancy requirement.
 - To increase off-street parking, require 1 parking stall for a 1 bedroom unit, and 2 parking stalls for a 2 bedroom unit, which is consistent with the existing ADU regulation.
- **How does Utah Code impact or regulate short term rentals like those advertised through Airbnb.com (pages 5-6)**
 - During the 2017 General Session, the Utah State Legislature passed House Bill (HB) 253 entitled Short-Term Rental Amendments.
 - According to the transmittal letter, HB 253 prohibits a city from using a “short term rental website” as evidence for enforcement, and a city may not “fine, charge, prosecute, or otherwise punish” an individual for “listing” a short term rental.
 - However, HB 253 does not prevent a city from prohibiting short term rentals.
 - ***Options identified in the Transmittal letter***
 - To prohibit short term rental of ADUs and promote affordable housing, specify the duration of a rental agreement for an ADU must be a minimum of 30 consecutive days within residential zoning districts that currently prohibit short term rentals.
- **How will ADUs contribute to affordable housing stock? (page 6)**
 - The Transmittal Letter provides a few bullet points on how ADUs contribute to affordable housing.
 - Internal ADUs are generally less expensive
 - Costs savings from not having to purchase the land
 - Rental fees are lower for smaller units
 - Renting to family and friends is still a factor in the overall affordable housing market
- **Does the City of Durango, Colorado have a “good feedback loop” between the city and the public regarding ADUs? (pages 6-8)**
 - The Transmittal Letter provides a summary of Durango Colorado’s ADU regulations, which includes a notification sent to property owners within 300 feet of a proposed ADU to notify neighbors and discover pertinent, unknown information.
 - The decision is administrative no public meeting is held.
 - This is similar to Salt Lake City special exception process.
 - ***Options identified in the Transmittal letter***
 - To notify neighbors of a pending ADU development, amend the proposal to incorporate one of the following options:
 - Specify an application and administrative review process that includes notification of abutting property owners and residents, or

- Specify an application and administrative review process that includes notification of property owners and residents within 300 feet, or
- Reclassify ADUs as a special exception, which would require amendment of section 21A.52.030, entitled Special Exceptions Authorized.

POLICY QUESTIONS & POTENTIAL STRAW POLLS

2. In review of the proposal, the Council may wish to evaluate the benefits of ADUs along with some concerns about impacts that have been raised. The Council may identify priorities or policy direction based on some balance between the benefits and concerns.

The purpose statement of the proposed ADU ordinance outlines some potential or intended benefits:

- Create new housing units
- Provide more housing options in residential districts
- Allow more efficient use of existing housing stock
- Support affordable housing options
- Support transit oriented development and reduce auto dependency
- Support economic viability of historic structures
- In addition to the purpose statement: this may also relate to aging in place issues.

These potential benefits could be considered along with some concerns that have been raised in relation to ADUs, such as:

- Impact on the character of single family residential neighborhoods through increased density
- Potential impact of increase traffic and parking issues
- Ability to adequately enforce the ordinance and monitor for these impacts

3. The Council may wish to consider straw polling the options identified in the transmittal letter to determine if any of them should be included in the final draft of the ordinance.
 11. To broaden applicability of ADU regulation, consider removing the owner occupancy requirement.
 12. To increase off-street parking, require 1 parking stall for a 1 bedroom unit, and 2 parking stalls for a 2 bedroom unit, which is consistent with the existing ADU regulation.
 13. To prohibit short term rental of ADUs and promote affordable housing, specify duration of a rental agreement for an ADU must be a minimum of 30 consecutive days within residential zoning districts that currently prohibit short term rentals.
 14. To notify neighbors of a pending ADU development, amend the proposal to incorporate one of the following options:
 - Specify an application and administrative review process that includes notification of abutting property owners and residents, or
 - Specify an application and administrative review process that includes notification of property owners and residents within 300 feet, or

- Reclassify ADUs as a special exception, which would require amendment of section 21A.52.030, entitled Special Exceptions Authorized.

The following Policy Questions were provided for the January 17 briefing. They may still be relevant and the Council may wish to discuss these further and consider conducting straw polls to determine if any of these changes should be included in the final ordinance.

POLICY QUESTIONS

15. The Transmittal Letter identified the following potential modifications that could be made to the proposed ADU ordinance in order to adjust where ADUs could be located throughout the City:
 - Removal or modification of the “Accessory Dwelling Units Boundary”
 - Permit internal or attached accessory dwelling units—not detached—east of “Accessory Dwelling Units Boundary.”
 - Removal or modification of annual permit allocation (proposed maximum of 25 units per year)

Does the Council wish to further discuss the potential changes to the proposed ordinance that would change the boundary map?

16. The Transmittal Letter identifies potential exceptions to the annual permit limit of 25 ADUs, including: projects in RDA areas and for units that meet accessibility standards.

Is the Council supportive of including these exemptions to the maximum annual limit?

17. On January 10 the Council discussed the East Bench Master Plan. The proposed Accessory Dwelling Unit (ADU) Ordinance would prohibit ADUs east of 1300 East. However, the East Bench Master plan identifies Accessory Dwelling Units for possible consideration (page 43) in the East Bench master plan area:

INITIATIVE N-3.2: Housing Affordability, Access, and Choices:

“Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors.”

During that discussion, some Council Members expressed concern about including support for ADUs in the East Bench Master Plan area.

The proposed ADU ordinance and the proposed EBMP have conflicting policy goals with regards to ADUs. Would the Council like to further discuss and/or resolve this policy conflict?

18. A questions has been raised by a constituent regarding the owner occupied requirements. Their concern is if they own a property with a partner, but both don’t live there, they would not be allowed to have an ADU.

The section regarding Owner Occupants includes the following:

Even if a person meets the requirements of subsection B.1 or B.2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is

located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

Does the Council wish to further discuss the owner occupied requirements?

19. The proposed ordinance would require one parking space per ADU. However, a waiver may be obtained for the parking requirement if:

- Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
- The lot or parcel containing the accessory dwelling unit is located within a one-fourth (1/4) mile radius from a fixed transit line or an arterial street with a designated bus route.

A suggestion has been raised about potentially including language about allowing the waiver for ADUs that are along arterial streets or bus routes that, as defined by the Transit Master Plan?

Would the Council support including language about the Transit Master Plan to the parking waiver?

The following information was provided for the January 17 work session briefing. It is provided again for background purposes.

ADDITIONAL INFORMATION

The City's existing ADU ordinance has been in effect since September 2012. According to the Planning Commission Staff report, city staff has responded to dozens of inquiries from residents interested in establishing an ADU—however, only one ADU has been constructed to date. “Staff found that the primary reason the ordinance failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance” (*Planning Commission staff report, page 2*).

In June of 2014, former Mayor Ralph Becker initiated a petition to amend the City's ADU regulations. The ordinance before the Council is the result of that petition.

The zoning districts that would be impacted include: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU.

An outline of the public process is outlined on pages 5-6 of the transmittal letter. The process included three open houses, two Planning Commission public hearings and visits to community councils.

The following table, found on page 2 of the transmittal, outlines the proposed amendments in comparison to the existing regulations.

Regulation	Existing	Proposed
Location	ADU must be located within (1) a permitted residential district, and (2) ½ mile of an operational fixed rail station	ADU must be located within (1) a permitted residential or special purpose zoning district, and (2) west of Canyon Road, south of South Temple, west of 1300 East, and south of I-80
Permit Limit	None	25 permits per year
Building Height	Underlying zoning district standards apply, however ADU may not be taller than principal dwelling	Up to 24 feet for pitched roof, and 20 feet for flat roof, however ADU may not be taller than principal dwelling
Maximum Square Footage	50% of principal dwelling, or 650 square feet, whichever is less	50% of principal dwelling for attached ADU 50% of principal dwelling, or 650 square feet, whichever is less, for detached ADU
Lot Area	Minimum 5,000 square feet for detached ADU, no minimum for attached ADU, however lot coverage restrictions apply	No minimum lot area requirement, however lot coverage restrictions apply
Parking	One parking stall for one bedroom ADU, and two parking stalls for two (or more) bedroom ADU	One parking stall for ADU
Entrance Requirements	Additional entrance not allowed on front façade unless setback 20 feet from front façade	Additional entrance may be allowed on front or corner façade if screened from view by architectural or landscaping features
Existing windows	Must be removed if not compliant with ADU regulation	May be retained if not compliant with ADU regulation
Owner Occupancy	Owner occupancy required in either principal or accessory dwelling	Owner occupancy required in either principal or accessory dwelling

Pages 2-4 of the transmittal letter identifies four key issues. A short description of each issue and the finding is provided below for reference. Please see the transmittal letter for full analysis.

- **Issue 1 - Location Restrictions:** Replace the ½-mile location restriction with a “boundary line” that permits ADUs in neighborhoods that generally favor them.
- **Issue 2 – Annual Limitation:** To address concerns with potential or unforeseen impacts of ADUs, an annual limit of 25 permits is recommended with the following exceptions:
 - Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
 - Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.
- **Issue 3 – Building Height:** increase the height of detached ADUs to 24 feet for a pitched roof structure, and 20 feet for a flat roof structure.

- Existing maximum heights do not provide sufficient height to develop ADUs over an accessory structure.
- **Issue 4 – Amendment Options:** Based on public feedback, Planning staff has provided the following options that could be considered:
 - Removal or modification of the “Accessory Dwelling Units Boundary” as described in 21A.40.200.C.1 of the proposed amendment.
 - Permit internal or attached accessory dwelling units—not detached—east of “Accessory Dwelling Units Boundary” as described in 21A.40.200.C.1 of the proposed amendment.
 - Removal or modification of annual permit allocation (*proposed maximum of 25 units per year*)

Attachment B of the Planning Commission staff report outline the standards that should be considered as the Council reviews this proposal. *An outline of the analysis is summarized below, please see Planning’s staff report for full details.*

- **Standard 1**
Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.
 - **Finding:** Proposal is consistent with the purpose, goals, etc. of the adopted planning documents.
- **Standard 2**
Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.
 - **Finding:** Proposal does further the specific purpose statements of the zoning ordinance.
- **Standard 3**
Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
 - **Finding:** The proposed text amendment is subordinate to the purposes and provisions of any applicable overlay zoning districts that may impose additional standards, such as the H Historic Preservation Overlay District.
- **Standard 4**
The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
 - **Finding:** the proposal is consistent with this standard.

POLICY QUESTIONS

20. The Transmittal Letter identified the following potential modifications that could be made to the proposed ADU ordinance in order to adjust where ADUs could be located throughout the City:

- Removal or modification of the “Accessory Dwelling Units Boundary”
- Permit internal or attached accessory dwelling units—not detached—east of “Accessory Dwelling Units Boundary.”
- Removal or modification of annual permit allocation (proposed maximum of 25 units per year)

Does the Council wish to further discuss the potential changes to the proposed ordinance that would change the boundary map?

21. The Transmittal Letter identifies potential exceptions to the annual permit limit of 25 ADUs, including: projects in RDA areas and for units that meet accessibility standards.

Is the Council supportive of including these exemptions to the maximum annual limit?

22. On January 10 the Council discussed the East Bench Master Plan. The proposed Accessory Dwelling Unit (ADU) Ordinance would prohibit ADUs east of 1300 East. However, the East Bench Master plan identifies Accessory Dwelling Units for possible consideration (page 43) in the East Bench master plan area:

INITIATIVE N-3.2: Housing Affordability, Access, and Choices:

“Additional lower density housing choices, such as allowing an additional dwelling unit in an existing single-family dwelling, should be allowed within neighborhoods that are supported by public transportation or near major transportation corridors.”

During that discussion, some Council Members expressed concern about including support for ADUs in the East Bench Master Plan area.

The proposed ADU ordinance and the proposed EBMP have conflicting policy goals with regards to ADUs. Would the Council like to further discuss and/or resolve this policy conflict?

23. A questions has been raised by a constituent regarding the owner occupied requirements. Their concern is if they own a property with a partner, but both don't live there, they would not be allowed to have an ADU.

The section regarding Owner Occupants includes the following:

Even if a person meets the requirements of subsection B.1 or B.2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

Does the Council wish to further discuss the owner occupied requirements?

24. The proposed ordinance would require one parking space per ADU. However, a waiver may be obtained for the parking requirement if:

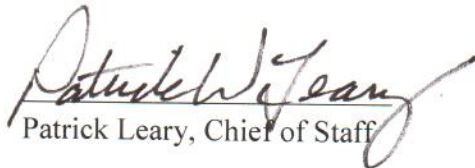
- Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
- The lot or parcel containing the accessory dwelling unit is located within a one-fourth (1/4) mile radius from a fixed transit line or an arterial street with a designated bus route.

A suggestion has been raised about potentially including language about allowing the waiver for ADUs that are along arterial streets or bus routes that, as defined by the Transit Master Plan?

Would the Council support including language about the Transit Master Plan to the parking waiver?



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: May 22, 2017

Date sent to Council: May 23, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE: _____

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: Additional information on petition PLNPCM2014-00447 to amend City Code 21A.40.200 Accessory Dwelling Units.

STAFF CONTACT: Michael Maloy, AICP, Senior Planner, (801) 535-7118

DOCUMENT TYPE: Information only

RECOMMENDATION: That the City Council schedule a briefing and public hearing on Petition No. PLNPCM2014-00447 for the accessory dwelling unit ordinance amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: On January 17, 2017, the City Council was briefed on petition PLNPCM2014-00447 to amend the accessory dwelling unit ordinance. During the work session, the City Council requested additional information on several issues relative to the proposal. As directed, staff conducted the additional research and prepared the following response for consideration.

Question How will Salt Lake City enforce ADU provisions such as owner occupancy, parking, and short term rentals?

Answer *Enforcement of the zoning ordinance is a responsibility of Civil Enforcement. Civil Enforcement is part of the Building Services Division, which is within the Department of Community & Neighborhoods. As a matter of city policy, a zoning enforcement action is initiated in response to a "complaint"—which may be submitted anonymously to the city. However, enforcement may be initiated by the city if there is a visible threat to life, health, or safety. Currently, there are seven (7) full-time civil enforcement officers that compass the city and enforce zoning ordinances.*

City Code specifies fines for violations. Chapter 21A.20 regulates enforcement of Zoning Title 21A. Within this chapter, the following provisions establish civil penalties for violation:

21A.20.040 Fines for Violations:

- A. Violations of the provisions of this (Zoning) title or failure to comply with any of its requirements shall be punishable as a class B misdemeanor upon conviction.
- B. This title may also be enforced by injunction, mandamus, abatement, civil fines or any other appropriate action in law or equity.
- C. Each day that any violation continues after the citation deadline shall be considered a separate offense for purposes of the fines and remedies available to the city.
- D. Accumulation of fines for violations, but not the obligation for payment of fines already accrued, shall stop upon correction of the violation.
- E. Any one or more of the fines and remedies identified herein may be used to enforce this title.

21A.20.050 Civil Fines. If the violations are not corrected by the citation deadline, civil fines shall accrue at twenty five dollars (\$25.00) a day per violation for properties in residential zoning districts and one hundred dollars (\$100.00) per day per violation for properties in nonresidential zoning districts.

21A.20.060 Daily Violations. Each day a violation continues after the citation deadline shall give rise to a separate civil fine.

21A.20.070: Compliance. The city may use such lawful means as are available to obtain compliance and to collect the amount of any fines accrued, including costs and attorney fees.

Enforcement begins with permitting. Whether a proposed ADU is located within an existing or new structure, the permitting process will require the following steps to ensure compliance with all applicable regulations, including building, fire, health, and zoning codes:

- A building permit application must be submitted, reviewed, and issued by the city—even if the proposed ADU has already been constructed. For example, if a property has a pre-existing but unlicensed accessory dwelling unit it must be *brought into compliance with all applicable regulations*, including current building code.
- The proposed ADU must pass all required building inspections to ensure compliance with *current* City Code and adopted regulations.
- The city will record with the Salt Lake County Recorder a “deed restriction” that states “the owner occupant must occupy the property as required” by City Code. Such deed restriction shall “run with the land” until the accessory dwelling unit is abandoned or revoked. When the property is sold, subsequent

owners will be notified of the owner occupancy requirement through the property title report.

- If a property owner intends to rent an ADU, the owner must obtain an annual Salt Lake City Business License, however participation in the “Good Landlord” program is optional.
- Once the property owner has complied with all applicable regulations, and the ADU has passed inspections, a “certificate of occupancy” will be issued by the city.

Owner occupancy is enforceable. Regarding enforcement of the “owner occupancy” requirement, which is part of the existing ordinance and proposed amendment, Planning Division staff is confident that the regulation is enforceable. The provision is derived from a regulation adopted by Provo City in April 2000, which was challenged in 2005 by property owners in *Anderson v Provo City*. The owner occupancy requirement was successfully upheld by the Supreme Court of Utah, which concluded:

“In allowing property owners in some single-family residential zones near BYU to rent accessory apartments on condition that the owner resides in the primary dwelling, Provo has struck a balance between providing more housing alternatives and availability in these neighborhoods and preserving their single-family residential character. The provision at issue here places no restriction on owners' right to rent their primary residence but merely regulates a secondary use that could otherwise not be available at all. We hold that the owner occupancy requirement for accessory apartment rental is within Provo's zoning power, does not violate owners' constitutional rights to the uniform operation of laws, to equal protection, or to travel, and is not an invalid restraint on alienation.”

If a complaint is received regarding compliance with the owner occupancy provision, the property owner of record will be required to produce documentation—specified in City Code—to verify occupancy. If the property owner no longer occupies the property, the ADU would be subject to enforcement procedures, which may include civil fines, permit revocation, and removal of the ADU.

Common but questionable. However, it should also be noted that some residents have questioned or criticized the owner occupancy provision, and several northwestern cities have recently removed or avoided owner occupancy requirements for ADUs, such as Vancouver, Richmond, and Victoria, BC; Portland, Bend, and Ashland, Oregon; Yakima, Washington; and Nampa, Idaho. According to a 2013 article published by Sightline Institute, an independent, nonprofit research and communications center, it concluded:

“This rule (owner occupancy) gives bankers the jitters, which prevents many homeowners from securing home loans to finance the ADU construction. Owner occupancy sharply limits the value appraisers can assign to a house and ADU and makes the property less valuable as loan collateral. If a bank forecloses on a house and suite covered by an owner-occupancy rule, it cannot rent out both units.

Portland repealed its owner occupancy provision in 1998, but most other communities retain the rule.”

In general, ADU proponents have accepted owner occupancy requirements as a distinguishing feature that separates ADUs from other land uses, such twin-homes or duplex dwellings. Owner occupancy provisions have also made ADUs generally more acceptable in existing single-family residential neighborhoods.

Off-street parking required. Regarding parking, the proposed amendment requires one off-street parking stall for an ADU. The location and dimensions of the stall must be shown on a site plan and constructed prior to occupancy. The parking requirement may be modified if the property is within ¼ mile of a fixed rail station.

On street parking regulated. On street parking is enforced by Parking Enforcement which is part of the Salt Lake City Public Services Compliance Division. If necessary, a Salt Lake City Police Officer may also enforce parking regulations, which includes the following City Code, which is applicable in all residential districts:

12.56.440 Stopping, Standing or Parking, Prohibited in Certain Areas.

- A. No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or traffic control device, in any of the following places:
 - 1. On a sidewalk area;
 - 2. In front or within five feet (5') of a driveway;
 - 3. Within ten feet (10') of a driveway, on Mondays through Saturdays (except holidays) between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M., when a mailbox is located within five feet (5') of such driveway;
 - 4. Within an intersection;
 - 5. Within five feet (5') of a fire hydrant, as measured in both directions along the street or highway curb line from the line extending from the center of the hydrant to the curb line at its nearest point;
 - 6. On a crosswalk;
 - 7. Within twenty feet (20') of a crosswalk at an intersection;
 - 8. Within thirty feet (30') upon the approach of any flashing beacon or traffic control device located at the side of a roadway;

With regard to “short term” rental of a dwelling, Salt Lake City Code 5.14.010 defines a “rental unit” as a building or portion of a building that is:

- A. Used or designated for use as a dwelling by one or more persons; and
- B.
 - 1. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
 - 2. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

Through application of this definition, the Salt Lake City Business Licensing Division classifies any “business” that offers a rental agreement for less than 30 days as a type of

commercial lodging service. As such, a short term rental property may not be licensed in most residential zoning districts.

- Options**
1. To broaden applicability of ADU regulation, remove owner occupancy requirement.
 2. To increase off-street parking, require 1 parking stall for a 1 bedroom unit, and 2 parking stalls for a 2 bedroom unit, which is consistent with the existing ADU regulation.

Question. How does Utah Code impact or regulate short term rentals, like those advertised through Airbnb.com?

Answer. *Little or no impact.* During the 2017 General Session, the Utah State Legislature passed House Bill (HB) 253 entitled Short-Term Rental Amendments. HB 253 states that a municipality may not:

- a) Enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or
- b) Use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.

Essentially, HB 253 prohibits a city from using a “short term rental website” as evidence for enforcement, and a city may not “fine, charge, prosecute, or otherwise punish” an individual for “listing” a short term rental. However, HB 253 does not prevent a city from prohibiting short term rentals. HB 253 was signed by Governor Herbert on March 24, 2017, and will be effective on May 8, 2017.

While the impact of short term rentals on long term or affordable housing is unknown, some preliminary research has been published by accessorydwelling.org, which is a proponent of ADU development. Within an online article entitled “Will Short Term Rentals Actually Reduce Long Term Housing in Granny Flats?” published in 2016, several observations were made:

- Based on research of listings on Airbnb, most short term rentals are “short lived” and listed for less than one year.
- How an ADU is used may change quickly and easily, but long term rental is generally the preferred or “fall back” option.
- In an Oregon survey, 90% of respondents who use their ADU for long term rental plan on maintaining that use.

Within this article, the author speculated that short term rental listings do not last because “operating a short term rental is a lot of work” or “there is no financial advantage to operating a short term rental when long term rental (rates) are fairly high.”

<p>Case Study. For more information on the impact of short term rental policies on long term use of dwelling units—including accessory dwelling units—in Santa Cruz, California, and Portland, Oregon, City Council members may review an online article</p>

at <https://accessorydwellings.org/2016/04/04/adustr/>, which was published in 2016 by accessorydwellings.org, a proponent of ADU development.

- Option* 3. To prohibit short term rental of ADUs and promote affordable housing, specify duration of a rental agreement for an ADU must be a minimum of 30 consecutive days within residential zoning districts that currently prohibit short term rentals.

Question. How will ADUs contribute to affordable housing stock?

Answer. *Smaller dwellings, smaller rents.* In response to this question, Planning Division staff offers the following information:

- In general, the average per square foot construction costs of a detached ADU are similar to a single-family home. However, an “internal” or “attached” ADU is generally less expensive to develop than a detached ADU.
- The primary “cost savings” associated with ADUs are “land costs” that have already been factored in the purchase price of a single-family home. A secondary cost savings may be derived from sharing utilities or other existing features, such as a driveway.
- While construction costs may be similar to other forms of residential construction, because ADUs are smaller than conventional dwelling units, ADU rental fees tend to be lower or more affordable than nearby dwelling units.
- “In general, due to their smaller unit sizes, ADUs should occupy the lower end of the rental spectrum. As an NYU Furman Center working paper noted: ‘Micro-units [ADUs and compact apartments] in many cities frequently rent at rather high rates per square foot, but at lower total monthly rent levels, than larger apartments.’ In this sense, ADUs remain a source of affordable housing. In supply-constrained housing markets, any production of additional dwelling space will help ease rental market pressure, and production of low total rent units is all the more welcome” (see Exhibit 1 – *R Street Policy Study No. 89 March 2017 Accessory Dwelling Units*, p.3).
- “Further, as Brown and Palmieri note, the zero and below-market rents that are presumably charged to family members or friends should not be dismissed. Voluntarily discounting rent to those with whom the property owner has pre-existing relationships is still a provision of affordable housing. Where the housing is provided to elderly relations who might otherwise require costly personal care, it also represents a potentially large government savings” (see Exhibit 1 – *R Street Policy Study No. 89 March 2017 Accessory Dwelling Units*, p.3).

Case Study. For information on the impact of accessory dwelling units on affordable housing, City Council members may review an online article at <https://accessorydwellings.org/2014/08/07/do-adus-provide-affordable-housing/>, which was published in 2014 by accessorydwellings.org, a proponent of ADU development.

Question. Does the City of Durango, Colorado have a “good feedback loop” between the city and the public regarding ADUs?

Answer. *Public notice required.* Planning Division staff spoke with Heather Bailey, a planner for the City of Durango, Colorado, about Durango’s accessory dwelling unit regulation, which was adopted in 2014. To educate residences on ADUs, the City of Durango produced a 6 minute video called “Know Your ADUs” and a two page “Land Use & Development Guidebook” (see Exhibit 2 – Development Guidebook).

Durango requires a property owner obtain a “limited use permit” prior to building an ADU. The limited use permit (LUP) process requires the city to mail a public notice to all property owners within 300 feet of the proposed ADU prior to making an administrative decision by staff. No public meeting is held for the administrative process. The purpose of the LUP process is to (1) notify neighbors of the proposal, and (2) discover relative information that may be unknown to the applicant or staff. If the proposal is deemed compliant, the *ADU must be approved regardless of public concern or opposition*. According to Ms. Bailey, Durango is pleased with the LUP process and results.

Durango’s LUP process is similar to the “special exception” process used by Salt Lake City for legalization of excess dwelling units” currently authorized in section 21A.52.030 of City Code. For reference, staff has summarized and compared both processes in the following table:

Process	City of Durango Limited Use	Salt Lake City Special Exception
Pre-application	Required	Optional
Notice	Public notice required within 300 feet	Public notice required for abutting residents and property owners
Authority	Staff will approve, approve with conditions, refer to the Planning Commission, or deny the application	Administrative review by staff, but refer to Planning Commission if reasonable objection is received. May be denied for failure to comply with standards
Appeal	Administrative decisions may be appealed to the Planning Commission. All Planning Commission decisions may be appealed to the City Council	Administrative decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed to an Appeals Hearing Officer. Any subsequent appeal is to 3 rd District Court

Regarding special exceptions, Salt Lake City Code provides the following purpose statement and definition:

21A.52.010 Purpose Statement. The planning commission or historic landmark commission may delegate its authority as necessary to the planning director to make a determination regarding special exceptions. The planning director may approve the special exceptions authorized by this title in accordance with the procedures

and standards set out in this chapter and other regulations applicable to the district in which the subject property is located.

21A.52.020 Definition. A "special exception" is an activity or use incidental to or in addition to the principal use(s) permitted in a zoning district or an adjustment to a fixed dimension standard permitted as exceptions to the requirements of this title of less potential impact than a conditional use but which requires a careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site.

However, based on research and recommended best practices, the Planning Division has advocated ADUs be classified as permitted uses, which means that a permit to build an ADU relies solely on compliance with established City Code and applicable regulations, such as the Uniform Building Code and the International Fire Code. This approach is also consistent with the existing “detached dwelling unit” regulation in Form Based Urban Neighborhood zoning districts (see section 21A.27.030 of City Code).

- Option* 4. To notify neighbors of a pending ADU development, amend the proposal to incorporate *one* of the following options:
- Specify an application and administrative review process that includes notification of abutting property owners and residents, *or*
 - Specify an application and administrative review process that includes notification of property owners and residents within 300 feet, *or*
 - Reclassify ADUs as a special exception, which would require amendment of section 21A.52.030, entitled Special Exceptions Authorized.

PUBLIC PROCESS: A detailed history of the public process for the proposed accessory dwelling units ordinance amendment is attached to the January 17, 2017, City Council Staff Report.

EXHIBITS:

1. R STREET POLICY STUDY NO. 89 ACCESSORY DWELLING UNITS
2. DEVELOPMENT GUIDEBOOK

1. R STREET POLICY STUDY NO. 89 ACCESSORY DWELLING UNITS



Free markets. Real solutions.

R STREET POLICY STUDY NO. 89
March 2017

ACCESSORY DWELLING UNITS: A FLEXIBLE FREE-MARKET HOUSING SOLUTION

Jonathan Copping

INTRODUCTION

Much of the American built environment was constructed in the post-World War II era, when government policy and planning fashion favored a highly dispersed development model centered on the primacy of the single-family detached home. Subsequent developments in zoning law tended to further privilege and protect the single-family detached home from any neighboring diversity of land use or building form.

As a pattern popularized at the peak of American nuclear family formation, such models initially met consumer preferences and served the needs of many. As the 20th century progressed, however, American demographic patterns and housing needs dramatically changed. The built environment was, by this point, too calcified by accumulated land-use regulations to adapt to these changes, producing significant distortion in high-demand housing markets and unresponsive legal environments across the country.

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As housing supply constraints choke productivity in hot economic regions, and household structure and demographics continue to shift nationally, significant public-policy debates have been opened about the appropriate responses to these developments. These range from debates over national entitlement programs like Social Security and Medicare to battles over gentrification in urban centers. The political disputes often are characterized by high tempers and little perceptible progress.

While these important, high-intensity debates continue, there is opportunity simultaneously to pursue lower-profile solutions that could alleviate pressure on the market, even if they cannot provide complete resolution to all of its problems. One supplemental policy priority would be to ease significantly existing obstacles to the construction and permitting of accessory dwelling units in single-family residential zones.

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is defined as “a secondary dwelling unit with complete independent living facilities for one or more persons” on a single-family lot, whether attached to the primary structure, detached from it or contained within it.¹ ADUs commonly are referred to by a wide variety of less formal names, including “granny flat,” “mother-in-law suite,” “carriage house,” “secondary unit” and “backyard cottage.”

ADUs, then, are dependent apartments built onto otherwise typical single-family homes. They are often created by means of garage conversion, basement finishing, wing addition or even as free-standing construction behind a house. A fully independent ADU will contain its own entrance and full kitchen and bathroom facilities; it may even have separate

1. California Department Housing and Community Development, “Accessory Dwelling Unit Memorandum,” December 2016. <http://www.hcd.ca.gov/policy-research/docs/2016-12-12-ADU-TA-Memo.docx.pdf>

and independent utility metering. While there was significant scholarly interest in ADUs in the 1980s, it waned until recent years, leaving a relative shortage of studies of and data on the current state of secondary units. Filling the informational gap could prove especially difficult, given the large proportion of secondary units that exist as illegal conversions, without permits or official recognition in government databases. One 2001 study estimated that fully one in five San Francisco residential buildings included an illegal secondary unit² and that supply-constrained coastal cities could expect 2 to 10 percent of their housing stock to be illegal secondary units.

The ADU is starting to recover attention, as demographic shifts also lead many groups to revisit accessory dwelling units as an option for the increasing number of multigenerational households. There are any number of causes of this trend, including the aging of the baby boomer generation, a persistent “boomerang” young adult cohort, and growth in the Hispanic and Asian populations. Moreover, housing shortages in hot urban markets have raised interest in creative means to expand supply.

Before accessory dwelling units can be brought to bear on those challenges, however, there is a need to popularize and pass significant reforms to accommodate this flexible, free-market solution.

BRIEF HISTORY OF ZONING

The basic tenets of American zoning were set by the mid-1930s, which is also when the federal government began to provide assistance to the detached single-family house as an ideal base for American life.³ In the postwar period, the relatively simple and compact single-family zoning pattern—originally designed to protect residential neighborhoods from noxious industrial activity—was expanded and complicated, with explicit federal housing policies that reinforced single-family housing on ever larger lots with rapidly diminishing tolerance of diversity. Zoning shifted from prohibiting industrial and commercial development in residential zones to prescribing the shape and structure that residential housing could take within those already protected neighborhoods.

As University of Chicago’s Emily Talen wrote in her book *City Rules*: “The zoning changes of one small town in central Illinois, Urbana, home of the University of Illinois, illustrate

the traditional progression.”⁴ As she recounts, Urbana’s first zoning ordinance was passed in 1936, but there were no minimum lot widths and no lot areas were required per unit until 1950. In 1950, six zones were introduced, two each for residential, commercial and industrial uses. By 1979, however, 16 districts and two overlay zones had been introduced, apartments in single-family areas were banned, and minimum lot sizes and floor-area ratio rules were brought into effect.

The introduction of a few zoning regulations metastasized into a narrowly prescriptive regime that, as Sonia Hirt described in *Zoned in the USA*, “has exceeded historic and international precedent to build what may well be the lowest-density settlements in the history of the world [emphasis original].”⁵

America’s hyperdispersed, land-use-segregated settlement pattern is functional for adults who drive cars but the carless are significantly inhibited from accessing any activities or areas other than the ones in their immediate neighborhood. Functionally, this prevents nondriving children from contributing to the household by running errands to a corner store, for instance, in addition to placing severe limits on the independence of elderly adults who no longer drive.⁶

The recently observed recovery of multigenerational households and parallel decline of intact nuclear families takes place, then, in a regulatory environment rigidly designed for a very different population. As Reihan Salam has written:

Since the initial rise of the suburbs, families have changed. Married couples with children have fallen from 42.9 percent of all households in 1940 to 20.2 percent of all households in 2010, while married couples without children have fallen from 33.4 to 28.2 percent of all households. Single-parent families have also increased, of course, from 4.3 percent to 9.6 percent. The most dramatic change has been the steep increase in one-person households, from 7.8 to 26.7 percent of the total. Families have also been transformed by rising female labor force participation, with women now serving as the sole or primary wage earner in four in 10 U.S. households with children. ...

Viewed through this lens, the problem we face is clear: Much of our built environment still bears the imprint of the postwar era, despite the fact that the families that were characteristic of that era are no longer dominant.⁷

2. George Williams, “Secondary Units: A Painless Way to Increase the Supply of Housing,” San Francisco Planning and Urban Research Association, August 2001. <https://sfpa.org/0110williams.html>

3. Sonia Hirt, *Zoned in the USA: The Origins and Implications of American Land-Use Regulation*, Cornell University Press, p. 32, 2014.

4. Emily Talen, *City Rules*, Island Press, pp. 120–2, 2012.

5. Hirt, p. 28.

6. Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck, *Suburban Nation: The Rise of sprawl and the Decline of the American Dream*, North Point Press, p. 115, 2000.

7. Reihan Salam, “How the Suburbs Got Poor,” *Slate*, Sept. 4, 2014. http://www.slate.com/articles/news_and_politics/politics/2014/09/poverty_in_the_suburbs_places_that_thrived_in_the_era_of_two_parent_families.html

BENEFITS OF ADUS

Rental income

According to a recent Oregon study of Portland ADUs, the largest primary motivation among ADU developers was additional income.⁸ By converting part of a house, building an addition or constructing a free-standing unit, homeowners were able to create a supplementary stream of income for themselves, while adding housing to the constrained market.

The great majority of this additional income comes via long-term rentals: Atlanta architect Eric Kronberg estimates that, when he constructs ADUs for his market under current regulatory conditions, they can reasonably command rents of \$950 to \$1400 a month. By contrast, “you have an all-in cost of \$550-\$715 a month. The two bedroom unit would range \$700-\$900 all-in,” both of which are estimated very conservatively assuming entirely home equity financed, no cash projects. This means Atlanta ADUs could pay for their own financing while providing a homeowner with hundreds of dollars in additional income per month. Most impressively, Kronberg’s projections are for detached ADU prototypes, which are much more expensive to produce than attached ADUs that come from conversions or additions on an existing building.⁹

In the Portland study, 80 percent of ADUs rented for market rates comparable to those in multifamily development. However, between 13 and 18 percent of Portland ADUs go for zero or very low rents. In a separate study, University of California researchers Jake Wegmann and Karen Chapple likewise found 17 percent of San Francisco Bay Area ADUs were occupied for zero rent.¹⁰ As Martin J. Brown and Jordan Palmeri note in the Portland study, this pattern “suggests some unique phenomenon is occurring in ADU developments.” Indeed, in that same survey, “owners reported that 26 percent of ADU tenants were family or friends when they moved in.” This would indicate that a small but significant fraction of ADU development is, indeed, intended for personal relationships, as planners and advocates have traditionally assumed.

The Portland study also marked an interesting departure from earlier studies when it came to its findings on affordability. According to Brown and Palmeri, Portland ADU rents were market competitive with comparable rental apartments

only if zero-rent units were included; they actually rented for a premium if those outliers were excluded. Previous studies had indicated that ADUs were cheaper than comparable rentals. Brown and Palmieri tried to adjust market comparables by unit size via the number of bedrooms. In their report on the Bay Area, Wegman and Chapman did not attempt to adjust for unit sizes, but noted that the ADUs were smaller than their market comparables, as well as often being unpermitted.

Taken at face value, the Portland results could undermine the perception of ADUs as an inherently affordable housing solution. Although the results certainly indicate a need for further study, such reasoning should be tempered by a robust understanding of the ADU context. ADUs are more expensive to build per-square-foot, which could partially explain why owners would demand higher rents per-square-foot.

In general, due to their smaller unit sizes, ADUs should occupy the lower end of the rental spectrum. As an NYU Furman Center working paper noted: “Micro-units [ADUs and compact apartments] in many cities frequently rent at rather high rates per square foot, but at lower total monthly rent levels, than larger apartments.”¹¹ In this sense, ADUs remain a source of affordable housing. In supply-constrained housing markets, any production of additional dwelling space will help ease rental market pressure, and production of low total rent units is all the more welcome.

Further, as Brown and Palmieri note, the zero and below-market rents that are presumably charged to family members or friends should not be dismissed. Voluntarily discounting rent to those with whom the property owner has pre-existing relationships is still a provision of affordable housing. Where the housing is provided to elderly relations who might otherwise require costly personal care, it also represents a potentially large government savings. Rejoining multiple generations in close living arrangements allows for child care or eldercare to be provided by the family, instead of relying on expensive market services. Such arrangements can benefit the whole family by strengthening their relationships and shared experiences. Anecdotally, children can benefit from the experience of elders in quilting, crafting or carpentry. Elders, meanwhile, sometimes can benefit from younger generations’ greater familiarity with maintaining and navigating each new wave of domestic technology.

Further study of ADU rents would bring welcome clarity. For the great majority of homeowners who plan to rent their ADU at market-competitive rents, ADUs can provide a

8. Martin J. Brown and Jordan Palmeri, “Accessory Dwelling Units in Portland, Oregon: Evaluation and Interpretation of a Survey of ADU Owners,” Oregon Department of Environmental Quality, June 1, 2014. <https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf>

9. Eric Kronberg, “ADU Math,” Kronberg Wall, Feb. 24, 2017. <http://kronbergwall.com/adu-math/>

10. Jake Wegmann and Karen Chapple, “Understanding the Market for Secondary Units in the East Bay,” IURD Working Paper Series, October 2012. <http://escholarship.org/uc/item/9932417c>

11. Vicki Been, Benjamin Gross, and John Infranca, “Responding to Changing Households: Regulatory Challenges for Micro-Units and Accessory Dwelling Units,” NYU Furman Center, January 2014. http://furmancenter.org/files/NYUFurmanCenter_RespondingtoChangingHouseholds_2014_1.pdf

reliable stream of additional income which should, in most circumstances, pay for itself.

Multigenerational housing

Almost one-in-five Americans now live in a multigenerational household, according to a recent Pew analysis of U.S. Census Bureau data.¹² That is a record absolute number and the highest proportion of the American population since 1950. Once a near-universal feature of the American lifecycle in the mid-19th century, the proportion of households living with multiple adult generations had been declining since 1860, with more than half the collapse in multigenerational living occurring between 1940 and 1980.¹³

ADUs are often preferred for multigenerational living arrangements because they allow family members to share a residence, assist each other in day-to-day tasks and share a life without erasing all boundaries between the primary household and the additional generation. When equipped with independent entrances and kitchen units, residents of ADUs are able to maintain a modicum of independence, coming and going as they please and entertaining their own guests, while still remaining tightly bound to their family.

The AARP has advocated for relaxation of rules around accessory dwelling units in order to accommodate a desire among its members (current and prospective) to “age in place” whenever possible. Expanded ADU capability allows older Americans either to move into their children’s homes or to construct a more modest apartment that suits their needs. Toward that end, the AARP in 2000 commissioned the American Planning Association to draft an ADU “model state act and local ordinance.”¹⁴

Older Americans are not, however, the largest consumer of multigenerational housing today. In 2014, more 18-to-34-year-olds lived with their parents than in other arrangements for the first time in 130 years,¹⁵ and 31 percent of 25-to-29-year-olds lived in multigenerational households. The persistence of the millennial generation living at home, even as the economy emerged from the Great Recession, has been a topic of great concern and headlines. For the pur-

poses of this paper, it is enough to note simply that the trend exists and seems likely to continue, thus further adding to the number of multigenerational homes and potential demand for ADUs.

Finally, ethnic demographic patterns also suggest that multigenerational housing will continue to grow in the United States. As Pew found, Asian and Hispanic households both are significantly more likely to be multigenerational than non-Hispanic white households. Both of those subgroups are experiencing significant population growth.

Flexibility

In Brown and Palmeri’s study, only about 80 percent of Portland ADUs were occupied as independent housing. The rest served as some combination of extra space, home offices or other nonresidential use: 11 percent of units were used as a work or living space, while 5 percent were used for short-term rentals.¹⁶

Short-term rentals are one of the most interesting alternative uses for ADUs going forward, as the recent explosion of room and homesharing services like Airbnb and VRBO make it easier for homeowners to find short-term tenants for their properties, and the independence of ADUs make them particularly well-suited for such service. The Portland study was conducted in 2013, relatively early in the growth of such services. It would be interesting to update the survey to see how short-term-rental use has grown.

OBSTACLES TO ADU DEVELOPMENT

The single biggest obstacle to ADU development is their widespread illegality. Burdensome regulatory requirements often will depress ADU production, even where zoning codes theoretically allow them. In order to allow ADUs to serve as a flexible, free-market solution to ease pressures in supply-constrained housing markets, such regulatory burdens need to be lifted. Such regulations fall into two broad categories: structural and occupancy.

Structural regulations

Structural regulations regulate the size, shape and facilities of an ADU, as well as its connection to the broader city utility networks.

As with many other forms of housing production, minimum parking requirements can be a significant obstacle to ADU production. While competition for on-street parking is one of the most frequently cited concerns and complaints about

12. D’Vera Cohn and Jeffrey S. Passel, “A Record 60.6 Americans Live in Multigenerational Households,” Pew Research Center, Aug. 11, 2016. <http://www.pewresearch.org/fact-tank/2016/08/11/a-record-60-6-million-americans-live-in-multigenerational-households/>

13. Steven Ruggles, “Multigenerational Families in Nineteenth Century America,” *Continuity and Change*, 18: 139-165, 2003. <http://users.hist.umn.edu/-ruggles/multigenerational.pdf>

14. Rodney L. Cobb and Scott Dvorak, “Accessory Dwelling Units: Model State Act and Local Ordinance,” AARP, April 2000. http://www.aarp.org/home-garden/housing/info-2000/accessory_dwelling_units_model_state_act_and_local_ordinance.html

15. Richard Fry, “For First Time in Modern Era, Living With Parents Edges out Other Living Arrangements for 18- to 34-Year-Olds,” Pew Research Center, May 24, 2016. <http://www.pewsocialtrends.org/2016/05/24/for-first-time-in-modern-era-living-with-parents-edges-out-other-living-arrangements-for-18-to-34-year-olds/>

16. Brown and Palmeri, 2014.

ADUs, imposed off-street requirements are often excessive and counterproductive.

Until 2015, for instance, Austin, Texas combined onerous parking requirements (two spots each for both the main dwelling and the accessory unit) and an impervious surface cap. If the main dwelling was built before off-street parking requirements, the construction of an ADU would cost the property its grandfathered status, meaning four parking spots would have to be built for one accessory unit to be constructed. As the Furman Center noted, “built structures may not cover more than 40 percent of a lot, and the combination of structures and any other impervious surfaces may not exceed 45 percent of the lot.” Since any parking space is counted as impervious surface regardless of its construction material, Austin homeowners could easily have a hard time fitting everything onto their lots even if they were willing to comply.¹⁷ Encouragingly, the Austin City Council adopted a much liberalized ADU system in November 2015, with very light parking requirements, a standard minimum lot size and nearly citywide applicability.¹⁸

Portland does not require any off-street parking for ADUs, so it should be most vulnerable to street parking overcrowding. Yet the city’s 2013 survey found that one in five ADUs had no cars associated with it whatsoever, and 63 percent had no cars parked on the street. The mean number of cars parked on the street associated with ADUs was a mere 0.46. These findings are similar to results of the Bay Area study in 2012. While these are necessarily limited results, they should encourage cities to loosen or relieve their own parking requirements in the service of ADU production.

ADUs are also subject to a variety of size regulations: minimum and maximum unit sizes; minimum and maximum ratio of unit-to-main-dwellings; minimum and maximum ratio of unit-to-lot-size. All of these can vary by whether the ADU is attached or detached. Attempts to build ADUs can be subject to regulations that bar the construction of kitchen facilities in secondary units, as well as restrictions on independent entrances. Some governments restrict where ADUs can be placed on a lot, whether it or its entrance can be visible from the street and whether the unit’s architectural design is required to match the main dwelling. While reasonable regulations can be inoffensive, cities should take care to set their minimum or maximum levels within the bounds of normal ADU production, and to give homeowners as much flexibility as possible.¹⁹

17. Been, Gross and Infranca, 2014.

18. Jennifer Curington, “Austin City Council lessens restrictions on accessory dwelling units,” *Community Impact*, Nov. 19, 2015. <https://communityimpact.com/austin/city-county/2015/11/19/city-council-lessens-restrictions-on-accessory-dwelling-units/>

19. California Department of Housing and Community Development, 2016.

Finally, city services fees and regulations can pose an overwhelming and unreasonable burden to the development of accessory units where they are not tailored appropriately. Portland chose to give financial relief to ADU construction by waiving the systems development charges (SDCs) usually imposed to pay for utility and other public-service impacts. Such charges average around \$8,000 for ADUs, which explains why the city’s reprieve began a significant ADU boom. Ultimately, the waiver was extended. Even without opting for a full waiver, cities can adjust their SDCs for the true impact of accessory units, which will be dramatically less than other new construction.

Under normal conditions, extending utility services like water, sewer, electricity and gas should be relatively painless for accessory unit construction, as most of the fixed costs have already been built for the main dwelling. Cities that require separate utility metering can quickly undermine this advantage and even make ADUs outright uneconomical. *Architects Newspaper* reports that, in Austin, separate water metering alone can cost a builder \$20,000.²⁰

Local governments often discourage ADU production by prohibiting qualities that would make them attractive and usable as an independent dwelling unit. This can include restrictions on independent entrances and the visibility of those entrances from the street. Often, they will include prohibitions on kitchen facilities. In Atlanta, for instance, ADUs are permitted but they cannot possess a stove, oven or similar cooking appliance. The most cooking capability occupants can hope for under code is a hot plate they can plug in. These barriers are best removed whenever possible, as they give homeowners more flexibility in how they can use their ADU over its life span, and so will make their production more attractive.

Occupancy restrictions

Occupancy regulations regulate who may stay in ADUs and what their relationship to the property’s owner may be.

A frequent and significant ADU regulation requires owner occupancy of the property. ADU construction is, in fact, usually undertaken by homeowners occupying the property, so this requirement often is presented as bearing limited negative consequences. According to the NYU Furman Center report, owner occupancy is seen by advocates as a shortcut to prevent more detailed and onerous restrictions and inspections from being imposed on ADU development. In this reasoning, an owner-occupant’s presence assures against ADU tenants inflicting nuisances on the surrounding neighborhood. Because the owner-occupant is a neighbor, he or she

20. Jack Murphy, “As housing costs and economic segregation increase, Austin’s granny flats proliferate,” *The Architects Newspaper*, Sept. 12, 2016. <https://archpaper.com/2016/09/austin-granny-flats-affordability/#gallery-0-slide-0>

would be more likely to supervise and head off any nuisances than an absentee landlord would. Those building ADUs in order to accommodate family or friends would seem to have even less reason to object to such laws.

But owner-occupancy restrictions have the potential to impede ADU financing and homeowner flexibility significantly. As the NYU Furman Center report notes: “Lenders may fear that, if they foreclose on the property, they will be unable to rent both the primary residence and the ADU,” resulting in less favorable financing or outright opposition. Homeowners may also face difficulty selling their own home, as the house and ADU bear restrictions lacked by competitive properties, such as duplexes. They would thus be unable to recoup the full value of their property should a nonresidential buyer be interested. This comes on top of what Brown and Watkins identify as an already significant gap in appraisal practices that often prevents ADUs from being measured appropriately in home valuation.²¹

Furthermore, while ADUs are usually constructed by owner-occupants with owner occupancy in mind, they are most attractive when they can accommodate a variety of contingencies. Young retirees who build an ADU intending to live with family or move into the smaller unit and rent out the bigger house may find themselves in need of more professionalized care than is available in most home settings. The family they were planning to live with may need to move. In any of these conditions, the house would shift from an asset to a liability, as the property owner would be precluded by the owner-occupancy restrictions from renting out both the main house and the accessory unit. They would be forced to either leave the house vacant and unattended, or to sell it.

Furthermore, as the NYU Furman Center roundtable participants noted, ADU owner-occupancy would, in many cases, introduce a unique restriction to properties. There generally are no such restrictions banning owners of a single-family home from renting it to others, and duplex units rarely come so bound either.²² Portland, Oregon, has one of the strongest ADU development markets in the country, and notably lacks an owner-occupancy requirement. Such liberalization is fairly rare, however, as owner-occupant requirements are widespread.

In some cases, governments considering ADU legalization want to go even further, and restrict to whom the property can be rented, or whether it can be rented at all. Most often, these restrictions come in the form of requiring ADU occupants to be related to the homeowner for the unit to be used

as a residence. Total or near-total rental bans are likely to chill the construction of ADUs significantly and foreclose any of the benefits they provide.

SHORT-TERM RENTALS

ADUs are interesting platforms to evaluate with regard to short-term rentals, both because of their natural suitability to the use and because even ADU advocates sometimes are made uncomfortable by the use. Because ADUs are independent dwelling units, they have the potential to be more appealing to some renters and homeowners who prefer not to live quite as intimately with visiting strangers. Because ADUs are dependent, they share any neighborhood attractiveness equally with their primary dwellings. ADUs equipped with kitchens allow renters to cook for themselves, which may be a particular advantage in the eyes of short-term renters, who are more likely than hotel guests to stay for multiple days.²³

For advocates who see ADU growth as a provision of affordable housing and a relief valve on constrained regional supply, the seeming diversion of ADU stock into short-term rentals is feared to be a distraction, or even counterproductive. In tourism-heavy cities, some voice concerns about residential neighborhoods hollowing out in community and character as owner-occupied residences convert into short-term rental pads with a constantly rotating cast of characters.²⁴ Santa Cruz, California, which has been one of the most aggressive cities in liberalizing its ADU regulations and promoting ADU production recently revised its laws specifically to outlaw ADU short-term rentals going forward.²⁵ Austin’s new, more liberal ADU law restricts short-term rental of ADUs to 30 nights a year, and prohibits it on properties that aren’t occupied by the owners.²⁶

Survey respondents have said that one of the central appeals of ADU construction is their flexibility.²⁷ Though the upfront costs are considerable for a homeowner, they can justify that investment by the ADU’s potential to bring in additional income; to use as a home office or extra living space for a growing family; or to be used by adult family members as needed. Short-term rental services can expand that flexibility further by not requiring homeowners to lock their ADU

21. Martin John Brown and Taylor Watkins, “Understanding and Appraising Properties with Accessory Dwelling Units,” *The Appraisal Journal*, Fall 2012. <https://accessorydwellings.files.wordpress.com/2012/12/appraisingpropertieswithadusbrownwatkins-nov2012.pdf>

22. Been, Gross and Infranca, 2014.

23. Andrew Moylan, “Roomscore 2016: Short-term-rental regulation in U.S. cities,” R Street Institute, March 16, 2016. <http://www.rstreet.org/policy-study/roomscore-2016-short-term-rental-regulation-in-u-s-cities/>

24. Martin John Brown provides one of the best detailed considerations of these claims: <https://accessorydwellings.org/2016/04/04/adustr/>

25. City of Santa Cruz, Ordinance No. 2015-15, Nov. 10, 2015. <http://www.cityofsanta-cruz.com/home/showdocument?id=46552>

26. Jennifer Curington, 2015.

27. Brown and Palmeri, 2014.

into a long-term lease, but rather to use it for income purposes on an as-needed basis.

SPECIAL CHALLENGES

In contrast to almost all other housing production and construction, ADUs are primarily built by homeowners, not professional developers. While professionals generally regard regulatory compliance costs to be expected, if often frustrating, homeowners trying to build accessory units are unlikely to have much familiarity with the permitting and compliance process. Cities looking to take advantage of accessory dwelling unit production will need to make their process as transparent and easily navigable as possible.

Toward this end, Santa Cruz, California produced an “ADU Manual” that offers step-by-step instructions to complete the ADU permitting and construction process successfully. Santa Cruz also maintains a set of draft architectural plans to get interested homeowners started, and even goes so far as to offer financing assistance for those willing to commit to renting the unit at affordable rates for 15 to 20 years.

Portland, Oregon, meanwhile, has maintained a relatively libertarian regulatory environment, relieving homeowners from having to forecast for and navigate parking requirements, owner occupancy rules, or many other often-imposed constraints. It allows widespread building of ADUs by right, so homeowners are not required to convene public hearings on the subject of planned construction on their property.

Local governments that desire to take advantage of accessory dwelling units should take care to write their codes and policies into as easily accessible a format as possible, and make that information widely available.

CONCLUSION

At a time when many housing markets are experiencing severe supply constraints and housing affordability is under stress nationwide, accessory dwelling unit legalization represents a low-profile free-market solution that requires little from government actors beyond getting out of the way. Production is undertaken by private actors on their own property, and diversifies a local housing stock without introducing large potentially contentious or character-transforming multifamily buildings to a single family neighborhood. This incremental infill further empowers homeowners by allowing them to increase the value of their property and receive an additional income stream. It offers renters more neighborhood options and cheaper rents.

While there are federal-level financing reforms that could further ease ADU development, local governments usually have all the tools they need to take advantage of ADU con-

struction without asking permission or seeking assistance from any higher bureaucracy. Reforming outdated zoning systems to accommodate the changing needs of American households, including the return of multigenerational living arrangements, should be an urgent priority. Such reforms should take care not to introduce new and unnecessary regulations, such as owner-occupancy requirements and short-term rental bans. These could chill the market’s response to ADU legalization.

Accessory dwelling units will not solve housing affordability crises by themselves, nor will they be suited to widespread adoption in every market. But there is little reason for towns and cities to persist in outlawing a flexible housing form that was widespread in the first half of the 20th century, just because it fell afoul of trendy regulations in the second half. The American built environment was notably adaptable throughout the growing country’s many changes up until the postwar land use codes were imposed and accumulated. Given the significant national changes still unfolding, land-use and building regulations need to provide as much adaptability and flexibility as cities can provide. Legalizing accessory dwelling units should be a simple way to engage that process.

ABOUT THE AUTHOR

Jonathan Coppage is a visiting senior fellow with the R Street Institute, focused on regulatory obstacles to the traditional, walkable development patterns that strengthen communities socially and fiscally.

Jonathan was a 2016 Publius Fellow at the Claremont Institute and a 2012 fellow in the Hertog Political Studies Program.

A graduate of North Carolina State University, Jonathan previously studied in the fundamentals program at University of Chicago. He is a contributing editor to *The American Conservative* and has also been published in *The Washington Post* and *First Things*.

2. DEVELOPMENT GUIDEBOOK

Accessory Dwelling Units (LIMITED USE PERMIT)

Summary

Accessory Dwelling Units (ADUs) may be allowed as a major accessory use to single-family detached dwelling units by limited use review according to the standards of Section 2-3-2-3. ADUs may be allowed in EN-1, EN-2, EN-MF, RA, RL, RM and MU-N zones, if the property meets the minimum lot size as indicated in Table 2-3-2-3A.

ADUs must meet the following standards:

- ADU cannot exceed 550 sq. ft. in size.
- Owner must live on-site in one of the two units.
- One additional parking space must be provided on-site for the ADU, two parking spaces must be provided if no parking currently exists on the property.
- Design must meet the standards for dormers, window placement, stairs and decks/balconies, as outlined in Section 2-3-2-3I.
- Additional standards as outlined in Section 2-3-2-3.

ADUs cannot obtain any variances from the standards of the LUDC. ADUs are an accessory use to a single-family residence and cannot be used for other purposes such as a vacation rental.

ADUs must obtain a Limited Use Permit (LUP) prior to initiating construction. The limited use review is an administrative process to ensure that a proposed use is compatible with surrounding uses, will not cause negative impacts and meets all of the standards of the code. The LUP will only be granted if all of the standards of Section 2-3-2-3, Accessory Dwelling Units, are met, in addition to the applicable standards listed in Section 2-2-2-1 and the other applicable sections of the City of Durango's [Land Use and Development Code](#).

The applicant must clearly demonstrate that the use will comply with the applicable standards by submitting a complete application that includes all of the required materials listed below. City staff will follow the applicable procedures and notify the applicant when a decision has been made regarding the proposed use.

Applicable Sections of Code

[Division 2-1-3, Use/Zone Matrices](#)

[Section 2-2-2-1, Standards for All Limited Uses](#)

[Section 2-3-2-3, Accessory Dwelling Units](#)

[Section 4-5-2-2, Required Off-Street Parking Spaces \(Parking Table 4-5-2-2A\) and Section 2-3-2-3J.](#)

[Division 6-3-3, Standard Development Approval Procedures](#)

Note: A limited use must meet all applicable LUDC requirements. The LUDC sections listed above are the primary sections concerning ADUs, but other requirements may apply.

Accessory Dwelling Units *(LIMITED USE PERMIT)*

Fee & Required Materials

The application fee for an Accessory Dwelling Unit Limited Use Permit is \$550.

The following materials are required as part of a complete application for an LUP.

- A completed [Land Use Application](#).
- Fee.
- Names and addresses of all property owners within 300 feet of the property boundaries.
- A notarized affidavit attesting to owner occupancy.
- A written Narrative describing the proposed use, proposed site or building improvements, and existing conditions.
- A site plan including existing and proposed parking and useable outdoor area
- Scaled elevations of existing and/or proposed structures.
- Floor plans of existing and proposed structures.
- Site calculations including lot coverage, floor area ratio, useable outdoor area, etc.
- Any additional materials, which in the opinion of the Administrator, are necessary to adequately review the application as determined by the Staff within five (5) working days following the application filing date.

Procedural Summary

Within five (5) days of receiving a complete LUP application, City staff will post a notice on the property for fourteen (14) days containing information about the proposed use. Staff will also send letters to property owners within 300 feet of the lot for which application is being made. During this posting time, City staff will conduct a site visit and building inspection of the property. City staff will approve, approve with conditions, refer to the Planning Commission, or deny the application, within thirty (30) calendar days of the date that the application is filed, unless a longer period is agreed to by the applicant.

If the application is denied by City staff, the applicant may appeal the denial to the City's Planning Commission. If the application is referred to the Planning Commission, and the Planning Commission denies the application, the applicant may appeal the Planning Commission's denial to City Council.

Additional Information

An applicant may appeal the Administrator's decision within seven (7) days of the decision as set forth in [Division 6-3-17](#).

Developments and uses granted by a limited use permit shall be developed or established in accordance with an approved development schedule, or within one (1) year of the date of approval if no development schedule is established. Failure to develop or establish such development or uses in accordance with the time period approved on the permit shall cause the Administrator to revoke the permit.

An LUP is valid as long as conditions of approval are maintained by the applicant, unless a specific time limit for the use is set forth as part of the approval. If the conditions of the permit are not met, the LUP can be revoked.

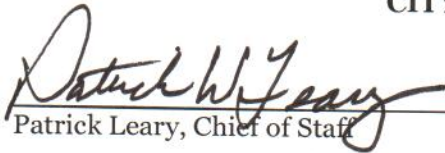
Purchasers of homes with an accessory dwelling unit must register with the Department within 60 days of purchase by submitting a notarized owner-occupancy affidavit.

Contact Information

Questions and other inquiries can be directed to the City of Durango Community Development Department—Planning Division at (970) 375-4850 or by visiting River City Hall at 1235 Camino Del Rio (Durango, CO) during normal business hours.



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: October 24, 2014

Date Sent to City Council: October 25, 2014

TO: Salt Lake City Council
James Rogers, Chair

DATE: _____

FROM: Michael Reberg, CAN Director 

SUBJECT: Petition PLNPCM2014-00447 to amend City Code 21A.40.200 Accessory Dwelling Units. Related provisions of Title 21A Zoning may also be amended as part of this petition.

STAFF CONTACTS: Michael Maloy, AICP, Senior Planner
(801) 535-7118 or michael.maloy@slcgov.com

COUNCIL SPONSOR: Exempt

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council adopt the Planning Commission's recommendation to approve the proposed zoning text amendments.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin: On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Section 21A.40.200 Accessory Dwelling Units of the Salt Lake City Code. An accessory dwelling unit (ADU) is a residential unit that is established on the same lot as a single-family dwelling unit. An ADU may be located within (1) an existing single-family dwelling, (2) an addition to a single-family dwelling, or (3) in a detached accessory structure. The accessory dwelling unit must be a complete housekeeping unit with a separate kitchen, sleeping area, closet space, bathroom facilities, and a shared or separate entrance.

Following approval of the accessory dwelling units ordinance, Planning Division and Building Services staff have responded to dozens of inquiries from residents interested in establishing an ADU, however, only one ADU has been constructed to date.

Staff has found that the primary reason the ordinance failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance. While there are other regulations that limit development of ADUs, the one-half mile requirement is preclusive and counter-productive to the broader purpose of the ordinance. To address these issues, the City initiated a petition to amend the regulations for accessory dwelling units.

Issue Summary: The following table summarizes primary features of the existing and proposed ADU ordinance:

Regulation	Existing	Proposed
Location	ADU must be located within (1) a permitted residential district, and (2) ½ mile of an operational fixed rail station	ADU must be located within (1) a permitted residential or special purpose zoning district, and (2) west of Canyon Road, south of South Temple, west of 1300 East, and south of I-80
Permit Limit	None	25 permits per year
Building Height	Underlying zoning district standards apply, however ADU may not be taller than principal dwelling	Up to 24 feet for pitched roof, and 20 feet for flat roof, however ADU may not be taller than principal dwelling
Maximum Square Footage	50% of principal dwelling, or 650 square feet, whichever is less	50% of principal dwelling for attached ADU 50% of principal dwelling, or 650 square feet, whichever is less, for detached ADU
Lot Area	Minimum 5,000 square feet for detached ADU, no minimum for attached ADU, however lot coverage restrictions apply	No minimum lot area requirement, however lot coverage restrictions apply
Parking	One parking stall for one bedroom ADU, and two parking stalls for two (or more) bedroom ADU	One parking stall for ADU
Entrance Requirements	Additional entrance not allowed on front façade unless setback 20 feet from front façade	Additional entrance may be allowed on front or corner façade if screened from view by architectural or landscaping features
Existing windows	Must be removed if not compliant with ADU regulation	May be retained if not compliant with ADU regulation
Owner Occupancy	Owner occupancy required in either principal or accessory dwelling	Owner occupancy required in either principal or accessory dwelling

Issue Discussion: The Planning Commission considered and addressed the following key issues within the recommended amendment:

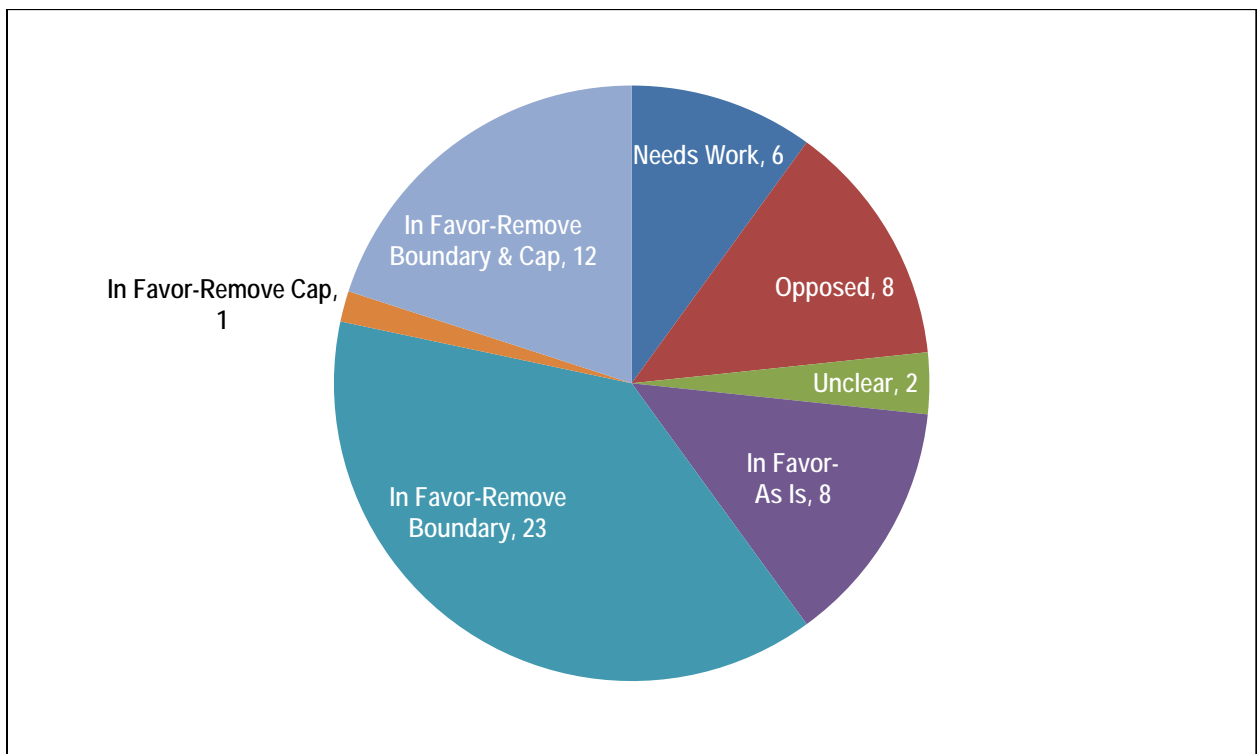
Issue 1 – Location Restrictions. The Planning Commission recommends replacing the ½-mile location restriction with a “boundary line” that permits ADUs in neighborhoods that generally favor them. The Commission also recommends ADUs be permitted within the following additional residential and special purpose zoning districts: RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, and MU.

The proposed ADU boundary line is primarily based on comments received from The Greater Avenues Community Council, Yalecrest Neighborhood Council, and Open House attendees. However, the proposed boundary is contrary to a majority of written comments submitted on Open City Hall. Approximately 35 of 60 respondents—58%—recommended removal of the boundary. Open City Hall comments have been summarized by Planning Division staff in the following table and chart:

Open City Hall Comments by Council District

Response	Council-District-1	Council-District-2	Council-District-3	Council-District-4	Council-District-5	Council-District-6	Council-District-7	Location-Unknown	Totals
In-Favor-As-Is	0	0	2	1	2	2	1	0	8
In-Favor-Remove-Boundary	2	0	9	1	4	3	2	2	23
In-Favor-Remove-Cap	0	0	0	0	0	0	0	1	1
In-Favor-Remove-Boundary-&-Cap	0	2	2	2	2	3	0	1	12
Needs-Work	0	0	1	3	0	1	1	0	6
Opposed	0	0	1	1	3	1	0	2	8
Unclear	0	0	0	0	0	0	0	2	2

Open City Hall Comments Combined



To review the complete Open City Hall report on Accessory Dwelling Units see Attachment F—Public Process and Comments in the June 22, 2016, Planning Commission Staff Report.

Issue 2 – Annual Limitation. To address concerns with potential or unforeseen impacts of ADUs, the Planning Commission recommends the ordinance include an annual limit of 25 permits with the following exceptions:

- Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
- Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.

The annual permit limitation was originally recommended by the Planning Commission on June 22, 2011, but later removed by the City Council in favor of the ½-mile restriction. If the proposal is adopted, the Planning Division will study the effects of the ordinance, and recommend future amendments if warranted. Once the city is satisfied with the regulations and results of the ordinance, the city may consider removal of the annual limitation, which would additional public review and legislative action.

Issue 3 – Building Height. During development of the existing ordinance, the City retained the services of Clarion Associates, a private land use and real estate consulting firm, to draft the ordinance. The original draft included a provision to allow additional height for an ADU over an accessory structure, such as a garage. Due to privacy concerns, the Planning Commission modified the draft and recommended reducing the height of detached ADUs. Furthermore, during City Council review, additional window regulations were added to address privacy concerns, which also mitigate some concerns with ADU height.

The current ADU regulation requires compliance with the underlying zoning district, including the accessory structure height. In most residential districts, the maximum height of an accessory structure is 17 feet to the ridge of a pitched roof, and 12 feet for a flat roof. The existing regulation does not provide sufficient height to develop an ADU over an accessory structure. To address this issue, the Planning Commission recommended increasing the height of detached ADUs to 24 feet for a pitched roof structure, and 20 feet for a flat roof structure.

Issue 4 – Amendment Options. With respect to public comments received, the Planning Commission also considered the following options prepared by Planning Division staff:

- Removal or modification of the “Accessory Dwelling Units Boundary” as described in 21A.40.200.C.1 of the proposed amendment.
- Permit internal or attached accessory dwelling units—not detached—east of “Accessory Dwelling Units Boundary” as described in 21A.40.200.C.1 of the proposed amendment.
- Removal or modification of annual “Permit Allocation” as described in 21A.40.200.F.1.b of the proposed amendment.

None of the above options were included within the Planning Commission’s recommendation to approve the proposed amendment.

PUBLIC PROCESS:

The following is a list of public meetings, and other public input opportunities, that the City coordinated for the zoning text amendment.

Open House 1:

The Salt Lake City Planning Division held an Open House meeting at the City County Building on May 21, 2015. Approximately 3 people attended the meeting; however, none provided written comments. Based on conversations with staff, most attendees favored the proposed amendment.

Planning Commission Public Hearing 1:

The Planning Commission conducted a public hearing on September 23, 2015. The Commission received public testimony from 10 individuals: 6 in favor, 2 recommended additional amendments, and 2 opposed. In response to requests for more time to review the proposal and provide additional public comment, the Commission tabled the petition.

Open House 2:

The Salt Lake City Planning Division held a *second* Open House meeting at the City County Building on December 17, 2015. Approximately 6 people attended the meeting. Based on comments received, attendees favored the proposed amendment, however several requested the ADU ordinance be amended to permit a “tiny house” on wheels instead of a permanent foundation, which is currently required by City Code.

Sugar House Community Council Land Use Committee:

Planning staff attended the December 21, 2015, Sugar House Community Council Land Use Committee meeting. Approximately 65 people were in attendance. Following the meeting, Judi Short, Sugar House Community Council Land Use Committee Chair, provided a written response that identified a number of concerns and recommendations (see June 22, 2016, Planning Commission Staff Report Attachment F – Public Process & Comments).

Greater Avenues Community Council:

Planning staff attended the January 6, 2016, Greater Avenues Community Council meeting to discuss the proposed amendment. Approximately 42 people were in attendance. Most attendees expressed concern and opposition, while a few expressed support. On February 3, 2016, staff received a letter from David Alderman, the Greater Avenues Community Council Chair, which opposed expansion of ADUs in the Avenues (see June 22, 2016, Planning Commission Staff Report Attachment F – Public Process & Comments).

Open House 3:

The Salt Lake City Planning Division held a *third* Open House meeting at the City County Building on April 21, 2016. Approximately 6 people attended the meeting. Based on comments received, most attendees supported the revised proposal, which includes a “boundary line” that permits ADUs west of Canyon Road, south of South Temple, west of 1300 East, and south of I-80.

Yalecrest Community Council Meeting:

Planning staff attended the June 1, 2016, Yalecrest Community Council meeting to discuss the proposed amendment. Approximately 10 people were in attendance. Most attendees expressed concern with ADUs, however the proposed boundary line was generally viewed favorably.

Ball Park Community Council Meeting:

Planning staff attended the June 2, 2016, Ball Park Community Council meeting to discuss the proposed amendment. Approximately 22 people were in attendance. While there were numerous questions, and some concern and opposition was expressed, staff was unable to ascertain whether the community favored or opposed the proposal.

Capitol Hill Community Council Meeting:

Planning staff attended the June 15, 2016, Capitol Hill Community Council meeting to discuss the proposed amendment. Approximately 22 people were in attendance. While some attendees favored the proposal, a majority of attendees expressed concern and recommended additional regulations or denial of the proposal.

Planning Commission Public Hearing 2:

The Planning Commission conducted a second public hearing on June 22, 2016. The Commission received public testimony from 4 individuals, 3 of which supported the proposal—with additional amendments—while 1 was opposed. Testimonials included (1) question regarding ability to enforce owner occupancy requirement, (2) concern with construction costs and potential lack of affordability, and (3) recommendations to broaden the applicability of the proposed ordinance.

Open City Hall:

Approximately 350 individuals reviewed the draft Accessory Dwelling Units ordinance—with the proposed boundary line—on Open City Hall, of which 60 submitted written comments. Planning Division staff reviewed all written comments and estimated that 44 respondents (73.3%) favored amending the existing ordinance in some form, 8 (13.3%) recommended denial, 6 (10%) recommended the proposal needs additional work, and 2 (3.3%) comments were neither favorable or unfavorable.

RELEVANT ORDINANCES:

Chapter 21A.50 of the Salt Lake City Zoning Title identifies the authority and establishes the process for amending the Zoning Ordinance. Paragraph 21A.50.050 states, “A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.” However, it does list five standards that the City Council should consider prior to amending the zoning ordinance (Section 21A.50.050A). The standards are discussed in detail within Attachment B of the June 22, 2016, Planning Commission Staff Report.

EXHIBITS:

1. PROJECT CHRONOLOGY

2. NOTICE OF CITY COUNCIL HEARING

3. PLANNING COMMISSION – September 23, 2015

A) NEWSPAPER NOTICE

B) STAFF REPORT

C) AGENDA & MINUTES

4. PLANNING COMMISSION – June 22, 2016

A) NEWSPAPER NOTICE

B) STAFF REPORT

C) AGENDA & MINUTES

5. ORIGINAL PETITION

6. MAILING LIST

SALT LAKE CITY ORDINANCE
No. _____ of 2016
(Amending various sections of the *Salt Lake City Code*
pertaining to accessory dwelling units)

An ordinance amending various sections of the *Salt Lake City Code* pertaining to accessory dwelling units, pursuant to Petition No. PLNPCM2014-00447.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on June 22, 2016 to consider a request made by the Salt Lake City Mayor (per the petition of former mayor, Ralph Becker) (“Applicant”) (Petition No. PLNPCM2014-00447) to amend Sections 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units), 21A.62.040 (Zoning: Definitions: Definitions of Terms), 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts), and 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) pertaining to accessory dwelling units; and

WHEREAS, at its June 22, 2016 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of *Salt Lake City Code* Section 21A.40.200. That Section 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.40.200: ACCESSORY DWELLING UNITS:

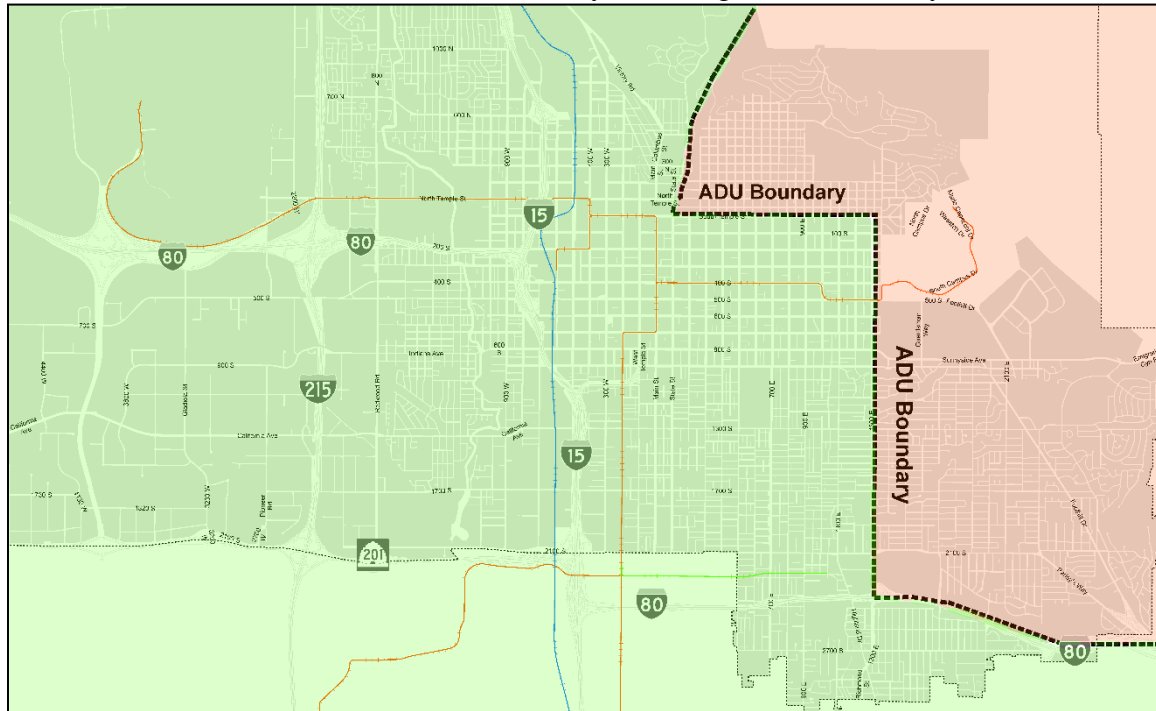
A. Purpose Statement: The regulatory intentions of this section are to:

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.
- B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:
1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
 2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;
 - (2) Was created for estate planning purposes by one or more trustors of the trust; and

- b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
 - 3. Even if a person meets the requirements of subsection B.1 or B.2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the department of community and neighborhoods, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
 - (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;
 - (3) Rental documents and agreements with any tenant who occupies the dwelling unit, including an accessory apartment;
 - (4) Insurance, utility, appraisal, or other contractual documents related to the property which name the person as the property owner; and
 - (5) Documents which show the person is a full time resident of Utah for Utah state income tax purposes.
 - b. Any person who fails, upon request of the department of community and neighborhoods, to provide any of the documents set forth in subsection B.3.a of this section or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this title that such person shall not be deemed an "owner occupant" of the dwelling unit in question.
 - 4. The provisions of subsection B.3 of this section shall apply to any person who began a period of owner occupancy after September 18, 2012, regardless of when the person purchased the property.
- C. Applicability: Accessory dwelling units are a permitted use within the residential and special purpose districts specified in Chapter 21A.33 Land Use Tables, subject to compliance with the applicable provisions of this title.

1. Location: Accessory dwelling units permitted by this section shall be located west of a boundary line generally described as beginning at the north city limit; thence south to west line of Canyon Road, thence southwest along said west line to north line of Second Avenue, thence west along said north line to the east line of State Street, thence south along said east line to north line of South Temple Street, thence east along said north line to west line of 1300 East Street, thence south along said west line to north line of Interstate-80, thence east along said north line to the east city limit as illustrated in Figure 21A.40.200.C.1 Accessory Dwelling Units Boundary.

FIGURE 21A.40.200.C.1 Accessory Dwelling Units Boundary



D. Methods of Creation: An accessory dwelling unit may be created through, but not limited to, the following methods:

1. Converting existing living area within a principal dwelling, such as a basement, attic space, or enclosed porch;
2. Adding floor area to a principal dwelling;
3. Constructing a new single-family attached or detached dwelling with an internal or detached accessory dwelling unit;
4. Converting or adding onto an existing accessory structure, such as a garage or other outbuilding, on a lot where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
5. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage and setback regulations.

E. Standards: Accessory dwelling units shall conform to the following requirements:

1. General Requirements:

- a. One Per Lot: City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.
- b. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
- c. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.
- d. Owner Occupancy: The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- e. Number of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a “family” as defined in Section 21A.62.040, “Definitions of Terms”, of this title.
- f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per Section 21A.36.030 of this title.

2. Design Requirements:

- a. Compatibility: An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
- b. Underlying Zoning Applies: Unless specifically provided in this section, an accessory dwelling unit shall conform to the lot and bulk requirements of the underlying zoning district, including building and wall height, setbacks, yard requirements, and building coverage.
 - (1) On a corner lot, all detached accessory dwelling units shall comply with the corner side yard setback requirement of the underlying zoning district.
 - (2) A detached accessory dwelling unit that has habitable space above the first floor shall have a minimum side yard setback of four feet (4’).
 - (3) A detached accessory dwelling unit that exceeds the maximum height of an accessory structure, as permitted by the underlying zoning district, shall increase the minimum interior side yard setback one foot (1’) for every additional foot of building height.

- (4) An existing accessory structure that does not conform with the lot and bulk controls of this chapter may be converted into an accessory dwelling unit pursuant to the procedures and standards set forth in Chapter 21A.38, “Nonconforming Uses and Noncomplying Structures” of this title.

c. Area of Accessory Dwelling Unit:

- (1) The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
- (2) The maximum gross floor area of a detached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling or six hundred fifty (650) square feet, whichever is less.
- (3) The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

d. Height of Accessory Dwelling Unit:

- (1) Maximum height of an accessory dwelling unit shall not exceed the principal dwelling; and
- (2) Maximum height of a detached accessory dwelling unit located over an accessory use, such as parking or storage, may not exceed 24’-0” measured to the ridge of a pitched roof building, and 20’-0” of a flat roof building.

e. Location of Entrance to Accessory Dwelling Unit:

- (1) Internal or Attached Units: Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:
 - (a) An existing entrance to the principal dwelling.
 - (b) An additional entrance on a street-facing facade provided:
 - i. Entrance is located at least twenty feet (20’) behind the front facade of the principal dwelling; or
 - ii. Entrance is screened from public view by landscaping or architectural feature that is compatible with the design of the principal dwelling.
 - (c) An existing or additional entrance that faces the interior side yard or rear yard of lot.
- (2) Detached Units: Accessory dwelling units that are detached from the principal dwelling may be accessible from an:
 - (a) Entrance located at least twenty feet (20’) behind the front facade of the principal dwelling; or
 - (b) Entrance that faces the interior side yard or rear yard of lot.

- (3) Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010.H, “Side Entry Buildings”, of this title.
- f. Upper Level Windows in Detached Accessory Dwelling Unit: As with lot and bulk regulations, the following standards are intended to ensure that detached accessory dwelling units maintain a neighborly relationship with adjacent properties:
 - (1) Living space on an upper level shall have their primary windows facing the interior of the lot or overlooking an alley or public street.
 - (2) Upper level windows facing side yards shall be modestly sized, sufficient to meet the need for light, air, and egress where required. Skylights, clerestory windows, or obscured glazing should be considered as the means to enhance interior daylighting without creating overlook into a neighboring property.
 - (3) A detached dwelling unit shall be designed with consideration given to the relationship between desired window size and placement and the scale of building facades, projections and dormers. Dormers and building facades should not be windowless.
 - (4) Window openings located within an existing accessory structure, whether conforming or non-conforming with setback regulations, may be retained if compliant with building and fire codes.
- g. Outdoor Roof Decks and Balconies: Balconies and roof decks, including rooftop gardens, shall be designed and located as follows:
 - (1) The total area shall not exceed 86 square feet;
 - (2) Located facing an alley or corner side yard; and
 - (3) Flat roofs above an upper level or story may not be used as roof deck areas, and must not have stair access or railings. Ladder and roof hatch access necessary for green roof maintenance may be provided.
- h. Parking:
 - (1) An accessory dwelling unit requires one on-site parking space.
 - (2) The planning director, in consultation with the transportation director, may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and:
 - (a) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (b) The lot or parcel containing the accessory dwelling unit is located within a one-fourth ($\frac{1}{4}$) mile radius from a fixed transit line or an arterial street with a designated bus route.

- (3) The planning director, in consultation with the transportation director, may allow tandem parking, located in front of or behind existing on-site parking, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.
 3. Historic Preservation Overlay District: Accessory dwelling units located in an H Historic Preservation Overlay District are subject to the applicable regulations and review processes of Section 21A.34.020 of this title, including related guidelines and standards adopted by Salt Lake City to ensure compatible building and preservation of historic resources.
- F. Registration Process: Property owners seeking to establish an accessory dwelling unit shall comply with the following:
1. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation.
 - a. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit application.
 - b. Permit Allocation: The city shall limit the establishment of accessory dwelling units to twenty-five (25) units per calendar year, with the following exceptions:
 - (1) Accessory dwelling units located within a Redevelopment Agency of Salt Lake City (RDA) project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
 - (2) Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.
 - c. The city shall process building permit applications in the order received, however building permit issuance shall be in the order of compliance with current building code.
 - d. Inspection: The city shall ensure the accessory dwelling unit is constructed, inspected, and approved in compliance with current building code.
 2. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office. The form shall state that the owner occupant must occupy the property as required within this section. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
 3. Business License: In accordance with applicable provisions of the city, the property owner shall apply for and obtain an annual business license for the accessory dwelling unit.

4. Certificate of Occupancy: No accessory dwelling unit shall receive a certificate of occupancy or be occupied until the property owner completes the registration process outlined in this section.

G. Abandonment: If a property owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.

SECTION 2. Amending the Text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 (Zoning: Definitions: Definitions of Terms) of the Salt Lake City Code shall be, and hereby is, amended modify only the definition of “DWELLING, ACCESSORY UNIT”, which definition shall read as follows:

DWELLING, ACCESSORY UNIT: A residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached 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.

The codifier is instructed to modify only the aforementioned definition and make no other revisions to Section 21A.62.040 as part of this ordinance.

SECTION 3. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸		C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	P	P	P	P	P ⁶
Alcohol, brewpub (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	
Alcohol, dining club (2,500 square feet or less in floor area)															C ^{9,10}	C ⁹	C ⁹	C ⁹	
Alcohol, social club (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	

Alcohol, tavern (2,500 square feet or less in floor area)																		C ⁹	
Animal, veterinary office															C	C	C	P	P ⁶
Art gallery															P	P	P	P	P
Bed and breakfast inn															P		P	P	P
Bed and breakfast manor																		P	
Clinic (medical, dental)															P	P	P	P	P ⁶
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Crematorium																C	C	C	
Daycare center, adult														P	P	P	P	P	P
Daycare center, child														P	P	P	P	P	P
Dwelling, accessory guest and servant's quarter	P ¹¹	P ¹¹	P ¹¹																
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (large)												C	P	P		C	P	P	
Dwelling, assisted living	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P	P

Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two-family							P		P	P ²	P	P			P	P	P	P	P
Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financial institution																P	P	P	P ⁶
Funeral home																P	P	P	P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ⁶
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use development															P ¹	P	P	P	P
Mobile food business (operation on private property)																P	P	P	
Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P

[illegible]

Retail goods establishment														P	P	P	P	
Retail goods establishment, plant and garden shop with outdoor retail sales area														P	P	P	P	
Retail service establishment														P	P	P	P	
School, music conservatory														P	C	C	P	
School, professional and vocational														P	C	C	P	P ⁶
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Seasonal farm stand														P	P	P	P	P
Studio, art														P	P	P	P	P
Theater, live performance														C ¹³	C ¹³	C ¹³	C ¹³	C ¹³
Theater, movie														C	C	C	C	C
Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Utility, building or structure	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	p ⁵	P ^{5,7}
Utility, transmission	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	p ⁵	P ⁵

wire, line, pipe or pole																			
Wireless telecommunicati ons facility (see section 21A.40.090, table 21A.40.090E of this title)																			

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved.
4. Reserved.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010T of this title.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of subsection 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO districts shall be located above the ground floor.
19. Small group homes established in the RB and RO districts shall be located above the ground floor.
20. Large residential support established in RO districts shall be located above the ground floor.
21. Small residential support established in RO districts shall be located above the ground floor.

SECTION 4. Amending the Text of *Salt Lake City Code* Section 21A.33.070. That Section 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

[illegible]

Ambulance service (outdoor)		P ¹⁰	P ¹⁰														
Amphitheater												C					
Animal:																	
	Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸									
	Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}								
	Stable (private)				P	P	P	P									
	Stable (public)				P	P	P	P									
	Veterinary office		P														P
Antenna, communication tower		P	P	C	P	P	P	P			P	P	C	P	P		P
Antenna, communication tower, exceeding the maximum building height in the zone		C	C								P		P ¹¹	C	C		C
Art gallery												P	P	P	P		P
Bed and breakfast														P ²	P		P
Bed and breakfast inn														P ²	P		P
Bed and breakfast manor														P ²	P		P
Botanical garden		P										P	P				
Cemetery									P								
Clinic (medical, dental)		P	P											P	P		P
Community garden		P	P	P	P	P	P	P	P			P	P	P	P	P	P
Convent/monastery														P	P		
Daycare center, adult		P	P									P	P	P	P		P
Daycare center, child		P	P								P	P	P	P	P		P

Dental laboratory/research facility		P	P											C	C			P
Dwelling:																		
	Accessory Unit			P	P	P	P	P										P
	Assisted living facility (large)													P ¹ ₆	P			P
	Assisted living facility (limited capacity)													P	P			P
	Assisted living facility (small)													P	P			P
	Group home (large) ¹⁷																	C
	Group home (small) ¹⁸			P	P	P	P											P
	Living quarters for caretaker or security guard	P	P									P		P	P			P
	Manufactured home				P	P	P											P
	Mobile home															P		
	Multi-family														P			P
	Residential support (large) ¹⁹																	C
	Residential support (small) ²⁰																	P
	Rooming (boarding) house																	P
	Single-family (attached)																	P
	Single-family (detached)			P	P	P	P											P
	Twin home and two-family																	P
Eleemosynary facilities												P	P	P ¹ _{6, 21}	P			P

[illegible]

Meeting hall of membership organization		P										P	P	P			P
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including city utility uses and police and fire stations	C	C								P	C	C	C ¹ ₄	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P ⁹	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with existing use	P	P								P	P		P	P		P	P
Performing arts production facility		P															P
Philanthropic use												P	P	P			P
Place of worship	P	P											P	P			P
Radio, television station		P ⁶										P					
Reception center											C	P	P	P			P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P		P	P						

[illegible]

Theater, live performance	C ¹⁵	C ¹⁵									C ¹⁵	C ¹⁵	C ¹ ₅	C ¹⁵			C ¹⁵
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P								P							
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)																	
Zoological park								P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.

6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2016.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2016.

Published: _____.

HB_ATT-#55795-v2-Ordinance_amending_ADU_regs.docx

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: SEPTEMBER 23, 2016

By: Paul C. Nielson
Paul C. Nielson, Senior City Attorney

SALT LAKE CITY ORDINANCE
No. _____ of 2016
(Amending various sections of the *Salt Lake City Code*
pertaining to accessory dwelling units)

An ordinance amending various sections of the *Salt Lake City Code* pertaining to accessory dwelling units, pursuant to Petition No. PLNPCM2014-00447.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on June 22, 2016 to consider a request made by the Salt Lake City Mayor (per the petition of former mayor, Ralph Becker) (“Applicant”) (Petition No. PLNPCM2014-00447) to amend Sections 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units), 21A.62.040 (Zoning: Definitions: Definitions of Terms), 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts), and 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) pertaining to accessory dwelling units; and

WHEREAS, at its June 22, 2016 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of *Salt Lake City Code* Section 21A.40.200. That Section 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.40.200: ACCESSORY DWELLING UNITS:

~~Accessory dwelling units, as defined in chapter 21A.62 of this title, shall be subject to the following:~~

A. Purpose Statement: ~~The purposes of the accessory dwelling unit provisions~~ regulatory intentions of this section are to:

1. ~~Create new housing units while respecting the look~~ appearance and scale of ~~single-dwelling~~family residential development;
2. ~~Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives~~ 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 a mix of housing options that responds to changing family needs and smaller households~~ 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. ~~Promote a broader~~ Broaden the range of affordable housing throughout the city;
7. ~~Provide opportunity for work force housing in developed and new neighborhoods, close to places of work, thus reducing greenhouse gas emissions and reducing fossil fuel consumption through less car commuting~~ 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 stops; and
9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory ~~residential uses~~ dwellings in historic structures.

B. Applicability: ~~An accessory dwelling unit may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single family dwelling exists. Accessory dwelling units are allowed in the following residential zone districts: FR 1/43,560, FR 2/21,780, FR 3/12,000, R 1/12,000, R 1/7,000, R 1/5,000, SR 1, SR 1A, SR 2, SR 3, R 2, RMF 30, RMF 35, RMF 45, and RMF 75 subject to the provisions of this section.~~

€ Owner Occupant: For the purposes of this title, “owner occupant” shall mean the following:

1. An individual who:

- a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
- b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or

2. An individual who:

a. Is a trustor of a family trust which:

- (1) Possesses fee title ownership to a dwelling unit;
- (2) Was created for estate planning purposes by one or more trustors of the trust; and

b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor’s temporary absence.

3. Even if a person meets the requirements of subsection ~~€1 B.1~~ or ~~€2 B.2~~ of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the department of community and neighborhoods, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:

- (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
- (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;
- (3) Rental documents and agreements with any tenant who occupies the dwelling unit, including an accessory apartment;

(4) Insurance, utility, appraisal, or other contractual documents related to the property which name the person as the property owner; and

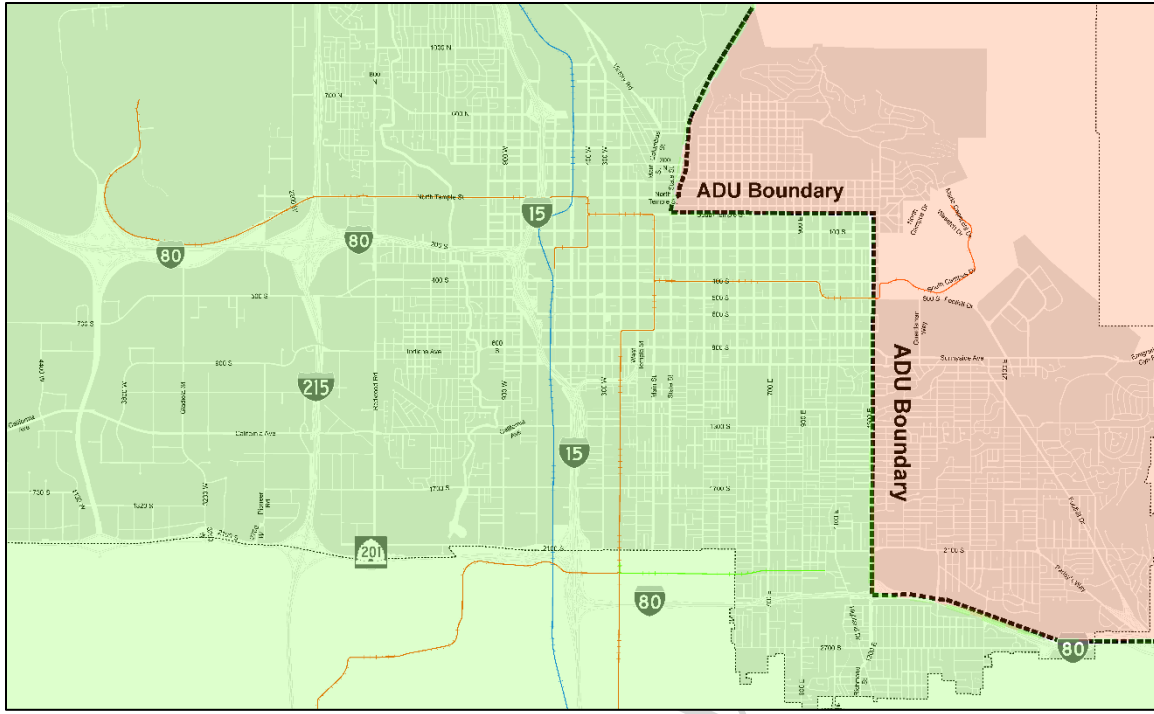
(5) Documents which show the person is a full time resident of Utah for Utah state income tax purposes.

- b. Any person who fails, upon request of the department of community and neighborhoods, to provide any of the documents set forth in subsection ~~€3a~~ B.3.a of this section or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this title that such person shall not be deemed an “owner occupant” of the dwelling unit in question.
4. The provisions of subsection ~~€3~~ B.3 of this section shall apply to any person who began a period of owner occupancy after September 18, 2012, regardless of when the person purchased the property.

C. Applicability: Accessory dwelling units are a permitted use within the residential and special purpose districts specified in Chapter 21A.33 Land Use Tables, subject to compliance with the applicable provisions of this title.

1. Location: Accessory dwelling units permitted by this section shall be located west of a boundary line generally described as beginning at the north city limit; thence south to west line of Canyon Road, thence southwest along said west line to north line of Second Avenue, thence west along said north line to the east line of State Street, thence south along said east line to north line of South Temple Street, thence east along said north line to west line of 1300 East Street, thence south along said west line to north line of Interstate-80, thence east along said north line to the east city limit as illustrated in Figure 21A.40.200.C.1 Accessory Dwelling Units Boundary.

FIGURE 21A.40.200.C.1 Accessory Dwelling Units Boundary



D. Methods of Creation: An accessory dwelling unit may be created through, but not limited to, the following methods:

1. Converting existing living area within a principal dwelling, such as a basement, attic space, or enclosed porch;
2. Adding floor area to a principal dwelling;
3. Constructing a new single-family attached or detached dwelling with an internal or detached accessory dwelling unit;
4. Converting or adding onto an existing accessory structure, such as a garage or other outbuilding, on a lot where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
5. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage and setback regulations.

D. Standards: Accessory dwelling units shall conform to the following purpose statement and requirements:

1. Purpose: These design and development standards are intended to ensure that accessory dwelling units are:
 - a. Compatible with the desired character and livability of the residential zoning districts;
 - b. Compatible with the historic district and landmark resources of the city;

- ~~c. Compatible with the general building scales and placement of structures to allow sharing of common space on the lot, such as yards and driveways; and~~
- ~~d. Smaller in size than the principal dwelling on the site.~~

~~2. General Requirements:~~

- ~~a. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
 - ~~(1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or~~
 - ~~(2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.~~~~
- ~~b. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a final certificate of occupancy for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.~~
- ~~c. One Per Lot: One accessory dwelling unit is permitted per residential lot.~~
- ~~d. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot and bulk standards, such as building and wall height, setbacks, yard requirements, and building coverage.
 - ~~(1) The requirements of section 21A.40.050 of this chapter, which govern all nonresidential accessory structures, do not apply to accessory dwelling units; and~~
 - ~~(2) Accessory dwelling units may have the same building setbacks as that allowed in the zoning district for the principal dwelling on the property. An existing accessory structure whose setbacks do not meet the setback requirements for a dwelling as noted above may be converted into an accessory dwelling unit but any noncomplying setbacks may not become more noncomplying.~~~~

- e. ~~Existing Development On Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunction with the accessory dwelling unit.~~
- f. ~~Internal, Attached, Or Detached: While accessory dwelling units are allowed only in conjunction with a principal dwelling on a lot, the unit may be built internal to, attached to, or as a separate unit detached from the principal dwelling.~~
- g. ~~Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:
 - (1) ~~Internal: For accessory dwelling units located within the principal single-family structure, no minimum lot area is required;~~
 - (2) ~~Attached: For accessory dwelling units located within an addition to the single-family structure, no minimum lot area is required; or~~
 - (3) ~~Detached: For accessory dwelling units located within a detached structure, a minimum lot area of five thousand (5,000) square feet is required.~~~~
- h. ~~Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit approval.~~
- i. ~~Public Utilities: No structure that is not connected to the public water and sanitary sewer systems shall have an accessory dwelling unit.~~
- j. ~~Multi-Family Districts With Single-Family Dwelling On Lot: A lot located within a multi-family zoning district that is currently built out with a single-family detached dwelling and does not have the required minimum amount of land to add additional units pursuant to the multi-family zoning district requirement, one accessory dwelling unit may be permitted.~~
- k. ~~Not A Unit Of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.~~
- l. ~~Rooming House: Neither dwelling unit may be used as a “dwelling, rooming (boarding) house” as defined by section 21A.62.040 of this title.~~
- m. ~~Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section 21A.36.030 of this title.~~
- n. ~~Historic Preservation Overlay District: Accessory dwelling units located in an H historic preservation overlay district are subject to the applicable regulations and review processes of section 21A.34.020 of this title, including the related guidelines and standards as adopted by Salt Lake City to ensure compatible building and preservation of historic resources.~~

- ~~o. Fixed Transit Stop: The property on which an accessory dwelling unit is permitted shall be located in whole or in part within a one-half ($\frac{1}{2}$) mile radius of an operational fixed transit stop (i.e., commuter rail, light rail, streetcar, etc.).~~
- ~~p. Windows: In an accessory dwelling unit that does not comply with the setback regulations for a single family dwelling, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line, except under the following conditions:~~
 - ~~(1) Windows adjacent to a rear yard property line may be allowed within ten feet (10') of the rear yard property line if the rear yard abuts an alley, or~~
 - ~~(2) Windows located within ten feet (10') of a property line may be allowed if the bottom of the windowsill is located at least six feet (6') above the corresponding floor plate.~~
- ~~3. Methods Of Creation: An accessory dwelling unit may only be created through one or more of the following methods:~~
 - ~~a. Converting existing living area within a principal structure, such as a basement or attic space;~~
 - ~~b. Adding floor area to a principal structure;~~
 - ~~c. Constructing a new single family detached dwelling unit structure with an internal or detached accessory dwelling unit;~~
 - ~~d. Converting or adding onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or~~
 - ~~e. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage regulations.~~
- ~~4. Size Of Accessory Dwelling Unit: The maximum size of an accessory dwelling unit may be no more than fifty percent (50%) of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet whichever is less. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.~~
- ~~5. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.~~
- ~~6. Number Of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in section 21A.62.040, "Definitions Of Terms", of this title.~~

~~7. Parking:~~

- ~~a. An accessory dwelling unit that contains a studio or single bedroom, one additional on-site parking space is required.~~
- ~~b. An accessory dwelling unit that contains two (2) or more bedrooms, two (2) additional on-site parking spaces are required.~~
- ~~c. The city transportation director may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and
 - ~~(1) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or~~
 - ~~(2) The accessory dwelling unit is located within one fourth ($\frac{1}{4}$) mile of a fixed transit line or an arterial street with a designated bus route.~~~~
- ~~d. The city transportation director may allow tandem parking, within a legal location behind an existing on-site parking space, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.~~

~~8. Location Of Entrance To Accessory Dwelling Unit:~~

- ~~a. Internal Or Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front facade of the principal dwelling. No new entrances may be added to the front facade of a principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front facade of the principal dwelling unit.~~
- ~~b. Detached Units: Accessory dwelling units that are detached from the principal dwelling:
 - ~~(1) May utilize an existing street-facing front facade entrance as long as the entrance is located a minimum of twenty feet (20') behind the front facade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance is facing the rear or side of lot.~~
 - ~~(2) Shall be located no closer than thirty feet (30') from the front property line and shall take access from an alley when one is present and accessible.~~~~
- ~~c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing~~

~~toward the rear property line or interior side yard, or toward the back of the principal dwelling.~~

- ~~d. H Historic Preservation Overlay District: When accessory dwelling units are proposed in an H historic preservation overlay district, the regulations and design guidelines governing these properties in section 21A.34.020 of this title shall take precedence over the location of entrance provisions above.~~
- ~~e. Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010H, "Side Entry Buildings", of this title.~~

~~9. Exterior Design:~~

- ~~a. Within An H Historic Preservation Overlay District: Accessory dwelling units located within an H historic preservation overlay district shall meet the process, regulations, and applicable design guidelines in section 21A.34.020 of this title.~~
- ~~b. Outside H Historic Preservation Overlay District Or Historic Landmark Site: Accessory dwelling units shall be regulated by the following exterior design standards:~~

- ~~(1) The maximum height of a detached accessory dwelling unit shall not exceed the principal structure; and~~
- ~~(2) An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure.~~

~~10. Registration: Accessory dwelling units shall be registered with the city to evaluate whether the accessory dwelling unit initially meets applicable requirements; to ensure that the accessory dwelling unit meets health and safety requirements; to ensure that the property owner is aware of all city regulations governing accessory dwelling units; to ensure that the distribution and location of accessory dwelling units is known, to assist the city in assessing housing supply and demand; and to fulfill the accessory dwelling units purpose statement listed above. To accomplish this, property owners seeking to establish an accessory dwelling unit shall comply with the following:~~

- ~~a. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation;~~
- ~~b. Inspection: Ensure accessory dwelling unit is constructed, inspected, and approved in compliance with current building code; and~~
- ~~c. Business License: Apply for and obtain an annual business license for the accessory dwelling unit in accordance with the applicable provisions of the city.~~

~~11. Occupancy: No accessory dwelling unit shall be occupied until the property owner obtains a business license for the accessory dwelling unit from the city.~~

E. Standards: Accessory dwelling units shall conform to the following requirements:

1. General Requirements:

- a. One Per Lot: City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.
- b. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
- c. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.
- d. Owner Occupancy: The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- e. Number of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a “family” as defined in Section 21A.62.040, “Definitions of Terms”, of this title.
- f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per Section 21A.36.030 of this title.

2. Design Requirements:

- a. Compatibility: An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
- b. Underlying Zoning Applies: Unless specifically provided in this section, an accessory dwelling unit shall conform to the lot and bulk requirements of the underlying zoning district, including building and wall height, setbacks, yard requirements, and building coverage.
 - (1) On a corner lot, all detached accessory dwelling units shall comply with the corner side yard setback requirement of the underlying zoning district.
 - (2) A detached accessory dwelling unit that has habitable space above the first floor shall have a minimum side yard setback of four feet (4’).

- (3) A detached accessory dwelling unit that exceeds the maximum height of an accessory structure, as permitted by the underlying zoning district, shall increase the minimum interior side yard setback one foot (1') for every additional foot of building height.
- (4) An existing accessory structure that does not conform with the lot and bulk controls of this chapter may be converted into an accessory dwelling unit pursuant to the procedures and standards set forth in Chapter 21A.38, "Nonconforming Uses and Noncomplying Structures" of this title.

c. Area of Accessory Dwelling Unit:

- (1) The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
- (2) The maximum gross floor area of a detached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling or six hundred fifty (650) square feet, whichever is less.
- (3) The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

d. Height of Accessory Dwelling Unit:

- (1) Maximum height of an accessory dwelling unit shall not exceed the principal dwelling; and
- (2) Maximum height of a detached accessory dwelling unit located over an accessory use, such as parking or storage, may not exceed 24'-0" measured to the ridge of a pitched roof building, and 20'-0" of a flat roof building.

e. Location of Entrance to Accessory Dwelling Unit:

- (1) Internal or Attached Units: Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:
 - (a) An existing entrance to the principal dwelling.
 - (b) An additional entrance on a street-facing facade provided:
 - i. Entrance is located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - ii. Entrance is screened from public view by landscaping or architectural feature that is compatible with the design of the principal dwelling.
 - (c) An existing or additional entrance that faces the interior side yard or rear yard of lot.
- (2) Detached Units: Accessory dwelling units that are detached from the principal dwelling may be accessible from an:

- (a) Entrance located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - (b) Entrance that faces the interior side yard or rear yard of lot.
 - (3) Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010.H, "Side Entry Buildings", of this title.
- f. Upper Level Windows in Detached Accessory Dwelling Unit: As with lot and bulk regulations, the following standards are intended to ensure that detached accessory dwelling units maintain a neighborly relationship with adjacent properties:
 - (1) Living space on an upper level shall have their primary windows facing the interior of the lot or overlooking an alley or public street.
 - (2) Upper level windows facing side yards shall be modestly sized, sufficient to meet the need for light, air, and egress where required. Skylights, clerestory windows, or obscured glazing should be considered as the means to enhance interior daylighting without creating overlook into a neighboring property.
 - (3) A detached dwelling unit shall be designed with consideration given to the relationship between desired window size and placement and the scale of building facades, projections and dormers. Dormers and building facades should not be windowless.
 - (4) Window openings located within an existing accessory structure, whether conforming or non-conforming with setback regulations, may be retained if compliant with building and fire codes.
- g. Outdoor Roof Decks and Balconies: Balconies and roof decks, including rooftop gardens, shall be designed and located as follows:
 - (1) The total area shall not exceed 86 square feet;
 - (2) Located facing an alley or corner side yard; and
 - (3) Flat roofs above an upper level or story may not be used as roof deck areas, and must not have stair access or railings. Ladder and roof hatch access necessary for green roof maintenance may be provided.
- h. Parking:
 - (1) An accessory dwelling unit requires one on-site parking space.
 - (2) The planning director, in consultation with the transportation director, may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and:
 - (a) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or

3. Business License: In accordance with applicable provisions of the city, the property owner shall apply for and obtain an annual business license for the accessory dwelling unit.
4. Certificate of Occupancy: No accessory dwelling unit shall receive a certificate of occupancy or be occupied until the property owner completes the registration process outlined in this section.

G. Abandonment: If a property owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.

SECTION 2. Amending the Text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 (Zoning: Definitions: Definitions of Terms) of the Salt Lake City Code shall be, and hereby is, amended modify only the definition of “DWELLING, ACCESSORY UNIT”, which definition shall read as follows:

DWELLING, ACCESSORY UNIT: A residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached 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.

The codifier is instructed to modify only the aforementioned definition and make no other revisions to Section 21A.62.040 as part of this ordinance.

SECTION 3. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸		C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	P	P	P	P	P ⁶
Alcohol, brewpub (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	
Alcohol, dining club (2,500 square feet or less in floor area)															C ^{9,10}	C ⁹	C ⁹	C ⁹	
Alcohol, social club (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	

Alcohol, tavern (2,500 square feet or less in floor area)																		C ⁹	
Animal, veterinary office															C	C	C	P	P ⁶
Art gallery															P	P	P	P	P
Bed and breakfast inn															P		P	P	P
Bed and breakfast manor																		P	
Clinic (medical, dental)															P	P	P	P	P ⁶
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Crematorium																C	C	C	
Daycare center, adult														P	P	P	P	P	P
Daycare center, child														P	P	P	P	P	P
Dwelling, accessory guest and servant's quarter	P ¹¹	P ¹¹	P ¹¹																
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, assisted living facility (large)												C	P	P		C	P	P	
Dwelling, assisted living	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P	P

Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two-family							P		P	P ²	P	P			P	P	P	P	P
Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financial institution																P	P	P	P ⁶
Funeral home																P	P	P	P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ⁶
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use development															P ¹	P	P	P	P
Mobile food business (operation on private property)																P	P	P	
Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P

[illegible]

[illegible]

wire, line, pipe or pole																			
Wireless telecommunicati ons facility (see section 21A.40.090, table 21A.40.090E of this title)																			

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved.
4. Reserved.
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010T of this title.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of subsection 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO districts shall be located above the ground floor.
19. Small group homes established in the RB and RO districts shall be located above the ground floor.
20. Large residential support established in RO districts shall be located above the ground floor.
21. Small residential support established in RO districts shall be located above the ground floor.

SECTION 4. Amending the Text of *Salt Lake City Code* Section 21A.33.070. That Section 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

LEGISLATIVE VERSION

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

[illegible]

Ambulance service (outdoor)	P ¹⁰	P ¹⁰															
Amphitheater												C					
Animal:																	
Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸										
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P		P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P ¹¹	C	C		C	
Art gallery											P	P	P	P			P
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Botanical garden	P										P	P					
Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/monastery													P	P			
Daycare center, adult	P	P									P	P	P	P			P
Daycare center, child	P	P								P	P	P	P	P			P

Dental laboratory/research facility	P	P												C	C			P
Dwelling:																		
Accessory Unit			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>											<u>P</u>
Assisted living facility (large)														P ¹ ₆	P			P
Assisted living facility (limited capacity)														P	P			P
Assisted living facility (small)														P	P			P
Group home (large) ¹⁷																		C
Group home (small) ¹⁸			P	P	P	P												P
Living quarters for caretaker or security guard	P	P										P		P	P			P
Manufactured home				P	P	P												P
Mobile home																P		
Multi-family															P			P
Residential support (large) ¹⁹																		C
Residential support (small) ²⁰																		P
Rooming (boarding) house																		P
Single-family (attached)																		P
Single-family (detached)			P	P	P	P												P
Twin home and two-family																		P
Eleemosynary facilities												P	P	P ¹ _{6, 21}	P			P

[illegible]

Meeting hall of membership organization		P										P	P	P			P
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including city utility uses and police and fire stations	C	C								P	C	C	C ¹ ₄	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P ⁹	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with existing use	P	P								P	P		P	P		P	P
Performing arts production facility		P															P
Philanthropic use												P	P	P			P
Place of worship	P	P											P	P			P
Radio, television station		P ⁶										P					
Reception center											C	P	P	P			P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P		P	P						

[illegible]

Theater, live performance	C ¹⁵	C ¹⁵									C ¹⁵	C ¹⁵	C ¹ ₅	C ¹⁵			C ¹⁵
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P								P							
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)																	
Zoological park								P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.

6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2016.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2016.

Published: _____.

HB_ATTYY-#55795-v1-Ordinance_amending_ADU_regs.docx

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petitions No. PLNPCM2014-00447

July 16, 2014	Petition to amend Accessory Dwelling Units ordinance assigned to Planning Division staff member
May 21, 2015	Conducted Open House meeting at City Hall. Approximately 3 individuals attended meeting
September 12, 2015	Newspaper notice of Planning Commission public hearing published in The Salt Lake Tribune and Deseret News
September 12, 2015	Public notice posted on City and State websites, and Planning Division list serve
September 23, 2015	Planning Commission conducted public hearing and received comments from 10 individuals. Voted 4-2 to table petition and solicit additional public comment
October 14, 2015	Planning Commission approved minutes for September 23, 2015 meeting
December 17, 2015	Conducted second Open House meeting at City Hall. Approximately 6 individuals attended meeting
December 21, 2015	Planning Division staff presented draft ordinance to Sugar House Community Council Land Use Committee. Approximately 65 individuals attended meeting
January 6, 2016	Planning Division staff presented draft ordinance to Greater Avenues Community Council. Approximately 42 individuals attended meeting
April 21, 2016	Conducted third Open House meeting at City Hall. Approximately 6 individuals attended meeting
June 1, 2016	Planning Division staff presented draft ordinance to Yalecrest Community Council. Approximately 10 individuals attended meeting
June 1, 2016	Planning Division staff presented draft ordinance to Ball Park Community Council. Approximately 20 individuals attended meeting
June 2, 2016	Open City Hall published proposed ordinance. Approximately 350 individuals reviewed the proposal and 60 provided written comments
June 11, 2016	Newspaper notice of Planning Commission public hearing published in The Salt Lake Tribune and Deseret News
June 11, 2016	Public notice posted on City and State websites, and Planning Division list serve
June 15, 2016	Planning Division staff presented draft ordinance to Capitol Hill Community Council. Approximately 22 individuals attended meeting
June 22, 2016	Planning Commission conducted public hearing and received comments from 4 individuals. Voted 4-1 to forward a positive recommendation to City Council
June 27, 2016	Requested ordinance from Salt Lake City Attorney
July 13, 2016	Planning Commission approved minutes for June 22, 2016 meeting

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering a request to amend the accessory dwelling units regulation, which affects the following zoning districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. The purpose of the petition is to broaden and clarify existing regulations for accessory dwelling units. Related provisions of Title 21A Zoning may also be amended as part of this petition.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petitions. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Michael Maloy, AICP, Senior Planner, at (801) 535-7118 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at michael.maloy@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

3. PLANNING COMMISSION
September 23, 2015

3.A PLANNING COMMISSION
Newspaper Notice

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION, 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	9001394298	9/14/2015

ACCOUNT NAME	
PLANNING DIVISION,	
TELEPHONE	ADORDER# / INVOICE NU
8015357759	0001049595 /
SCHEDULE	
Start 09/12/2015	End 09/12/2015
CUST. REF. NO.	
PH 9/23	
CAPTION	
Notice of Public Hearing On Wednesday, September 23, 2015, the Salt Lake City	
SIZE	
69 Lines	2.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
177.50	

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE Public Hearing On Wednesday, September 23, 2015, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/12/2015 End 09/12/2015

SIGNATURE

Handwritten Signature

DATE 9/14/2015

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT

Notice of Public Hearing

On Wednesday, September 23, 2015, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

1. M-1 Light Manufacturing Zoning District to Allow Bus Line Yard and Repair - A request by Dennis Copyak, representing Le Bus, to amend section 21A.33.040 Table of Permitted Uses for Manufacturing Districts to allow Bus Line Yard and Repair Facility as a permitted use in the M-1 (Light Manufacturing District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply city-wide. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNPCM2015-00578

2. SNB Zone to Allow Single-Practitioner Medical and Dental Offices - A request by City Council, to amend section 21A.33.030 Table of Permitted Uses for Commercial Districts to allow Single-Practitioner Medical and Dental Offices as a permitted use in the SNB (Small Neighborhood Business District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply city-wide. (Staff contact: Anthony Riederer at (801) 535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2015-00644

3. Accessory Dwelling Units Amendment - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00447

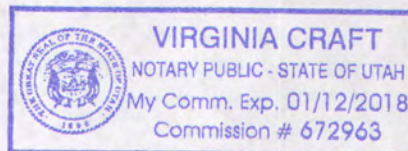
4. Electric Vehicle Charging Station Amendment - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of development throughout the City. The amendment will affect section 21A.44.050 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNPCM2015-00148.

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1049595

UPAXLP



Handwritten Signature: Virginia Craft
NOTARY SIGNATURE

3.B PLANNING COMMISSION
Staff Report – September 23, 2015



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Michael Maloy, AICP, Senior Planner, (801) 535-7118 or michael.maloy@slcgov.com
Date: September 23, 2015
Re: PLNPCM2014-00447 Accessory Dwelling Units Amendment

ZONING TEXT AMENDMENT

PROPERTY ADDRESS: Not Applicable

PARCEL IDENTIFICATION: Not Applicable

MASTER PLAN: Not Applicable

ZONING DISTRICT: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, MU, FB-UN1, and FB-UN2.

REQUEST: Salt Lake City Mayor Ralph Becker has requested the existing regulations for accessory dwelling units be amended to simplify, clarify, and broaden the ordinance (see Attachment A – Petition to Initiate). In response, the Planning Division is proposing amendments that would expand the ability to develop accessory dwelling units and detached dwelling units within the city. The proposed regulation changes will affect FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, MU, FB-UN1, and FB-UN2 zoning districts. Related provisions of title 21A-Zoning may also be amended as part of this petition.

RECOMMENDATION: Based on information contained within the staff report, Planning Division staff finds the proposed amendment adequately meets the standards for general text amendments, as summarized in Attachment B – Analysis of Standards, and therefore recommends the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units.

The following motion is provided in support of the recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units in districts that permit single-family dwellings.

ATTACHMENTS:

- A. Petition to Initiate
- B. Analysis of Standards
- C. Current Zoning Ordinance
- D. Current Zoning Map for ADUs
- E. Proposed Zoning Amendments
- F. Public Process & Comments
- G. Department Comments
- H. Proposed Zoning Map for ADUs
- I. Quick Notes on ADUs
- J. Motions

PROJECT DESCRIPTION

On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Section 21A.40.200 Accessory Dwelling Units within Salt Lake City Code (see Attachment C – Current Zoning Ordinance). The ordinance was part of a series of administrative policies and legislative petitions known as the “Sustainability City Code Initiative” to encourage sustainable land use within Salt Lake City. Mayor Ralph Becker, in cooperation with the City Council, promoted the initiative.

An accessory dwelling unit (ADU) is a residential unit that is established on the same lot as a single-family dwelling unit, and may be located within a single-family dwelling, attached to a single-family dwelling (such as in an addition), or in a detached structure (such as in a garage or separate accessory structure). The accessory dwelling unit must be a complete housekeeping unit with a separate kitchen, sleeping area, closet space, bathroom facilities, and a shared or separate entrance.

Following approval of the accessory dwelling unit ordinance, Planning Division and Building Services staff responded to dozens of inquiries from residents interested in establishing an ADU—however, the city has not permitted a single ADU to date.

Staff found that the primary reason the ordinance failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance (see Attachment D – Current Zoning Map for ADUs). While there are other regulations that limit development of ADUs, the one-half mile requirement is preclusive and counter-productive to the broader purpose of the ordinance.

In response to a petition initiated by Mayor Becker on June 25, 2014, to amend regulations for accessory dwelling units, staff drafted a zoning text amendment for review and consideration (see Attachment E – Proposed Zoning Amendments).

The proposed ordinance was reviewed during an Open House meeting held on May 21, 2015 (see Attachment F – Public Process & Comments). The petition was also routed to all pertinent City Departments and Divisions for review and comment on September 1, 2015 (see Attachment G – Department Comments).

The proposed ordinance still requires owner occupancy of the principal or accessory dwelling and compliance with current building codes. And to ensure an accessory dwelling unit is subordinate to the principal dwelling, the amendment limits building square footage, building height, building setbacks, and lot coverage. The proposed ordinance also contains design requirements that regulate placement of doors, to maintain single-family development patterns, and windows, to protect privacy.

To assist members of the general public—and the Planning Commission—who are interested in reviewing the proposal, the Planning Division has prepared the following table of primary regulations within the existing and proposed accessory dwelling unit ordinance:

Regulation	Existing	Proposed
Location	ADU must be located within ½ mile of operational fixed rail station, and within a permitted residential zoning district	ADU must be located within a permitted residential or special purpose zoning district
Permit Limit	None	25 permits per year
Building Height	Underlying zoning district standards apply, however ADU may not be taller than principal dwelling	Up to 24 feet for pitched roof, and 20 feet for flat roof, however ADU may not be taller than principal dwelling
Maximum Square Footage	50% of principal dwelling, or 650 square feet, whichever is less	50% of principal dwelling for attached ADU 50% of principal dwelling, or 650 square feet, whichever is less, for detached ADU
Lot Area	Minimum 5,000 square feet for detached ADU, no minimum for attached ADU, however lot coverage restrictions apply	No minimum lot area requirement, however lot coverage restrictions apply
Parking	One parking stall for one bedroom ADU, and two parking stalls for two (or more) bedroom ADU	One parking stall for ADU
Entrance Requirements	Additional entrance not allowed on front façade unless setback 20 feet from front façade	Additional entrance may be allowed on front or corner façade if screened from view by architectural or landscaping features
Existing windows	Must be removed if not compliant with ADU regulation	May be retained if not compliant with ADU regulation
Owner Occupancy	Owner occupancy required in either principal or accessory dwelling	Owner occupancy required in either principal or accessory dwelling

KEY ISSUES

Through analysis of the project, community input, and departmental review, staff identified the following key issues:

Issue 1 – Master Plan Compliance. Within the *Salt Lake City Community Housing Plan*, which was prepared by the Housing and Neighborhood Division of Community and Economic Development Department and adopted by the Salt Lake City Council in April of 2000, the following policy statements and implementation strategies are applicable:

- **City Council Policy Statement.** The City Council supports a citywide variety of housing units, including affordable housing and supports accommodating different types and intensities of residential development (page 8).
- **City Council Policy Statement.** The City Council supports mixed use and mixed income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses and incomes in areas with established services... (page 19).
- **Affordable and Transitional Housing Implementation Strategy 1.** Review “Best Practices” from other cities and establish new programs or expand existing programs that meet housing needs and maximize housing opportunities for all residents within Salt Lake City (page 24).
- **City Council Policy Statement.** On a citywide basis, the City Council endorses accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character (page 32).

- **Action Step for Implementation Strategy 5.** Define accessory housing units. Determine residential zones that could support such changes. Prepare necessary criteria and amendments for future ordinances on accessory units (page 33).

In another policy document entitled *Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission*, which was commissioned in February 1996 by former Mayor Ted Wilson and delivered to the City Council in March 1998 the following assertions, goals, and recommendations are applicable:

- **Assertion M: There is a mix of housing types, densities, and costs so that people of various economic groups can co-exist. Services for those less fortunate are seen as a positive attribute and are nurtured within our community.**
 - Recommendation 1: Amend zoning laws to encourage mixed use in appropriate areas.
 - Proposed Action: Adopt amendments to city zoning ordinances that allow mixed-use development in designated areas of the city. Identify areas to be included in ordinances, define types of mixed uses allowed (page 13).
- **Goal B: The ideal neighborhood will be diverse.** Neighborhoods will encourage persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders. Families of various size and composition can be well served through a variety of programs and services. Service organizations will also be available to special-needs populations (page 41).
- **Goal D: The ideal neighborhood will be well maintained.** Landlords, tenants, and homeowners will share responsibility for keeping properties in good condition. Home ownership will be encouraged where possible. Neighborhoods should contain a variety of housing types, but more units should be owner occupied than renter occupied. This leads to longer term residents and stabilizes property values. Owners of rental units will be responsible and will maintain their properties. Mechanisms need to be in place to address problems caused by owners/renters who fail to maintain their properties. Landlords must screen tenants to ensure that they will be responsible renters. Landlords must also make repairs to their housing units to keep them as viable assets in the neighborhood. Housing should be designed for the changing needs of our current and future population (page 43).

Within national and local historic districts, the final draft of the *Community Preservation Plan*, dated October 2012, stated the following:

Policy 6.5e: Allow the development of additional dwelling units as an incentive for preservation of historic structures (page VI-22).

More recently, the *West Side Master Plan* addressed accessory dwelling units as a potential infill tool:

Determine unique and compatible ways to add incremental density through infill development.

Accessory Dwelling Units. Salt Lake City should expand the geographic area where accessory dwelling units are permitted to include the single-family districts in the Westside. Application of the accessory dwelling unit ordinance in this community would provide opportunities for additional density and a wider variety of housing choices without impacting the predominant development pattern (page 34).

Although not an approved master plan of the city, the *Mayoral Agenda: Livability in Salt Lake City* (2012-2016) by Mayor Ralph Becker includes the following supportive statement:

Increasing Housing Options for Residents

Enable moderate density increases in existing neighborhoods—with an emphasis on those served well by transit—by permitting accessory dwelling units and moderate-density attached single-family (and) multi-family developments (page 11).

Based on a review of the *Salt Lake City Community Housing Plan*, the *Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission*—which documents are applicable citywide—and the *Community Preservation Plan*, and *West Side Master Plan*, staff finds the proposal is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Issue 2 – Zoning Ordinance Compliance. Chapter 21A.02.030 of the Zoning Ordinance states:

Purpose and Intent: The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- a. Lessen congestion in the streets or roads;
- b. Secure safety from fire and other dangers;
- c. Provide adequate light and air;
- d. Classify land uses and distribute land development and utilization;
- e. Protect the tax base;
- f. Secure economy in governmental expenditures;
- g. Foster the city's industrial, business and residential development; and
- h. Protect the environment.

Additionally, Section 21A.24.010 of the Zoning Ordinance provides the following “general provision” for all residential districts:

Statement of Intent: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.

Although accessory dwelling units may marginally increase congestion and parking on neighborhood streets, permitting accessory dwelling units will:

- Improve viability of public transit;
- Improve property values;
- Is an economical use of public and private infrastructure;
- Protect the environment through reduction of vehicle miles driven within the region;
- Provide a range of housing choices;
- Preserve and maintain neighborhoods as safe and convenient places to live;
- Increase walkability; and
- Support small neighborhood business districts.

Therefore, staff finds the proposal furthers the specific purpose statements of the zoning ordinance.

Issue 3 – Location Restrictions. As stated previously, prior to publication of the September 23, 2015, Planning Commission Staff Report, Salt Lake City has not issued any permits for an accessory dwelling unit under the provisions of Section 21A.40.200, as adopted by the Salt Lake City Council on September 18, 2012. Based on observation, Staff has concluded that the current requirement to

locate accessory dwelling units within a “one-half (1/2) mile radius of an operational fixed transit stop” is the primary obstacle to ADU development. In response to this issue, staff recommends removal of the ½-mile location restriction. Planning Division staff also recommends the ADU ordinance be extended to additional zoning districts where single-family dwellings are permitted, which includes: RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, and MU Districts (see Attachment H – Proposed Zoning Map for ADUs).

Issue – Annual Limitation. To address concerns with the impact of ADUs, staff recommends the ordinance include an annual limitation of 25 permits, with the following two exceptions requested by other divisions within the City:

- Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
- Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.

The annual permit limitation was originally recommended by the Planning Commission on June 22, 2011, but later removed by the City Council in favor of the ½-mile restriction. If this provision is adopted, the Planning Division intends to study the effectiveness—and impacts—of the ordinance, and recommend future amendments if warranted. Once the city is satisfied with the effectiveness of the ordinance, the Planning Division will likely recommend removal of the annual limitation.

Issue 4 – Building Height. During development of the existing ordinance, the City retained the services of Clarion Associates, a private land use and real estate consulting firm, to draft the ordinance. The original draft included a provision to allow additional height for an ADU over an accessory structure, such as a garage. Due to privacy concerns, the Planning Commission modified the draft and recommended reducing the height of detached ADUs. However, during City Council review, additional window regulations were added to address privacy concerns, which also mitigate some concerns with ADU height.

The current ADU regulation requires compliance with the underlying zoning district, including the height of an accessory structure. In most residential districts, the maximum height of an accessory structure is 17 feet to the ridge of a pitched roof, and 12 feet for a flat roof. The existing height restriction does not provide sufficient height to develop an ADU over an accessory structure. To address this issue, staff recommends increasing the height of detached ADUs to 24 feet for a pitched roof structure, and 20 feet for a flat roof structure.

Issue 5 – Simplify and Clarify Regulation. In response to Mayor Becker’s petition to amend the accessory dwelling unit regulation, Planning Division staff sought to simplify and clarify the regulation to improve use and administration. Although the City has not permitted any ADUs, staff has discussed the intent, interpretation, and application of the regulation with dozens of individuals. Based on these conversations, and significant feedback from Building Services staff, Planning Division staff recommends the ordinance be simplified where feasible, and clarified where warranted. Although the proposed ordinance includes additional provisions, the overall length of the ordinance has been reduced by approximately 20 percent. However, due to the extent of the proposed amendments, and reorganization of the ordinance, staff proposes to completely strike the existing code and replace it with the proposed amendment (see Attachment E – Proposed Zoning Amendments).

Issue 6 – Form Based Amendment. Within the FB-UN1 and FB-UN2 Form Based Urban Neighborhood Districts, a similar—but much simpler regulation—currently allows development of a “detached dwelling unit.” Recently, during the review of a building permit for a detached dwelling unit, staff determined that the following minor amendments were warranted:

- Reduce building setback for detached dwelling units from 5 feet to 4 feet;
- Clarify applicability of the ordinance in Form Based Urban Neighborhood Districts; and
- Expand the pedestrian entry regulation from a public alley.

See page 6 of Attachment E to review proposed text amendments.

NEXT STEPS

Following the public hearing, the Planning Commission shall recommend approval or denial of the proposed amendment—or the approval of some modification of the amendment—and shall then submit its recommendation to the City Council (see Attachment J – Motions).

The City Council shall schedule and hold a public hearing to consider the proposed amendment in accordance with the standards and procedures for conduct of a public hearing as set forth in Chapter 21A.10, which is entitled "General Application and Public Hearing Procedures" of the Zoning Title.

Following the hearing, the City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment. However, no additional zoning districts may be included within the proposed amendment without a new notice and hearing.

ATTACHMENT A: PETITION TO INITIATE

JUN 25 2014

Salt Lake City Mayor



Petition Initiation

Planning Division
Community & Economic Development Department

SCANNED TO: *plagn*
 SCANNED BY: *hube*
 DATE: *6/26/14*

To: Wilf Sommerkorn, Planning Director *WS*
From: Mayor Ralph Becker
Date: June 25, 2014
CC: David Everitt, Chief of Staff
 Eric Shaw, Community & Economic Development Director
 Mary De La Mare-Schaefer, Community & Economic Development Deputy Director
 Cheri Coffey, Assistant Planning Director
RE: Amendment of Accessory Dwelling Units Ordinance

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending various sections of the Zoning Ordinance to facilitate the development of Accessory Dwelling Units in appropriate zoning districts within Salt Lake City.

On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Chapter 21A.40.200 Accessory Dwelling Units (ADU) within Salt Lake City Code. Following approval of this ordinance, Planning Division and Building Services staff has responded to dozens of residents interested in establishing an ADU. However, the City has not permitted a single ADU to date.

According to reports, the primary reason the ordinance has failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance.

The analysis relating to the proposed amendments will address the following:

1. Simplify or reduce language within the ADU ordinance to remove redundant purpose statements and methods of creation. This language may be unnecessary or overstated (see 21A.40.200.A and 21A.40.200.D.1).
2. Clarify applicability of the underlying zoning district as described in 21A.40.200.D.2.d to improve administration. This may include the requirement to record a deed restriction in the registration process outlined in 21A.40.200.D.10.
3. In addition to single-family detached structures, allow ADUs to be located within owner occupied single-family attached dwellings, such as town-houses, in specified residential districts (21A.40.200.B).
4. Eliminate the "Number of Residents" per ADU; this provision is unnecessary given the applicability of existing ordinances that prohibit overcrowding (see 21A.40.200.D.6).
5. Eliminate minimum lot area requirements for detached ADUs; this regulation is unnecessary, due to existing lot coverage and setback restrictions (see 21A.40.200.D.2.g.3).
6. Insert language from the original draft ordinance produced by Clarion Associates that allowed additional height for ADUs in accessory structures. The current height limit of 17 feet (in most residential districts) is insufficient to construct an ADU over a garage (21A.40.200.D.2.d).

7. Reduce parking requirement to 1 stall per ADU; the ordinance currently requires 2 stalls for units with 2 or more bedrooms. The original draft required only 1 parking stall, but was amended in response to public comment. However additional parking diminishes landscaping, and increases storm water runoff, which impacts are contrary to sustainability objectives (see 21A.40.200.D.7).
8. Review regulations on location of ADU entrance, and consider allowance for screened or below grade entries on or near front façade (see 21A.40.200.D.8).
9. Review and consider regulatory modifications of "detached dwelling units" in Form Based Urban Neighborhood Districts (see 21A.27.050.L.5.a).
10. With respect to the one-half mile radius restriction as stated in 21A.40.200.D.2.o, the following options should be considered:
 - a. Include parcels located within one-half mile of bus stops on arterial streets (see Attachment C – Roadway Functional Classification Map); or
 - b. In addition to the one-half mile regulation, establish an overlay that permits ADUs in prescribed neighborhoods that favor ADUs—such as Capitol Hill, Rose Park, Fairpark, and Sugar House (see Attachment D – Community Council Districts Map); or
 - c. Eliminate the one-half mile restriction and revert to an earlier draft that allowed 25 ADU permits per year; or
 - d. Allow ADUs outside the one-half mile restriction as a special exception or conditional use.

As part of the process, the Planning Division shall follow the City adoption processes including citizen input and public hearings with the Planning Commission and City Council.

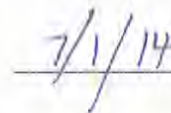
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Ralph Becker, Mayor



Date

ATTACHMENT B: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENT STANDARDS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making its decision concerning a proposed text amendment, the city council (and planning commission) should consider the following factors:

Factor	Finding	Rationale
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	As discussed on pages three through five of the September 23, 2015, Planning Commission Staff Report, the proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	As discussed on page five of the September 23, 2015, Planning Commission Staff Report, the proposed text amendment furthers the specific purpose statements of the zoning ordinance.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Complies	The proposed text amendment is subordinate to the purposes and provisions of any applicable overlay zoning districts that may impose additional standards, such as the H Historic Preservation Overlay District.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>The proposed text amendment was originally crafted after reviewing “best practices” of various cities, such as Portland, OR; Santa Cruz and Chula Vista, CA; Seattle, WA; Lexington, MA; and Aspen, CO. As stated within Attachment I of the September 23, 2015, Planning Commission Staff Report, the American Planning Association (APA) recommends that “...communities would do well to seriously consider adopting an approach that ... allows ADUs by right with clear written conditions; does not require owner occupancy; prohibits condominium ownership on the basis that a condo could not be considered accessory; provides a simple procedure for legalizing preexisting or formerly illegal apartments provided the unit is inspected; provides a generous size standard; and provides a water and sewer adequacy standard.”</p> <p>Although the proposed text amendment does not strictly achieve all of the recommendations of the American Planning Association, the proposal does reflect best practices tempered by local concerns, such as preference for owner occupancy requirements.</p> <p>Furthermore staff, routed the proposed text amendment to all pertinent Departments and Divisions of the City for review. Salt Lake City’s Engineering Division, Fire Department, Planning Division, Police Department, Public Utilities Department, and Transportation Division, reviewed the proposed amendment and recommended approval.</p> <p>Based on the above information, staff finds the proposal is consistent with this factor.</p>

ATTACHMENT C: CURRENT ZONING ORDINANCE

21A.40.200: ACCESSORY DWELLING UNITS:

Accessory dwelling units, as defined in chapter 21A.62 of this title, shall be subject to the following:

- A. Purpose Statement: The purposes of the accessory dwelling unit provisions are to:
 - 1. Create new housing units while respecting the look and scale of single-dwelling development;
 - 2. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
 - 3. Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
 - 4. Provide a mix of housing options that responds to changing family needs and 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. Promote a broader range of affordable housing;
 - 7. Provide opportunity for work force housing in developed and new neighborhoods, close to places of work, thus reducing greenhouse gas emissions and reducing fossil fuel consumption through less car commuting;
 - 8. Support transit oriented development and reduce auto usage by increasing density near transit stops; and
 - 9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory residential uses in historic structures.
- B. Applicability: An accessory dwelling unit may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single-family dwelling exists. Accessory dwelling units are allowed in the following residential zone districts: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-1A, SR-2, SR-3, R-2, RMF-30, RMF-35, RMF-45, and RMF-75 subject to the provisions of this section.
- C. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:
 - 1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
 - 2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;
 - (2) Was created for estate planning purposes by one or more trustors of the trust; and
 - b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a

disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.

3. Even if a person meets the requirements of subsection C1 or C2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the community and economic development department, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
 - (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;
 - (3) Rental documents and agreements with any tenant who occupies the dwelling unit, including an accessory apartment;
 - (4) Insurance, utility, appraisal, or other contractual documents related to the property which name the person as the property owner; and
 - (5) Documents which show the person is a full time resident of Utah for Utah state income tax purposes.
 - b. Any person who fails, upon request of the community and economic development department, to provide any of the documents set forth in subsection C3a of this section or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this title that such person shall not be deemed an "owner occupant" of the dwelling unit in question.
4. The provisions of subsection C3 of this section shall apply to any person who began a period of owner occupancy after September 1, 2012, regardless of when the person purchased the property.

D. Standards: Accessory dwelling units shall conform to the following purpose statement and requirements:

1. Purpose: These design and development standards are intended to ensure that accessory dwelling units are:
 - a. Compatible with the desired character and livability of the residential zoning districts;
 - b. Compatible with the historic district and landmark resources of the city;
 - c. Compatible with the general building scales and placement of structures to allow sharing of common space on the lot, such as yards and driveways; and
 - d. Smaller in size than the principal dwelling on the site.
2. General Requirements:
 - a. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or

voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

- (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- b. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a final certificate of occupancy for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
- c. One per Lot: One accessory dwelling unit is permitted per residential lot.
- d. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot and bulk standards, such as building and wall height, setbacks, yard requirements, and building coverage.
 - (1) The requirements of section 21A.40.050 of this chapter, which govern all nonresidential accessory structures, do not apply to accessory dwelling units; and
 - (2) Accessory dwelling units may have the same building setbacks as that allowed in the zoning district for the principal dwelling on the property. An existing accessory structure whose setbacks do not meet the setback requirements for a dwelling as noted above may be converted into an accessory dwelling unit but any noncomplying setbacks may not become more noncomplying.
- e. Existing Development on Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunction with the accessory dwelling unit.
- f. Internal, Attached, Or Detached: While accessory dwelling units are allowed only in conjunction with a principal dwelling on a lot, the unit may be built internal to, attached to, or as a separate unit detached from the principal dwelling.
- g. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:
 - (1) Internal: For accessory dwelling units located within the principal single-family structure, no minimum lot area is required;
 - (2) Attached: For accessory dwelling units located within an addition to the single-family structure, no minimum lot area is required; or
 - (3) Detached: For accessory dwelling units located within a detached structure, a minimum lot area of five thousand (5,000) square feet is required.
- h. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit approval.
- i. Public Utilities: No structure that is not connected to the public water and sanitary sewer systems shall have an accessory dwelling unit.
- j. Multi-Family Districts With Single-Family Dwelling On Lot: A lot located within a multi-family zoning district that is currently built out with a single-family detached dwelling and does not have the required minimum amount of land to add additional units pursuant to the multi-family zoning district requirement, one accessory dwelling unit may be permitted.

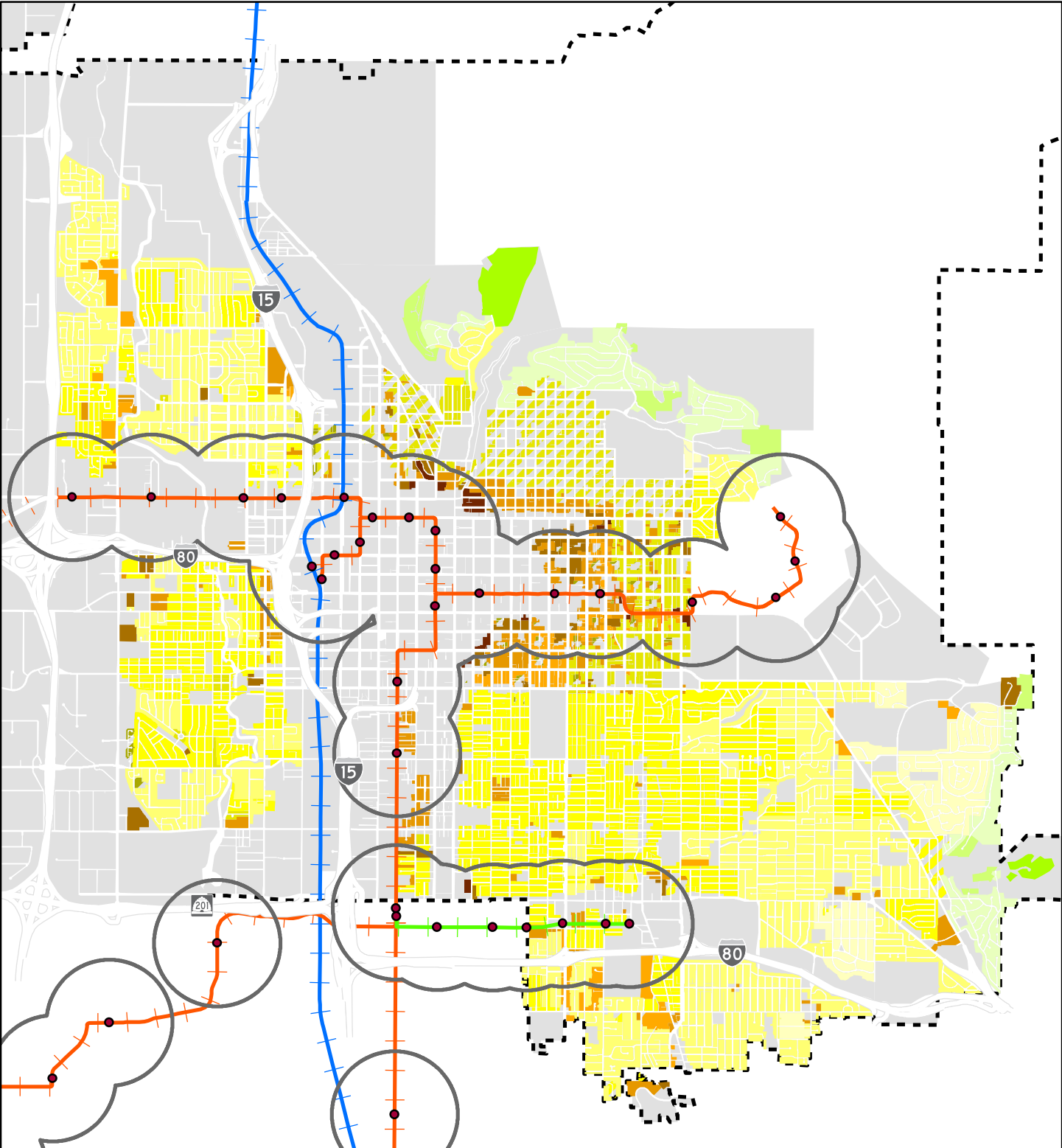
- k. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
 - l. Rooming House: Neither dwelling unit may be used as a "dwelling, rooming (boarding) house" as defined by section 21A.62.040 of this title.
 - m. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section 21A.36.030 of this title.
 - n. Historic Preservation Overlay District: Accessory dwelling units located in an H historic preservation overlay district are subject to the applicable regulations and review processes of section 21A.34.020 of this title, including the related guidelines and standards as adopted by Salt Lake City to ensure compatible building and preservation of historic resources.
 - o. Fixed Transit Stop: The property on which an accessory dwelling unit is permitted shall be located in whole or in part within a one-half ($\frac{1}{2}$) mile radius of an operational fixed transit stop (i.e., commuter rail, light rail, streetcar, etc.).
 - p. Windows: In an accessory dwelling unit that does not comply with the setback regulations for a single-family dwelling, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line, except under the following conditions:
 - (1) Windows adjacent to a rear yard property line may be allowed within ten feet (10') of the rear yard property line if the rear yard abuts an alley, or
 - (2) Windows located within ten feet (10') of a property line may be allowed if the bottom of the windowsill is located at least six feet (6') above the corresponding floor plate.
3. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
- a. Converting existing living area within a principal structure, such as a basement or attic space;
 - b. Adding floor area to a principal structure;
 - c. Constructing a new single-family detached dwelling unit structure with an internal or detached accessory dwelling unit;
 - d. Converting or adding onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
 - e. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage regulations.
4. Size of Accessory Dwelling Unit: The maximum size of an accessory dwelling unit may be no more than fifty percent (50%) of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet whichever is less. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.
5. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.
6. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in section 21A.62.040, "Definitions Of Terms", of this title.
7. Parking:

- a. An accessory dwelling unit that contains a studio or single bedroom, one additional on site parking space is required.
 - b. An accessory dwelling unit that contains two (2) or more bedrooms, two (2) additional on site parking spaces are required.
 - c. The city transportation director may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and
 - (1) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (2) The accessory dwelling unit is located within one-fourth ($\frac{1}{4}$) mile of a fixed transit line or an arterial street with a designated bus route.
 - d. The city transportation director may allow tandem parking, within a legal location behind an existing on site parking space, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.
8. Location of Entrance To Accessory Dwelling Unit:
- a. Internal Or Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front facade of the principal dwelling. No new entrances may be added to the front facade of a principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front facade of the principal dwelling unit.
 - b. Detached Units: Accessory dwelling units that are detached from the principal dwelling:
 - (1) May utilize an existing street-facing front facade entrance as long as the entrance is located a minimum of twenty feet (20') behind the front facade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance is facing the rear or side of lot.
 - (2) Shall be located no closer than thirty feet (30') from the front property line and shall take access from an alley when one is present and accessible.
 - c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.
 - d. H Historic Preservation Overlay District: When accessory dwelling units are proposed in an H historic preservation overlay district, the regulations and design guidelines governing these properties in section 21A.34.020 of this title shall take precedence over the location of entrance provisions above.
 - e. Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010H, "Side Entry Buildings", of this title.
9. Exterior Design:
- a. Within An H Historic Preservation Overlay District: Accessory dwelling units located within an H historic preservation overlay district shall meet the process, regulations, and applicable design guidelines in section 21A.34.020 of this title.

- b. Outside H Historic Preservation Overlay District Or Historic Landmark Site: Accessory dwelling units shall be regulated by the following exterior design standards:
 - (1) The maximum height of a detached accessory dwelling unit shall not exceed the principal structure; and
 - (2) An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure.
- 10. Registration: Accessory dwelling units shall be registered with the city to evaluate whether the accessory dwelling unit initially meets applicable requirements; to ensure that the accessory dwelling unit meets health and safety requirements; to ensure that the property owner is aware of all city regulations governing accessory dwelling units; to ensure that the distribution and location of accessory dwelling units is known, to assist the city in assessing housing supply and demand; and to fulfill the accessory dwelling units purpose statement listed above. To accomplish this, property owners seeking to establish an accessory dwelling unit shall comply with the following:
 - a. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation;
 - b. Inspection: Ensure accessory dwelling unit is constructed, inspected, and approved in compliance with current building code; and
 - c. Business License: Apply for and obtain an annual business license for the accessory dwelling unit in accordance with the applicable provisions of the city.
- 11. Occupancy: No accessory dwelling unit shall be occupied until the property owner obtains a business license for the accessory dwelling unit from the city.

ATTACHMENT D: CURRENT ZONING MAP FOR ADUs

Current Zoning Map for ADUs



Legend

	Half-Mile Buffer From Rail Transit Stop		R-2	<i>Single- and Two-Family Residential</i>		FrontRunner
	Rail Transit Stop		RMF-30	<i>Low Density Multi-Family Residential</i>		S-Line
Zoning Districts Proposed to Allow ADUs						
	FR-1/43,560	<i>Foothills Estate Residential</i>		<i>Moderate Density Multi-Family Residential</i>		TRAX
	FR-2/21,780	<i>Foothills Residential</i>		<i>Moderate/High Density Multi-Family Residential</i>		
	FR-3/12,000	<i>Foothills Residential</i>		<i>High Density Multi-Family Residential</i>		
	R-1/12,000	<i>Single-Family Residential</i>		<i>Special Development Pattern Residential</i>		
	R-1/7,000	<i>Single-Family Residential</i>		<i>Special Development Pattern Residential</i>		
	R-1/5,000	<i>Single-Family Residential</i>		<i>Special Development Pattern Residential</i>		
			RMF-35			
			RMF-45			
			RMF-75			
			SR-1			
			SR-1A			
			SR-3			

ATTACHMENT E: PROPOSED ZONING AMENDMENTS

21A.40.200: ACCESSORY DWELLING UNITS:

A. Purpose Statement: The regulatory intentions of this section 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 for 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.

B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;
 - (2) Was created for estate planning purposes by one or more trustors of the trust; and
 - b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. Even if a person meets the requirements of subsection B1 or B2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the community and economic development department, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;

- d. Owner Occupancy: The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- e. Number of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" as defined in section 21A.62.040, "Definitions of Terms", of this title.
- f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section 21A.36.030 of this title.
- 2. Design Requirements:
 - a. An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
 - b. Underlying Zoning Applies: Unless specifically provided in this section, accessory dwelling units are subject to the regulations of the underlying zoning district with regard to lot and bulk standards, including building and wall height, setbacks, yard requirements, and building coverage.
 - (1) Accessory dwelling units may have the same building setbacks as that allowed in the zoning district for the principal dwelling on the property. An existing accessory structure whose setbacks do not meet the setback requirements for a dwelling as noted above may be converted into an accessory dwelling unit but any noncomplying setbacks may not become more noncomplying.
 - c. Area of Accessory Dwelling Unit:
 - (1) The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
 - (2) The maximum gross floor area of a detached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling or six hundred fifty (650) square feet, whichever is less.
 - (3) The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city.
 - d. Height of Accessory Dwelling Unit:
 - (1) Maximum height of an accessory dwelling unit shall not exceed the principal dwelling; and
 - (2) Maximum height of a detached accessory dwelling unit located over an accessory use, such as parking or storage, may not exceed 24'-0" measured to the ridge of a pitched roof building, and 20'-0" of a flat roof building.

e. Location of Entrance to Accessory Dwelling Unit:

- (1) Internal or Attached Units: Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:
 - (a) An existing entrance to the principal dwelling.
 - (b) An additional entrance on a street-facing facade provided:
 - i. Entrance is located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - ii. Entrance is screened from public view by landscaping or architectural feature that is compatible with the design of the principal dwelling.
 - (c) An existing or additional entrance that faces the interior side yard or rear yard of lot.
- (2) Detached Units: Accessory dwelling units that are detached from the principal dwelling may be accessible from an:
 - (a) Entrance located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - (b) Entrance that faces the interior side yard or rear yard of lot.
- (3) Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010H, "Side Entry Buildings", of this title.

f. Windows: In an accessory dwelling unit that does not comply with the setback regulations for a single-family dwelling, windows shall not be allowed within ten feet (10') of a side yard or rear yard property line except under the following conditions:

- (1) Windows adjacent to a rear yard property line may be allowed if the rear yard abuts an alley.
- (2) Windows adjacent to a side yard or rear yard property line may be allowed if the bottom of the windowsill is located at least six feet (6') above the corresponding floor plate.
- (3) Windows located within an existing structure, whether conforming or non-conforming with setback regulations, may be retained.

g. Parking:

- (1) An accessory dwelling unit requires one on-site parking space.
- (2) The planning director, in consultation with the transportation director, may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and:
 - (a) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (b) The lot or parcel containing the accessory dwelling unit is located within a one-fourth ($\frac{1}{4}$) mile radius from a fixed transit line or an arterial street with a designated bus route.

- (3) The planning director, in consultation with the transportation director, may allow tandem parking, located in front of or behind existing on-site parking, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.
3. Historic Preservation Overlay District: Accessory dwelling units located in an H historic preservation overlay district are subject to the applicable regulations and review processes of section 21A.34.020 of this title, including related guidelines and standards adopted by Salt Lake City to ensure compatible building and preservation of historic resources.
- F. Registration Process: Property owners seeking to establish an accessory dwelling unit shall comply with the following:
- a. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation.
 - (1) Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit application.
 - (2) Permit Allocation: The city shall limit the establishment of accessory dwelling units to twenty-five (25) units per calendar year, with the following exceptions:
 - i. Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
 - ii. Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.
 - (3) The City shall process building permit applications in order received; however building permit issuance shall be in order of compliance with current building code.
 - b. Inspection: City shall ensure the accessory dwelling unit is constructed, inspected, and approved in compliance with current building code.
 - c. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a final certificate of occupancy for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
 - d. Business License: In accordance with the applicable provisions of the city, apply for and obtain an annual business license for the accessory dwelling unit.
 - e. Certificate of Occupancy: No accessory dwelling unit shall receive a certificate of occupancy or be occupied until the property owner completes the registration process outlined in this section.
- G. Abandonment: If an owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.

21A.62.040: DEFINITIONS OF TERMS:

For the purposes of this title, the following terms shall have the following meanings:

DWELLING, ACCESSORY UNIT: A residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached 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.

Chapter 21A.27 Form Based Districts

Section 21A.27.030 Building Configuration and Design Standards

C. Other Applicable Development Standards

1. Landscaping. Any applicable standard listed in 21A.48 Landscaping shall be complied with.
2. Signs. All signs shall comply with the standards found in 21A.46.096.
3. Accessory Uses, Building and Structures. All accessory uses, buildings and structures shall comply with the applicable standards in 21A.40, except as noted below:
 - a. Form Based Urban Neighborhood District Specific Standards for Detached Dwelling Units:
 - (1) Detached dwelling units may be built in a required yard as a stand-alone unit or attached to an accessory building, such as a garage.
 - (2) Detached dwelling units are only permitted with the urban house, two-family dwelling, and row house building forms.
 - (3) No accessory structure containing a detached dwelling unit shall exceed twenty-five feet (25') in height.
 - (4) If a detached dwelling unit is built as a second level, the minimum setback from property line shall be a minimum of ~~five~~ four feet (~~54'~~).
 - (5) All building configuration standards that apply to the primary building form shall also apply to the detached dwelling unit, with the exceptions listed below:
 - (A) The detached dwelling unit shall have an entry feature that faces or is accessible from a public alley when present;
 - (B) The entry feature may be a stoop that has a minimum dimension of four feet by four feet (4' x 4'); and
 - (C) The ground floor transparency requirement does not apply to detached dwelling units located on the second floor of an accessory structure.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

	Permitted And Conditional Uses By District																		
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R- MU	RO
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

	Permitted And Conditional Uses By District																
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Dwelling, accessory unit			P	P	P	P	P										P

ATTACHMENT F: PUBLIC PROCESS & COMMENTS

PUBLIC NOTICE, MEETINGS, AND COMMENTS

The following is a list of public meetings, and other public input opportunities, that the City coordinated for the proposed master plan and zoning map amendments.

Open House:

The Salt Lake City Planning Division held an Open House meeting at the City County Building on May 21, 2015. Approximately three people attended the meeting; however, none provided written comments. Based on comments received, attendees favored the proposed amendment.

Notice of Public Hearing:

- Public hearing notice posted on City and State websites on September 10, 2015
- Public hearing notice emailed to Planning Division list serve on September 10, 2015
- Public hearing notice published in the Salt Lake Tribune and Deseret News on September 11, 2015

ATTACHMENT G: DEPARTMENT COMMENTS



DEPARTMENT REVIEW COMMENTS

ACCESSORY DWELLING UNITS

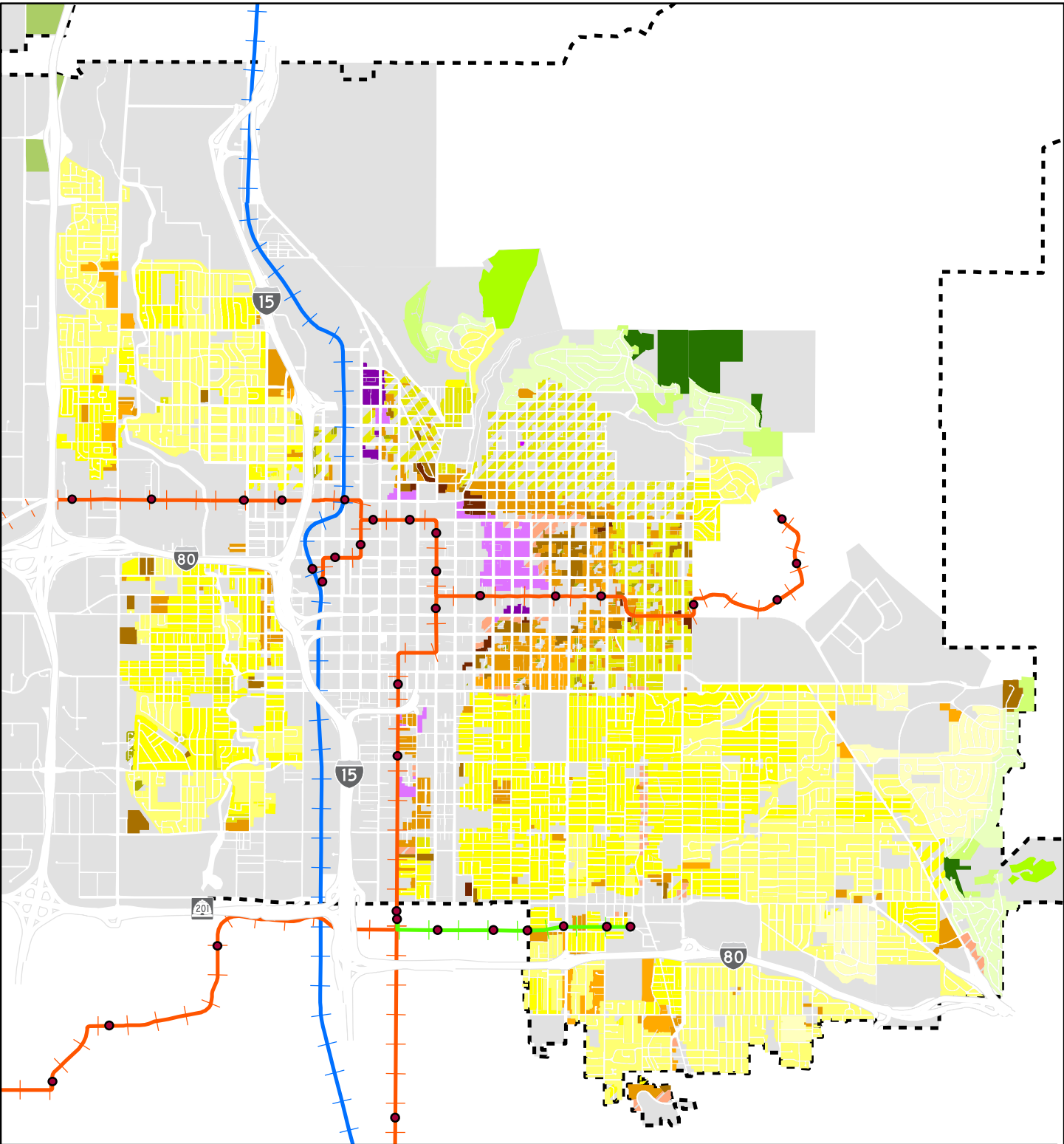
ZONING TEXT AMENDMENT

PLNPCM2014-00447

Date	Task	Status	Action By	Comments
8/31/2015	Planning Review	Complete	Maloy, Michael	Recommend approval as proposed.
9/2/2015	Fire Code Review	Complete	Itchon, Edward	Review completed. No comments or concerns noted.
9/3/2015	Police Review	Complete	Teerlink, Scott	Police has no comments. Scott Teerlink Police Lieutenant
9/15/2015	Engineering Review	Complete	Weiler, Scott	No comment.
9/17/2015	Transportation Review	Complete	Vaterlaus, Scott	Transportation Division has no issues with the proposed zoning amendment petition.
9/21/2015	Public Utilities	Complete	Draper, Jason	No public utilities issues with the proposed amendment.

ATTACHMENT H: PROPOSED ZONING MAP FOR ADUs

Proposed Zoning Map for ADUs



Legend

Rail Transit Stop	MU	Mixed Use	RO	Residential/Office	FrontRunner
Zoning Districts Proposed to Allow ADUs	R-1/12,000	Single-Family Residential	RMF-30	Low Density Multi-Family Residential	S-Line
AG	R-1/7,000	Single-Family Residential	RMF-35	Moderate Density Multi-Family Residential	TRAX
AG-2	R-1/5,000	Single-Family Residential	RMF-45	Moderate/High Density Multi-Family Residential	
AG-5	R-2	Single- and Two-Family Residential	RMF-75	High Density Multi-Family Residential	
FP	R-MU	Residential/Mixed Use	SR-1	Special Development Pattern Residential	
FR-1/43,560	R-MU-35	Residential/Mixed Use	SR-1A	Special Development Pattern Residential	
FR-2/21,780	R-MU-45	Residential/Mixed Use	SR-3	Special Development Pattern Residential	
FR-3/12,000	RB	Residential/Business			

ATTACHMENT I: QUICK NOTES ON ADUs

QUICKNOTES

Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained living units that typically have their own kitchen, bedroom(s), and bathroom space. Often called granny flats, elder cottage housing opportunities (ECHO), mother-daughter residences, or secondary dwelling units, ADUs are apartments that can be located within the walls of an existing or newly constructed single-family home or can be an addition to an existing home. They can also be freestanding cottages on the same lot as the principal dwelling unit or a conversion of a garage or barn.

The benefits to the home owner and the ADU occupant are many. For the home owner, ADUs provide the opportunity to offer an affordable and independent housing option to the owner's grown son or daughter just starting out or to an elderly parent or two who might need a helping hand nearby. The unit could also be leased to unrelated individuals or newly established families, which would provide the dual benefit of providing affordable housing to the ADU occupant and supplemental rental income to the owner. Supplemental income could offset the high cost of a home mortgage, utilities, and real estate taxes. Finally, leasing an ADU to a young person or family can provide an elderly home owner with a sense of security and an opportunity to exchange needed work around the house and yard for a discount on rent.

Despite the benefits, some communities resist allowing ADUs, or allow them only after time-consuming and costly review procedures and requirements. Public resistance to ADUs usually takes the form of a perceived concern that they might transform the character of the neighborhood, increase density, add to traffic, make parking on the street more difficult, increase school enrollment, and put additional pressure on fire and police service, parks, or water and wastewater. However, communities that have allowed ADUs find that these perceived fears are mostly unfounded or overstated when ADUs are actually built.

ADUs are a particularly desirable option for many communities today considering the current economic climate, changes in household size, increasing numbers of aging baby boomers, and the shortage of affordable housing choices. They provide a low-impact way for a community to expand its range of housing choices.

LOCALITIES AND STATES GET INTO THE ACT

Towns, cities, and counties across the country have done the right thing by proactively amending local zoning ordinances to allow ADUs. This is typically done either as a matter of right or as a special or conditional use. In either case, reasonable conditions may be imposed. Some states, including California, have enacted legislation that limits the ability of localities to zone out ADUs.

In 2001 AARP retained APA's Research Department to write a guidance report for citizens interested in convincing local and state officials of the benefits of allowing ADUs and showing them how to do it. *Entitled Accessory Dwelling Units: Model State Act and Model Local Ordinance*, the monograph provides alternative statute and ordinance language useful to implementing all forms of ADUs.

The Model Local Ordinance suggests recommendations for communities. Additionally, the intent of the ordinance describes the permitting process for eligibility and approval, and further outlines standards for ADU approval pertaining to lot size, occupancy, building standards, parking and traffic, public health, and how to deal with nonconforming ADUs. *The Model State Act* provides findings and policies encouraging the approval of ADUs and names local governments as the entities entitled to authorize

"Towns, cities, and
counties across the
country have done
the right thing by
proactively
amending local
zoning ordinances
to allow ADUs."



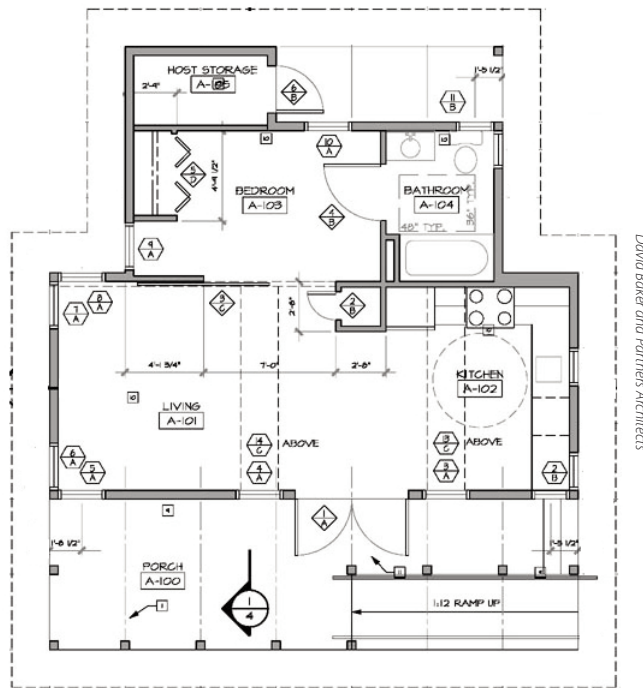
American Planning Association

Making Great Communities Happen

adoption of an ADU statute. It specifies the limits to which local governments may prohibit ADUs and outlines default permitting provisions if a locality does not adopt an ADU ordinance. It details optional approaches for adopting ADU ordinances, certifying local ADU ordinances, gathering data on ADU efforts, preparing reports and recommendations, and forming a statewide board overseeing ADUs.

WHAT ISSUES ARISE WHEN A PROPOSED ADU ORDINANCE IS CONSIDERED?

ADU ordinances offer a variety of benefits to local communities but the road to implementation may not be an easy process. While ADUs are more widely accepted now than in years past, skeptics still remain and some still oppose ADU zoning. The following describes some issues or decision points that communities must address in order to successfully navigate the perilous waters of public acceptance. The approach that is right for your city or town will be unique, based on local physical, political, social, and economic conditions.



Single story ADU floor plan.

By-right Permitting. Should permits for ADUs be issued as a matter of right (with clear standards built into the ordinance) or should they be allowed by discretion as a special or conditional use after a public hearing?

Occupancy. Should ordinance language allow an ADU only on the condition that the owner of the property lives in one of the units?

Form of Ownership. Should the ordinance prohibit converting the ADU unit into a condominium?

Preexisting, nonconforming ADUs. How should the ordinance treat grandfathered ADUs? How do you treat illegal apartments that want to apply for an ADU permit?

Unit Size: Should the ordinance limit the square footage of the ADU to assure that the unit is truly accessory to the principal dwelling on the property?

Adequacy of Water and Sewer Services. How do you guarantee there is enough capacity in sewer lines, pumping stations, and treatment facilities to accommodate ADUs?

These are not easy issues. However, communities would do well to seriously consider adopting an approach that: allows ADUs by right with clear written conditions; does not require owner occupancy; prohibits condominium ownership on the basis that a condo could not be considered accessory; provides a simple procedure for legalizing preexisting or formerly illegal apartments provided the unit is inspected; provides a generous size standard; and provides a water and sewer adequacy standard. □

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For a complete list of references visit <http://www.planning.org/pas/quicknotes/>

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For more information on this topic visit www.planning.org.

ATTACHMENT J: MOTIONS

POTENTIAL MOTIONS FOR THE SALT LAKE CITY PLANNING COMMISSION

Staff Recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units in districts that permit single-family dwellings.

Not Consistent with Staff Recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units in districts that permit single-family dwellings.

Zoning Amendment Standards:

If motion is to recommend denial, the Planning Commission shall make findings based on the following zoning amendment standards and specifically state which standard or standards are not compliant:

City Code 21A.50.050 Standards for general (zoning) amendments. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the city council (and planning commission) should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

3.C PLANNING COMMISSION
Agenda & Minutes – September 23, 2015

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, September 23, 2015, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR SEPTEMBER 9, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Conditional Use Flag Lot and Lot Split at approximately 3101 South 900 East** - A request by Adam Nash, authorized agent, for Conditional Use and Preliminary Subdivision approval to subdivide and create a flag lot at the above listed address. The subject property is located in the R-1/7,000 (Single Family Residential District) zoning district and is located in City Council District 7, represented by Lisa Ramsey Adams. (Staff contact: Katia Pace, (801)535-6354, or katia.pace@slcgov.com)
 - a. **Conditional Use**—Request to allow the creation of a flag lot. Case number PLNPCM2015-00580
 - b. **Preliminary Subdivision** - Request to create two (2) lots from one existing parcel. Case number PLNSUB2015-00646
2. **600 South Apartments Planned Development and Conditional Building & Site Design Review at approximately 616 S State Street** - Adam Lankford, representing the developer The Wasatch Group, is requesting approval from the City to develop a proposed 270-unit apartment building at the above listed address. The applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to ground floor commercial uses and building length. The development also requires Conditional Building and Site Design Review as the proposal exceeds certain height and setback limitations. Currently the land is vacant and the property is zoned D-1, Central Business District, and D-2, Downtown Support District. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.)
 - a. **Planned Development** – In order to build the above referenced project, the applicant is requesting Planned Development approval for relaxation of the requirement for ground floor commercial uses next to parking structures. The applicant is also requesting approval for relaxation of the 300' limit to building length. Case PLNSUB2015-00624.
 - b. **Conditional Building & Site Design (CBSD) Review** – In order to build the above referenced project, the applicant is requesting approval of building height lower than the 100' minimum on corner D-1 properties. The applicant is also requesting additional building height in the D-2 zoned area of the site, which has a maximum height of 65 feet. The proposed building is approximately 74' in height. The applicant is also requesting modification of the maximum 5' front yard setback standard in order to incorporate small entry courtyards. These standards are allowed to be modified through the CBSD process. Case number PLNPCM2015-00625.

Legislative Matters

3. **M-1 Light Manufacturing Zoning District to Allow Bus Line Yard and Repair** - A request by Dennis Copyak, representing Le Bus, to amend section 21A.33.040 Table of Permitted Uses for Manufacturing Districts to allow Bus Line Yard and Repair Facility as a permitted use in the M-1 (Light Manufacturing District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNPCM2015-00578
4. **SNB Zone to Allow Single-Practitioner Medical and Dental Offices** - A request by City Council, to amend section 21A.33.030 Table of Permitted Uses for Commercial Districts to allow Single-Practitioner Medical and Dental Offices as a permitted use in the SNB (Small Neighborhood Business District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2015-00644
5. **Accessory Dwelling Units Amendment** - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00447
6. **Electric Vehicle Charging Station Amendment** - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of development throughout the City. The amendment will affect section 21A.44.050 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com). Case number PLNPCM2015-00148.

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 23, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:41 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson James Guilkey; Vice Chairperson Andres Paredes; Commissioners Emily Drown, Michael Fife,Carolynn Hoskins and Clark Ruttinger. Commissioner Angela Dean, Michael Gallegos, Jamie Bowen and Matt Lyon were excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Manager; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Daniel Echeverria, Principal Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Tracy Tran, Principal Planner; Michelle Moeller, Administrative Secretary and Katie Lewis, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, James Guilkey, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Michaela Oktay, Katia Pace and Daniel Echeverria.

The following site was visited:

- **3101 South 900 East**– Staff gave an overview of the project.
- **600 South Apartments** - Staff gave an overview of the project.

The Commission thanked Marie Taylor for her services on the Commission.

Ms. Taylor thanked the Commission for their friendships and reflected on the knowledge she gained while participating on the Commission.

APPROVAL OF THE SEPTEMBER 9, 2015, MEETING MINUTES. [5:36:07 PM](#)

MOTION [5:36:11 PM](#)

Commissioner Fife moved to approve the September 9, 2015, meeting minutes. Commissioner Ruttinger seconded the motion. The motion passed unanimously. Commissioner Drown abstained as she was not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:36:28 PM](#)

Chairperson Guilkey stated he had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:36:37 PM](#)

Mr. Nick Norris, Planning Manager, stated he had nothing to report.

Chairperson Guilkey asked about the status of Commissioner Lyon's leave of absence. Mr. Norris stated he would look into the issue and report back to the Commission in October.

[6:59:37 PM](#)

Accessory Dwelling Units Amendment - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00447

Mr. Michael Maloy, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Allowable height for ADUs.
- Where the form based code was applicable in the City.
- Where the six hundred and fifty square feet size (650) came from and if it was a good size for an ADU.
- The cost of building or bringing an ADU up to code.

PUBLIC HEARING [7:24:01 PM](#)

Chairperson Guilkey opened the Public Hearing.

Ms. Diane Leonard, Greater Avenues Community Council, stated they are concerned that the petition was not following the correct process. She reviewed the prior process for the ordinance and stated the current process was not transparent. Ms. Leonard reviewed the issues with meeting notification regarding the petition and asked the Commission to postpone the petition until the Community had time to express their opinion. She stated there was a concern over the transportation information being removed from the ordinance and if the plan was to promote people living in ADUs to use public transportation it needed to be available and outlined in the plan.

Ms. Cindy Cromer stated this petition had been long in coming and there were no results from the current proposal. She stated reviewing the results of the ordinance was a good thing but did not happen enough as the transit ordinance needed to be reviewed. Ms. Cromer reviewed why the City had not seen more ADUs constructed under the current ordinance and stated incentives needed to be offered to property owners along the transit

corridor. She stated if there was a cap on the number of ADUs that could be created each year, only wealthy neighborhoods would have the units and they would not be affordable.

Mr. Eric Tindall stated there are some people that could not afford to even pay the six hundred seventy five dollars (\$675) a month for rental of these units and these were the people that desperately needed housing. He reviewed how these types of houses can be constructed in a manner to help families and asked the Commission to approve the petition allowing more ADUs to be constructed.

Mr. Tom Landes stated the property owner on 950 East had been trying to approve his unit over the last few months. He reviewed the specs of the unit that were prohibiting the unit from being approved. Mr. Landes asked the Commission to increase the allowable square footage and height for units where they would fit with the surrounding neighborhoods. Mr. Landis stated it made more sense for people to build above garages versus stand alone buildings. He reviewed the issues with mechanical features in a unit of six hundred and fifty (650) square feet.

Ms. Jana Garrett stated as a new resident of Salt Lake City they were looking for a property where an ADU could be built. She stated it was very difficult to find a property that allowed an ADU and it would make sense to let more of these units be created. Ms. Garrett stated the basis of home location in conjunction to transportation should not be an issue and limited the ability to create ADUs.

Mr. Dave Robinson reviewed the townhomes in Sugar House and how they accommodated the current ordinance. He stated Staff had done a great job with the new proposal and accommodating ADUs but the current ordinance did not make sense or help to spread ADUs throughout the city. Mr. Robinson stated the cost of construction was high but was doable. He stated there are a lot of people that want ADUs on their property but are prohibited under the current ordinance. Mr. Robinson stated the notices were sent out and people knew of the meetings so that should not hold up the proposal.

Chairperson Guilkey read the following cards:

Ms. Marie Taylor - Many street in SLC are too narrow, already maxed out with traffic and utility use (ie. McClelland Street between 100 and 200 S). They are one way with all trash cans on one side of the street on trash day. Cul-de-sacs also are too congested in older areas. Needs to be some specific criteria to address these small streets with small lots, no setbacks etc.

Ms. Judy Short, Sugar House Community Council – This needs more public input, there are zero comments in the Staff Report. This could create chaos in some areas. It needs revision and reviewing. See my email to Michael Maloy this afternoon.

Mr. Josh Levey – Allows for more efficient use of land, creation of affordable housing both for the tenant and the owner. In our case would also lead to improvement in safety and appearance of alley.

Mr. David Walker and Ms Mihaela Chelaru – We support the proposed ordinance mainly because of the proposed removal of the fixed transit line requirement. We would like a space to be an art studio and possibly house an elderly parent in the future. We have the space but just need the permit. Thanks

Chairperson Guilkey closed the Public Hearing.

The Commission and Staff discussed the following:

- If the size and height of the units could be increased and how larger units could be accommodated.
- It would be beneficial to consider the comments of the community before forwarding the proposal to the City Council.
- A cap should not be placed on the number of ADU units allowed to be constructed in a year.
- If the petition should be tabled or moved forward.
- If the noticing ordinance was met for the petition.

MOTION [7:51:53 PM](#)

Commissioner Drown stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, She moved that the Planning Commission continue the Public Hearing and table the discussion to allow Staff to move forward with conversations with the Community Councils and bring the petition back to the Commission for further review at a future meeting. Commissioner Hoskins seconded the motion. Commissioners Paredes, Ruttinger and Fife voted “nay”. Commissioners Drown, Hoskins and Guilkey voted “aye”.

The Commission discussed what happened to the motion if there was a tie vote and if an alternate motion could be made.

The motion died due to a tie vote.

MOTION [7:55:37 PM](#)

Commissioner Ruttinger stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, based on the findings and analysis in the Staff Report, testimony received, and discussion at the Public Hearing, he moved that the Planning Commission Transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units in districts that permit single-family dwellings. Commissioner Fife seconded the motion.

ALTERNATE MOTION [7:56:14 PM](#)

Commissioner Drown stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, She moved that the Planning Commission continue the Public Hearing and table the discussion to allow Staff to move forward with conversations

with the Community Councils and bring the petition back to the Commission for further review at a future meeting.

The Commission discussed how the motions should be addressed and if a motion that had been voted on and failed could be made again.

Commissioner Drown amended her motion to close the public hearing but allow further conversation with the Community Councils and return to the Commission with the findings. Commissioner Hoskins seconded the motion.

The Commissioners discussed tabling the petition and if additional information would benefit the petition.

The Commission and Staff discussed the process for making the next motion and what the language should be in the motion.

[8:04:19 PM](#)

The Commission took a short break to allow Staff to clarify the Policies and Procedures regarding the motion

[8:10:36 PM](#)

Ms. Katie Lewis, City Attorney, clarified the Policies and Procedures for making the motion and how to move forward with the process.

AMENDMENT [8:12:39 PM](#)

Commissioner Fife amended the motion to keep the Public Hearing open.

Commissioner Drown approved the amendment. Commissioner Hoskins seconded the amendment. Commissioners Paredes, Drown, Hoskins and Guilkey voted “aye”. Commissioners Ruttinger and Fife voted “nay”. The motion passed 4-2.

The meeting adjourned at [8:55:28 PM](#)

4. PLANNING COMMISSION June 22, 2016

4.A PLANNING COMMISSION Newspaper Notice

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

ACCOUNT NUMBER

PLANNING DIVISION,

451 SOUTH STATE STREET, ROOM 4

SALT LAKE CITY UT 84111

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE #

0001095676 /

PUBLICATION SCHEDULE

START 06/11/2016 END 06/11/2016

CUSTOMER REFERENCE NUMBER

PH 6/22

CAPTION

Notice of Public Hearing On Wednesday, June 22, 2016, the Salt Lake

SIZE

60 LINES

3 COLUMN(S)

TIMES

2

TOTAL COST

230.00

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, June 22, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition: FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/11/2016 End 06/11/2016

DATE 6/13/2016

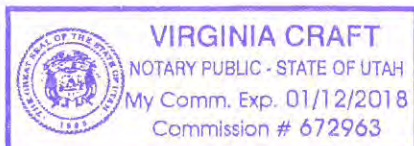
SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 13TH DAY OF JUNE IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE

Notice of Public Hearing

On Wednesday, June 22, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

Map Amendment at approximately 475 South 300 East - A request by Salt Lake City Corporation, represented by Daniel Rip, to amend a small portion of the subject lot located at the above listed address. The purpose of the amendment is to rezone the portion to TSA-UC-C, so that it is consistent with the zoning of the parcels to the north. The subject property is located in the PL-2 (Public Lands) Zoning District and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case Number: PLNPCM2016-00303

Master Plan and Zoning Map Amendment at approximately 550 East 2100 South - A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)

a. Master Plan Amendment - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community Commercial. The proposal is to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: PLNPCM2016-00080 b. Zoning Map Amendment - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: PLNPCM2016-00081

Accessory Dwelling Units Amendment - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: PLNPCM2014-00447

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1095676

UPAXLP

4.B PLANNING COMMISSION
Staff Report – June 22, 2016



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Michael Maloy, AICP, Senior Planner, (801) 535-7118 or michael.maloy@slcgov.com
Date: June 22, 2016
Re: PLNPCM2014-00447 Accessory Dwelling Units Amendment

ZONING TEXT AMENDMENT

PROPERTY ADDRESS: Not Applicable

PARCEL IDENTIFICATION: Not Applicable

MASTER PLAN: Not Applicable

ZONING DISTRICT: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, and MU.

REQUEST: Salt Lake City has requested the existing regulations for accessory dwelling units be amended to simplify, clarify, and broaden the ordinance (see Attachment A – Petition to Initiate). In response, the Planning Division is proposing amendments that would expand the ability to develop accessory dwelling units within the city. The proposed regulation changes will affect FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, and MU zoning districts. Related provisions of Title 21A Zoning may also be amended as part of this petition.

RECOMMENDATION: Based on information contained within the staff report, Planning Division staff finds the proposed amendment adequately meets the standards for general text amendments, as summarized in Attachment B – Analysis of Standards, and therefore recommends the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units.

MOTION: The following motion is provided in support of the recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units in districts that permit single-family dwellings.

ATTACHMENTS:

- A. Petition to Initiate
- B. Analysis of Standards
- C. Current Zoning Ordinance
- D. Current Zoning Map for ADUs
- E. Proposed Zoning Amendments
- F. Public Process & Comments
- G. Department Comments
- H. Proposed Zoning Map for ADUs
- I. APA Quick Notes on ADUs
- J. Motions

PROJECT DESCRIPTION

On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Section 21A.40.200 Accessory Dwelling Units within Salt Lake City Code (see Attachment C – Current Zoning Ordinance). The ordinance was part of a series of administrative policies and legislative petitions known as the “Sustainability City Code Initiative” to encourage sustainable land use within Salt Lake City. Mayor Ralph Becker, in cooperation with the City Council, promoted the initiative.

An accessory dwelling unit (ADU) is a residential unit that is established on the same lot as a single-family dwelling unit, and may be located within a single-family dwelling, attached to a single-family dwelling (such as in an addition), or in a detached structure (such as in a garage or separate accessory structure). The accessory dwelling unit must be a complete housekeeping unit with a separate kitchen, sleeping area, closet space, bathroom facilities, and a shared or separate entrance.

Following approval of the accessory dwelling unit ordinance, Planning Division and Building Services staff responded to dozens of inquiries from residents interested in establishing an ADU—however, only one ADU has been constructed to date.

Staff found that the primary reason the ordinance failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance (see Attachment D – Current Zoning Map for ADUs). While there are other regulations that limit development of ADUs, the one-half mile requirement is preclusive and counter-productive to the broader purpose of the ordinance.

In response to a petition initiated by the City on June 25, 2014, to amend regulations for accessory dwelling units, staff drafted a zoning text amendment for review and consideration (see Attachment E – Proposed Zoning Amendments).

Proposed amendments have been reviewed during three open house meetings, five community council meetings, and a previous Planning Commission public hearing. It has also been a topic of discussion on Open City Hall (see Attachment F – Public Process & Comments). The petition was also routed to all pertinent City Departments and Divisions for review and comment on September 1, 2015 (see Attachment G – Department Comments).

The proposed ordinance still requires owner occupancy of the principal or accessory dwelling and compliance with current building codes. And to ensure an accessory dwelling unit is subordinate to the principal dwelling, the amendment limits building square footage, building height, building setbacks, and lot coverage. The proposed ordinance also contains design requirements that regulate placement of doors—to maintain single-family development patterns, and windows—to protect privacy. Additional off-street parking is also required.

To assist members of the general public—and the Planning Commission—who are interested in reviewing the proposal, the Planning Division has prepared the following table of primary regulations within the existing and proposed accessory dwelling unit ordinance:

Regulation	Existing	Proposed
Location	ADU must be located within ½ mile of operational fixed rail station, and within a permitted residential zoning district	ADU must be located (1) within a permitted residential or special purpose zoning district, <i>and</i> (2) west of Canyon Road, south of South Temple, west of 1300 East, and south of I-80
Permit Limit	None	25 permits per year
Building Height	Underlying zoning district standards apply, however ADU may not be taller than principal dwelling	Up to 24 feet for pitched roof, and 20 feet for flat roof, however ADU may not be taller than principal dwelling
Maximum Square Footage	50% of principal dwelling, or 650 square feet, whichever is less	50% of principal dwelling for attached ADU 50% of principal dwelling, or 650 square feet, whichever is less, for detached ADU
Lot Area	Minimum 5,000 square feet for detached ADU, no minimum for attached ADU, however lot coverage restrictions apply	No minimum lot area requirement, however lot coverage restrictions apply
Parking	One parking stall for one bedroom ADU, and two parking stalls for two (or more) bedroom ADU	One parking stall for ADU
Entrance Requirements	Additional entrance not allowed on front façade unless setback 20 feet from front façade	Additional entrance may be allowed on front or corner façade if screened from view by architectural or landscaping features
Existing windows	Must be removed if not compliant with ADU regulation	May be retained if not compliant with ADU regulation
Owner Occupancy	Owner occupancy required in either principal or accessory dwelling	Owner occupancy required in either principal or accessory dwelling

KEY ISSUES

Through analysis of the project, community input, and departmental review, staff identified the following key issues:

Issue 1 – Master Plan Compliance. Within the *Salt Lake City Community Housing Plan*, which was prepared by the Housing and Neighborhood Division of Community and Economic Development Department and adopted by the Salt Lake City Council in April of 2000, the following policy statements and implementation strategies are applicable:

- **City Council Policy Statement.** The City Council supports a citywide variety of housing units, including affordable housing and supports accommodating different types and intensities of residential development (page 8).
- **City Council Policy Statement.** The City Council supports mixed use and mixed income concepts and projects that achieve vibrant, safe, integrated, walkable neighborhoods through a diverse mix of uses and incomes in areas with established services (page 19).
- **Affordable and Transitional Housing Implementation Strategy 1.** Review “Best Practices” from other cities and establish new programs or expand existing programs that meet housing needs and maximize housing opportunities for all residents within Salt Lake City (page 24).

- **City Council Policy Statement.** On a citywide basis, the City Council endorses accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character (page 32).
- **Action Step for Implementation Strategy 5.** Define accessory housing units. Determine residential zones that could support such changes. Prepare necessary criteria and amendments for future ordinances on accessory units (page 33).

In another policy document, entitled *Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission*, which was commissioned in February 1996 by former Mayor DeeDee Corradini and delivered to the City Council in March 1998, the following assertions, goals, and recommendations are applicable:

- **Assertion M: There is a mix of housing types, densities, and costs so that people of various economic groups can co-exist. Services for those less fortunate are seen as a positive attribute and are nurtured within our community.**
 - Recommendation 1: Amend zoning laws to encourage mixed use in appropriate areas.
 - Proposed Action: Adopt amendments to city zoning ordinances that allow mixed-use development in designated areas of the city. Identify areas to be included in ordinances, define types of mixed uses allowed (page 13).
- **Goal B: The ideal neighborhood will be diverse.** Neighborhoods will encourage persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders. Families of various size and composition can be well served through a variety of programs and services. Service organizations will also be available to special-needs populations (page 41).
- **Goal D: The ideal neighborhood will be well maintained.** Landlords, tenants, and homeowners will share responsibility for keeping properties in good condition. Home ownership will be encouraged where possible. Neighborhoods should contain a variety of housing types, but more units should be owner occupied than renter occupied. This leads to longer term residents and stabilizes property values. Owners of rental units will be responsible and will maintain their properties. Mechanisms need to be in place to address problems caused by owners/renters who fail to maintain their properties. Landlords must screen tenants to ensure that they will be responsible renters. Landlords must also make repairs to their housing units to keep them as viable assets in the neighborhood. Housing should be designed for the changing needs of our current and future population (page 43).

Within national and local historic districts, the final draft of the *Community Preservation Plan*, dated October 2012, stated the following:

Policy 6.5e: Allow the development of additional dwelling units as an incentive for preservation of historic structures (page VI-22).

The *West Side Master Plan* also addressed accessory dwelling units as a potential infill tool:

Determine unique and compatible ways to add incremental density through infill development.

Accessory Dwelling Units. Salt Lake City should expand the geographic area where accessory dwelling units are permitted to include the single-family districts in the Westside. Application of the accessory dwelling unit ordinance in this community would provide opportunities for additional density and a wider variety of housing choices without impacting the predominant development pattern (page 34).

Most recently, *Plan Salt Lake*, which was adopted by the City Council on December 1, 2015, as a “citywide vision for Salt Lake City for the next 25 years” states the following “Targets” and “Initiatives” for housing:

- **2040 Target 1.** Increase diversity of housing types for all income levels throughout the city.
- **2040 Target 2.** Decrease percent of income spent on housing for cost-burdened households.
- **Initiative 1.** Ensure access to affordable housing citywide (including rental and very low income).
- **Initiative 2.** Increase the number of medium density housing types and options.
- **Initiative 3.** Encourage housing options that accommodate aging in place.
- **Initiative 4.** Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- **Initiative 5.** Enable moderate density increases within existing neighborhoods where appropriate.

Based on a review of the *Salt Lake City Community Housing Plan*, the *Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission*, and *Plan Salt Lake*—which documents are applicable citywide—and the *Community Preservation Plan*, and *West Side Master Plan*, staff finds the proposal is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Issue 2 – Zoning Ordinance Compliance. Chapter 21A.02.030 of the Zoning Ordinance states:

Purpose and Intent: The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- a. Lessen congestion in the streets or roads;
- b. Secure safety from fire and other dangers;
- c. Provide adequate light and air;
- d. Classify land uses and distribute land development and utilization;
- e. Protect the tax base;
- f. Secure economy in governmental expenditures;
- g. Foster the city's industrial, business and residential development; and
- h. Protect the environment.

Additionally, Section 21A.24.010 of the Zoning Ordinance provides the following “general provision” for all residential districts:

Statement of Intent: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.

Although accessory dwelling units may marginally increase congestion and parking on neighborhood streets, permitting accessory dwelling units will:

- Improve viability of public transit;
- Improve property values;
- Is an economical use of public and private infrastructure;
- Protect the environment through reduction of vehicle miles driven within the region;
- Provide a range of housing choices;

- Preserve and maintain neighborhoods as safe and convenient places to live;
- Increase walkability; and
- Support small neighborhood business districts.

Therefore, staff finds the proposal furthers the specific purpose statements of the zoning ordinance.

Issue 3 – Location Restrictions. As stated previously, prior to publication of the June 22, 2016, Planning Commission Staff Report, only one accessory dwelling unit has been constructed under the provisions of Section 21A.40.200, as adopted by the Salt Lake City Council on September 18, 2012. Based on observation, Staff has concluded that the current requirement to locate accessory dwelling units within a “one-half (1/2) mile radius of an operational fixed transit stop” is the primary obstacle to ADU development.

In response to this issue, staff recommends removal of the ½-mile location restriction. However, due to public comments received, Planning Division staff recommends the ADU ordinance be extended to neighborhoods that favor ADUs. Furthermore, staff recommends ADUs be a permitted use within the following additional residential and special purpose zoning districts: RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20, and MU Districts (see Attachment H – Proposed Zoning Map for ADUs).

Issue 4 – Annual Limitation. To address concerns with the impact of ADUs, staff recommends the ordinance include an annual limitation of 25 permits, with the following two exceptions requested by other divisions within the City:

- Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
- Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.

The annual permit limitation was originally recommended by the Planning Commission on June 22, 2011, but later removed by the City Council in favor of the ½-mile restriction. If this provision is adopted, the Planning Division intends to study the effectiveness—and impacts—of the ordinance, and recommend future amendments if warranted. Once the city is satisfied with the effectiveness of the ordinance, the Planning Division will likely recommend removal of the annual limitation (see Attachment I - APA Quick Notes on ADUs).

Issue 5 – Building Height. During development of the existing ordinance, the City retained the services of Clarion Associates, a private land use and real estate consulting firm, to draft the ordinance. The original draft included a provision to allow additional height for an ADU over an accessory structure, such as a garage. Due to privacy concerns, the Planning Commission modified the draft and recommended reducing the height of detached ADUs. Furthermore, during City Council review, additional window regulations were added to address privacy concerns, which also mitigate some concerns with ADU height.

The current ADU regulation requires compliance with the underlying zoning district, including the height of an accessory structure. In most residential districts, the maximum height of an accessory structure is 17 feet to the ridge of a pitched roof, and 12 feet for a flat roof. The existing height restriction does not provide sufficient height to develop an ADU over an accessory structure. To address this issue, staff recommends increasing the height of detached ADUs to 24 feet for a pitched roof structure, and 20 feet for a flat roof structure.

Issue 6 – Simplify and Clarify Regulation. In response to Mayor Becker’s petition to amend accessory dwelling unit regulations, Planning Division staff sought to simplify and clarify the regulation to improve use and administration. Although the City has permitted only one ADU to date, staff has discussed the intent, interpretation, and application of the regulation with dozens of individuals. Based on these conversations, and significant feedback from Building Services staff, Planning Division staff recommends the ordinance be simplified where feasible, and clarified where warranted. Although the proposed ordinance includes additional provisions, the overall length of the ordinance has been reduced by approximately 20 percent. However, due to the extent of the proposed amendments, and reorganization of the ordinance, staff proposes to completely strike the existing code and replace it with the proposed amendment (see Attachment E – Proposed Zoning Amendments).

OPTIONS

Approve. The Planning Commission may forward a positive recommendation to the City Council of the proposed ordinance.

Amend. The Planning Commission may forward a positive recommendation to the City Council of the proposed ordinance with any of the following potential amendments or other amendments specified by the Planning Commission:

- Removal or modification of proposed “Accessory Dwelling Units Boundary” (see 21A.40.200.C.1. in Attachment E – Proposed Zoning Amendments)
- Permit internal or attached accessory dwelling units—not detached—east of proposed “Accessory Dwelling Units Boundary” (see 21A.40.200.C.1. in Attachment E – Proposed Zoning Amendments)
- Removal or modification of proposed annual “Permit Allocation” (see 21A.40.200.F.1.b in Attachment E – Proposed Zoning Amendments)

Table. The Planning Commission may “table” or “continue” the proposed ordinance and direct staff to complete additional research or modifications to the proposal.

Deny. The Planning Commission may forward a negative recommendation to the City Council of the proposed ordinance.

NEXT STEPS

Following the public hearing, the Planning Commission shall recommend approval or denial of the proposed amendment—or the approval of some modification of the amendment—and shall then submit its recommendation to the City Council (see Attachment J – Motions). The Planning Commission may also “table” or “continue” the petition to a future meeting (date may be specified by the Commission).

The City Council shall schedule and hold a public hearing to consider the proposed amendment in accordance with the standards and procedures for conduct of a public hearing as set forth in Chapter 21A.10, which is entitled "General Application and Public Hearing Procedures" of the Zoning Title.

Following the hearing, the City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment. However, no additional zoning districts may be included within the proposed amendment without a new notice and hearing.

ATTACHMENT A: PETITION TO INITIATE

JUN 25 2014

Salt Lake City Mayor



Petition Initiation

Planning Division
Community & Economic Development Department

SCANNED TO: *flag*
 SCANNED BY: *hube*
 DATE: *6/26/14*

To: Wilf Sommerkorn, Planning Director *WS*
From: Mayor Ralph Becker
Date: June 25, 2014
CC: David Everitt, Chief of Staff
 Eric Shaw, Community & Economic Development Director
 Mary De La Mare-Schaefer, Community & Economic Development Deputy Director
 Cheri Coffey, Assistant Planning Director
RE: Amendment of Accessory Dwelling Units Ordinance

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending various sections of the Zoning Ordinance to facilitate the development of Accessory Dwelling Units in appropriate zoning districts within Salt Lake City.

On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Chapter 21A.40.200 Accessory Dwelling Units (ADU) within Salt Lake City Code. Following approval of this ordinance, Planning Division and Building Services staff has responded to dozens of residents interested in establishing an ADU. However, the City has not permitted a single ADU to date.

According to reports, the primary reason the ordinance has failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance.

The analysis relating to the proposed amendments will address the following:

1. Simplify or reduce language within the ADU ordinance to remove redundant purpose statements and methods of creation. This language may be unnecessary or overstated (see 21A.40.200.A and 21A.40.200.D.1).
2. Clarify applicability of the underlying zoning district as described in 21A.40.200.D.2.d to improve administration. This may include the requirement to record a deed restriction in the registration process outlined in 21A.40.200.D.10.
3. In addition to single-family detached structures, allow ADUs to be located within owner occupied single-family attached dwellings, such as town-houses, in specified residential districts (21A.40.200.B).
4. Eliminate the "Number of Residents" per ADU; this provision is unnecessary given the applicability of existing ordinances that prohibit overcrowding (see 21A.40.200.D.6).
5. Eliminate minimum lot area requirements for detached ADUs; this regulation is unnecessary, due to existing lot coverage and setback restrictions (see 21A.40.200.D.2.g.3).
6. Insert language from the original draft ordinance produced by Clarion Associates that allowed additional height for ADUs in accessory structures. The current height limit of 17 feet (in most residential districts) is insufficient to construct an ADU over a garage (21A.40.200.D.2.d).

7. Reduce parking requirement to 1 stall per ADU; the ordinance currently requires 2 stalls for units with 2 or more bedrooms. The original draft required only 1 parking stall, but was amended in response to public comment. However additional parking diminishes landscaping, and increases storm water runoff, which impacts are contrary to sustainability objectives (see 21A.40.200.D.7).
8. Review regulations on location of ADU entrance, and consider allowance for screened or below grade entries on or near front façade (see 21A.40.200.D.8).
9. Review and consider regulatory modifications of "detached dwelling units" in Form Based Urban Neighborhood Districts (see 21A.27.050.L.5.a).
10. With respect to the one-half mile radius restriction as stated in 21A.40.200.D.2.o, the following options should be considered:
 - a. Include parcels located within one-half mile of bus stops on arterial streets (see Attachment C – Roadway Functional Classification Map); or
 - b. In addition to the one-half mile regulation, establish an overlay that permits ADUs in prescribed neighborhoods that favor ADUs—such as Capitol Hill, Rose Park, Fairpark, and Sugar House (see Attachment D – Community Council Districts Map); or
 - c. Eliminate the one-half mile restriction and revert to an earlier draft that allowed 25 ADU permits per year; or
 - d. Allow ADUs outside the one-half mile restriction as a special exception or conditional use.

As part of the process, the Planning Division shall follow the City adoption processes including citizen input and public hearings with the Planning Commission and City Council.

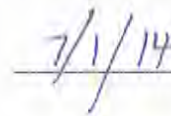
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Ralph Becker, Mayor



Date

ATTACHMENT B: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENT STANDARDS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making its decision concerning a proposed text amendment, the city council (and planning commission) should consider the following factors:

Factor	Finding	Rationale
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	As discussed on pages three through five of the June 22, 2016, Planning Commission Staff Report, the proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	As discussed on pages five through six of the June 22, 2016, Planning Commission Staff Report, the proposed text amendment furthers the specific purpose statements of the zoning ordinance.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and	Complies	The proposed text amendment is subordinate to the purposes and provisions of any applicable overlay zoning districts that may impose additional standards, such as the H Historic Preservation Overlay District.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>The proposed text amendment was originally crafted after reviewing “best practices” of various cities, such as Portland, OR; Santa Cruz and Chula Vista, CA; Seattle, WA; Lexington, MA; and Aspen, CO. As stated within Attachment I of the June 22, 2016, Planning Commission Staff Report, the American Planning Association (APA) recommends that “...communities would do well to seriously consider adopting an approach that ... allows ADUs by right with clear written conditions; does not require owner occupancy; prohibits condominium ownership on the basis that a condo could not be considered accessory; provides a simple procedure for legalizing preexisting or formerly illegal apartments provided the unit is inspected; provides a generous size standard; and provides a water and sewer adequacy standard.”</p> <p>Although the proposed text amendment does not strictly achieve all of the recommendations of the American Planning Association, the proposal does reflect best practices tempered by local concerns, such as preference for owner occupancy requirements.</p> <p>Furthermore staff, routed the proposed text amendment to all pertinent Departments and Divisions of the City for review. Salt Lake City’s Engineering Division, Fire Department, Planning Division, Police Department, Public Utilities Department, and Transportation Division, reviewed the proposed amendment and recommended approval.</p> <p>Based on the above information, staff finds the proposal is consistent with this factor.</p>

ATTACHMENT C: CURRENT ZONING ORDINANCE

21A.40.200: ACCESSORY DWELLING UNITS:

Accessory dwelling units, as defined in chapter 21A.62 of this title, shall be subject to the following:

- A. Purpose Statement: The purposes of the accessory dwelling unit provisions are to:
 - 1. Create new housing units while respecting the look and scale of single-dwelling development;
 - 2. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
 - 3. Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
 - 4. Provide a mix of housing options that responds to changing family needs and 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. Promote a broader range of affordable housing;
 - 7. Provide opportunity for work force housing in developed and new neighborhoods, close to places of work, thus reducing greenhouse gas emissions and reducing fossil fuel consumption through less car commuting;
 - 8. Support transit oriented development and reduce auto usage by increasing density near transit stops; and
 - 9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory residential uses in historic structures.
- B. Applicability: An accessory dwelling unit may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single-family dwelling exists. Accessory dwelling units are allowed in the following residential zone districts: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-1A, SR-2, SR-3, R-2, RMF-30, RMF-35, RMF-45, and RMF-75 subject to the provisions of this section.
- C. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:
 - 1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
 - 2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;
 - (2) Was created for estate planning purposes by one or more trustors of the trust; and
 - b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a

disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.

3. Even if a person meets the requirements of subsection C1 or C2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the community and economic development department, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
 - (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;
 - (3) Rental documents and agreements with any tenant who occupies the dwelling unit, including an accessory apartment;
 - (4) Insurance, utility, appraisal, or other contractual documents related to the property which name the person as the property owner; and
 - (5) Documents which show the person is a full time resident of Utah for Utah state income tax purposes.
 - b. Any person who fails, upon request of the community and economic development department, to provide any of the documents set forth in subsection C3a of this section or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this title that such person shall not be deemed an "owner occupant" of the dwelling unit in question.
4. The provisions of subsection C3 of this section shall apply to any person who began a period of owner occupancy after September 1, 2012, regardless of when the person purchased the property.

D. Standards: Accessory dwelling units shall conform to the following purpose statement and requirements:

1. Purpose: These design and development standards are intended to ensure that accessory dwelling units are:
 - a. Compatible with the desired character and livability of the residential zoning districts;
 - b. Compatible with the historic district and landmark resources of the city;
 - c. Compatible with the general building scales and placement of structures to allow sharing of common space on the lot, such as yards and driveways; and
 - d. Smaller in size than the principal dwelling on the site.
2. General Requirements:
 - a. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or

voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

- (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- b. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a final certificate of occupancy for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
- c. One per Lot: One accessory dwelling unit is permitted per residential lot.
- d. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot and bulk standards, such as building and wall height, setbacks, yard requirements, and building coverage.
 - (1) The requirements of section 21A.40.050 of this chapter, which govern all nonresidential accessory structures, do not apply to accessory dwelling units; and
 - (2) Accessory dwelling units may have the same building setbacks as that allowed in the zoning district for the principal dwelling on the property. An existing accessory structure whose setbacks do not meet the setback requirements for a dwelling as noted above may be converted into an accessory dwelling unit but any noncomplying setbacks may not become more noncomplying.
- e. Existing Development on Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunction with the accessory dwelling unit.
- f. Internal, Attached, Or Detached: While accessory dwelling units are allowed only in conjunction with a principal dwelling on a lot, the unit may be built internal to, attached to, or as a separate unit detached from the principal dwelling.
- g. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:
 - (1) Internal: For accessory dwelling units located within the principal single-family structure, no minimum lot area is required;
 - (2) Attached: For accessory dwelling units located within an addition to the single-family structure, no minimum lot area is required; or
 - (3) Detached: For accessory dwelling units located within a detached structure, a minimum lot area of five thousand (5,000) square feet is required.
- h. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit approval.
- i. Public Utilities: No structure that is not connected to the public water and sanitary sewer systems shall have an accessory dwelling unit.
- j. Multi-Family Districts With Single-Family Dwelling On Lot: A lot located within a multi-family zoning district that is currently built out with a single-family detached dwelling and does not have the required minimum amount of land to add additional units pursuant to the multi-family zoning district requirement, one accessory dwelling unit may be permitted.

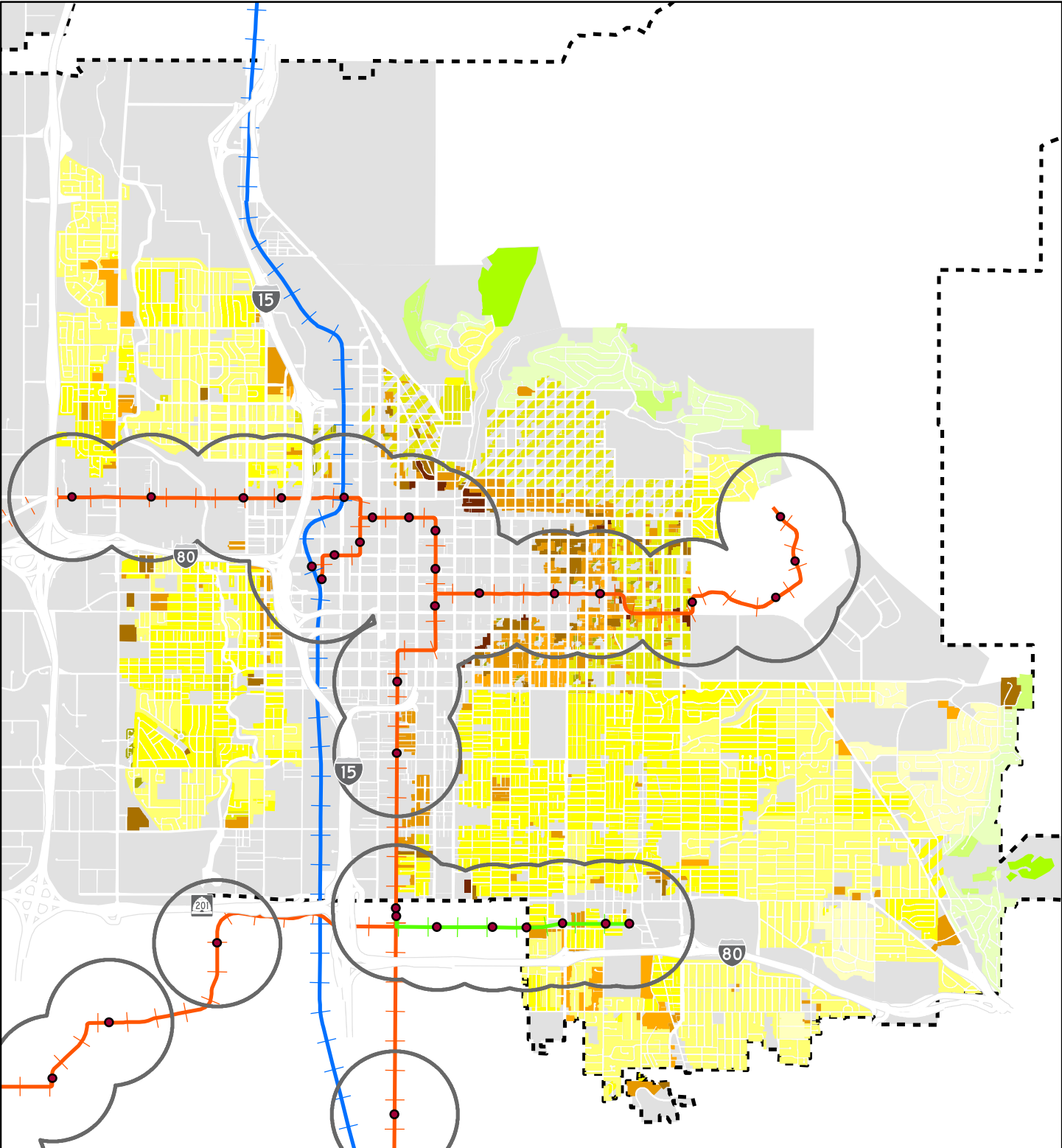
- k. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
 - l. Rooming House: Neither dwelling unit may be used as a "dwelling, rooming (boarding) house" as defined by section 21A.62.040 of this title.
 - m. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section 21A.36.030 of this title.
 - n. Historic Preservation Overlay District: Accessory dwelling units located in an H historic preservation overlay district are subject to the applicable regulations and review processes of section 21A.34.020 of this title, including the related guidelines and standards as adopted by Salt Lake City to ensure compatible building and preservation of historic resources.
 - o. Fixed Transit Stop: The property on which an accessory dwelling unit is permitted shall be located in whole or in part within a one-half ($\frac{1}{2}$) mile radius of an operational fixed transit stop (i.e., commuter rail, light rail, streetcar, etc.).
 - p. Windows: In an accessory dwelling unit that does not comply with the setback regulations for a single-family dwelling, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line, except under the following conditions:
 - (1) Windows adjacent to a rear yard property line may be allowed within ten feet (10') of the rear yard property line if the rear yard abuts an alley, or
 - (2) Windows located within ten feet (10') of a property line may be allowed if the bottom of the windowsill is located at least six feet (6') above the corresponding floor plate.
3. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
- a. Converting existing living area within a principal structure, such as a basement or attic space;
 - b. Adding floor area to a principal structure;
 - c. Constructing a new single-family detached dwelling unit structure with an internal or detached accessory dwelling unit;
 - d. Converting or adding onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
 - e. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage regulations.
4. Size of Accessory Dwelling Unit: The maximum size of an accessory dwelling unit may be no more than fifty percent (50%) of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet whichever is less. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.
5. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.
6. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in section 21A.62.040, "Definitions Of Terms", of this title.
7. Parking:

- a. An accessory dwelling unit that contains a studio or single bedroom, one additional on site parking space is required.
 - b. An accessory dwelling unit that contains two (2) or more bedrooms, two (2) additional on site parking spaces are required.
 - c. The city transportation director may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and
 - (1) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (2) The accessory dwelling unit is located within one-fourth ($\frac{1}{4}$) mile of a fixed transit line or an arterial street with a designated bus route.
 - d. The city transportation director may allow tandem parking, within a legal location behind an existing on site parking space, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.
8. Location of Entrance To Accessory Dwelling Unit:
- a. Internal Or Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front facade of the principal dwelling. No new entrances may be added to the front facade of a principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front facade of the principal dwelling unit.
 - b. Detached Units: Accessory dwelling units that are detached from the principal dwelling:
 - (1) May utilize an existing street-facing front facade entrance as long as the entrance is located a minimum of twenty feet (20') behind the front facade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance is facing the rear or side of lot.
 - (2) Shall be located no closer than thirty feet (30') from the front property line and shall take access from an alley when one is present and accessible.
 - c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.
 - d. H Historic Preservation Overlay District: When accessory dwelling units are proposed in an H historic preservation overlay district, the regulations and design guidelines governing these properties in section 21A.34.020 of this title shall take precedence over the location of entrance provisions above.
 - e. Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010H, "Side Entry Buildings", of this title.
9. Exterior Design:
- a. Within An H Historic Preservation Overlay District: Accessory dwelling units located within an H historic preservation overlay district shall meet the process, regulations, and applicable design guidelines in section 21A.34.020 of this title.

- b. Outside H Historic Preservation Overlay District Or Historic Landmark Site: Accessory dwelling units shall be regulated by the following exterior design standards:
 - (1) The maximum height of a detached accessory dwelling unit shall not exceed the principal structure; and
 - (2) An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure.
- 10. Registration: Accessory dwelling units shall be registered with the city to evaluate whether the accessory dwelling unit initially meets applicable requirements; to ensure that the accessory dwelling unit meets health and safety requirements; to ensure that the property owner is aware of all city regulations governing accessory dwelling units; to ensure that the distribution and location of accessory dwelling units is known, to assist the city in assessing housing supply and demand; and to fulfill the accessory dwelling units purpose statement listed above. To accomplish this, property owners seeking to establish an accessory dwelling unit shall comply with the following:
 - a. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation;
 - b. Inspection: Ensure accessory dwelling unit is constructed, inspected, and approved in compliance with current building code; and
 - c. Business License: Apply for and obtain an annual business license for the accessory dwelling unit in accordance with the applicable provisions of the city.
- 11. Occupancy: No accessory dwelling unit shall be occupied until the property owner obtains a business license for the accessory dwelling unit from the city.

ATTACHMENT D: CURRENT ZONING MAP FOR ADUs

Current Zoning Map for ADUs



Legend

	Half-Mile Buffer From Rail Transit Stop		R-2	<i>Single- and Two-Family Residential</i>		FrontRunner
	Rail Transit Stop		RMF-30	<i>Low Density Multi-Family Residential</i>		S-Line
Zoning Districts Proposed to Allow ADUs				<i>Moderate Density Multi-Family Residential</i>		TRAX
	FR-1/43,560		RMF-35	<i>Moderate/High Density Multi-Family Residential</i>		
	FR-2/21,780		RMF-45	<i>High Density Multi-Family Residential</i>		
	FR-3/12,000		RMF-75	<i>Special Development Pattern Residential</i>		
	R-1/12,000		SR-1	<i>Special Development Pattern Residential</i>		
	R-1/7,000		SR-1A	<i>Special Development Pattern Residential</i>		
	R-1/5,000		SR-3	<i>Special Development Pattern Residential</i>		

ATTACHMENT E: PROPOSED ZONING AMENDMENTS

21A.40.200: ACCESSORY DWELLING UNITS:

A. Purpose Statement: The regulatory intentions of this section 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 for 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.

B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;
 - (2) Was created for estate planning purposes by one or more trustors of the trust; and
 - b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. Even if a person meets the requirements of subsection B1 or B2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the community and economic development department, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
 - (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;

D. Methods of Creation: An accessory dwelling unit may be created through, but not limited to, the following methods:

1. Converting existing living area within a principal dwelling, such as a basement, attic space, or enclosed porch;
2. Adding floor area to a principal dwelling;
3. Constructing a new single-family attached or detached dwelling with an internal or detached accessory dwelling unit;
4. Converting or adding onto an existing accessory structure, such as a garage or other outbuilding, on a lot where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
5. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage and setback regulations.

E. Standards: Accessory dwelling units shall conform to the following requirements:

1. General Requirements:

- a. One per Lot: City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.
- b. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
- c. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.
- d. Owner Occupancy: The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- e. Number of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" as defined in section 21A.62.040, "Definitions of Terms", of this title.
- f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section 21A.36.030 of this title.

2. Design Requirements:

- a. Compatibility: An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
- b. Underlying Zoning Applies: Unless specifically provided in this section, an accessory dwelling unit shall conform to the lot and bulk requirements of the underlying zoning district, including building and wall height, setbacks, yard requirements, and building coverage.

- (1) On a corner lot, all detached accessory dwelling units shall comply with the corner side yard setback requirement of the underlying zoning district.
 - (2) A detached accessory dwelling unit that has habitable space above the first floor shall have a minimum side yard setback of four (4) feet.
 - (3) A detached accessory dwelling unit that exceeds the maximum height of an accessory structure, as permitted by the underlying zoning district, shall increase the minimum interior side yard setback one (1) foot for every additional foot of building height.
 - (4) An existing accessory structure that does not conform with the lot and bulk controls of this chapter may be converted into an accessory dwelling unit pursuant to the procedures and standards set forth in Chapter 21A.38, "Nonconforming Uses and Noncomplying Structures" of this title.
- c. Area of Accessory Dwelling Unit:
- (1) The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
 - (2) The maximum gross floor area of a detached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling or six hundred fifty (650) square feet, whichever is less.
 - (3) The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city.
- d. Height of Accessory Dwelling Unit:
- (1) Maximum height of an accessory dwelling unit shall not exceed the principal dwelling; and
 - (2) Maximum height of a detached accessory dwelling unit located over an accessory use, such as parking or storage, may not exceed 24'-0" measured to the ridge of a pitched roof building, and 20'-0" of a flat roof building.
- e. Location of Entrance to Accessory Dwelling Unit:
- (1) Internal or Attached Units: Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:
 - (a) An existing entrance to the principal dwelling.
 - (b) An additional entrance on a street-facing facade provided:
 - i. Entrance is located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - ii. Entrance is screened from public view by landscaping or architectural feature that is compatible with the design of the principal dwelling.
 - (c) An existing or additional entrance that faces the interior side yard or rear yard of lot.
 - (2) Detached Units: Accessory dwelling units that are detached from the principal dwelling may be accessible from an:
 - (a) Entrance located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - (b) Entrance that faces the interior side yard or rear yard of lot.

- (3) Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010H, "Side Entry Buildings", of this title.
 - f. Upper Level Windows in Detached Accessory Dwelling Unit: As with lot and bulk regulations, the following standards are intended to ensure that detached accessory dwelling units maintain a neighborly relationship with adjacent properties:
 - (1) Living space on an upper level shall have their primary windows facing the interior of the lot or overlooking an alley or public street.
 - (2) Upper level windows facing side yards shall be modestly sized, sufficient to meet the need for light, air, and egress where required. Skylights, clerestory windows, or obscured glazing should be considered as the means to enhance interior daylighting without creating overlook into a neighboring property.
 - (4) A detached dwelling unit shall be designed with consideration given to the relationship between desired window size and placement and the scale of building facades, projections and dormers. Dormers and building facades should not be windowless.
 - (5) Window openings located within an existing accessory structure, whether conforming or non-conforming with setback regulations, may be retained if compliant with building and fire codes.
 - g. Outdoor Roof Decks and Balconies: Balconies and roof decks, including rooftop gardens, shall be designed and located as follows:
 - (1) The total area shall not exceed 86 square feet;
 - (2) Located facing an alley or corner side yard; and
 - (3) Flat roofs above an upper level or story may not be used as roof deck areas, and must not have stair access or railings. Ladder and roof hatch access necessary for green roof maintenance may be provided.
 - h. Parking:
 - (1) An accessory dwelling unit requires one on-site parking space.
 - (2) The planning director, in consultation with the transportation director, may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and:
 - (a) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (b) The lot or parcel containing the accessory dwelling unit is located within a one-fourth (¹/₄) mile radius from a fixed transit line or an arterial street with a designated bus route.
 - (3) The planning director, in consultation with the transportation director, may allow tandem parking, located in front of or behind existing on-site parking, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.
- 3. Historic Preservation Overlay District: Accessory dwelling units located in an H historic preservation overlay district are subject to the applicable regulations and review

processes of section 21A.34.020 of this title, including related guidelines and standards adopted by Salt Lake City to ensure compatible building and preservation of historic resources.

- F. Registration Process: Property owners seeking to establish an accessory dwelling unit shall comply with the following:
1. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation.
 - a. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit application.
 - b. Permit Allocation: The city shall limit the establishment of accessory dwelling units to twenty-five (25) units per calendar year, with the following exceptions;
 - (1) Accessory dwelling units located within a Redevelopment Agency (RDA) of Salt Lake City project area, or funded in part by RDA housing funds, shall be exempt from annual permit allocation limits.
 - (2) Accessory dwelling units that comply with all accessibility standards for Type B units, as specified in American National Standards Institute A117.1 (2009) Accessible and Usable Buildings and Facilities, shall be exempt from annual permit allocation limits.
 - c. The City shall process building permit applications in order received; however building permit issuance shall be in order of compliance with current building code.
 - d. Inspection: City shall ensure the accessory dwelling unit is constructed, inspected, and approved in compliance with current building code.
 2. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office. The form shall state that the owner occupant must occupy the property as required within this section. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
 3. Business License: In accordance with applicable provisions of the city, the property owner shall apply for and obtain an annual business license for the accessory dwelling unit.
 4. Certificate of Occupancy: No accessory dwelling unit shall receive a certificate of occupancy or be occupied until the property owner completes the registration process outlined in this section.
- G. Abandonment: If a property owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.

21A.62.040: DEFINITIONS OF TERMS:

For the purposes of this title, the following terms shall have the following meanings:

DWELLING, ACCESSORY UNIT: A residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-family unit or in a detached 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.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

	Permitted And Conditional Uses By District																		
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR- 1	SR- 2	SR- 3	R- 2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R- MU	RO
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

	Permitted And Conditional Uses By District																
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Dwelling, accessory unit			P	P	P	P	P										P

ATTACHMENT F: PUBLIC PROCESS & COMMENTS

PUBLIC NOTICE, MEETINGS, AND COMMENTS

The following is a list of public meetings, and other public input opportunities, that the City coordinated for the proposed master plan and zoning map amendments.

Open House:

The Salt Lake City Planning Division held an Open House meeting at the City County Building on May 21, 2015. Approximately 3 people attended the meeting; however, none provided written comments. Based on conversations with staff, most attendees favored the proposed amendment.

Planning Commission Public Hearing:

The Planning Commission conducted a public hearing on September 23, 2015. The Commission received public testimony from 10 individuals: 6 in favor, 2 favored additional amendments, and 2 opposed (see attached minutes).

Open House:

The Salt Lake City Planning Division held a *second* Open House meeting at the City County Building on December 17, 2015. Approximately 6 people attended the meeting. Based on comments received, attendees favored the proposed amendment, however several requested the **ADU ordinance be amended to permit a “tiny house” on wheels instead of a permanent foundation**, which is currently required by City Code (see attached comments).

Sugar House Community Council Land Use Committee:

Planning staff attended the December 21, 2015, Sugar House Community Council Land Use Committee meeting. Approximately 65 people were in attendance. Following the meeting, Judi Short, Sugar House Community Council Land Use Committee Chair, provided a written response that identified a number of concerns and recommendations (see attached letter).

Greater Avenues Community Council:

Planning staff attended the January 6, 2016, Greater Avenues Community Council meeting to discuss the proposed amendment. Approximately 42 people were in attendance. Most attendees expressed concern and opposition, while a few expressed support. On February 3, 2016, staff received a letter from David Alderman, the Greater Avenues Community Council Chair, which opposed expansion of ADUs in the Avenues (see attached letter).

Open House:

The Salt Lake City Planning Division held a *third* Open House meeting at the City County Building on April 21, 2016. Approximately 6 people attended the meeting (see attached comments). Based on comments received, most attendees supported the revised proposal, which includes a **“boundary line”** that prohibits ADUs in Yalecrest.

Yalecrest Community Council Meeting:

Planning staff attended the June 1, 2016, Yalecrest Community Council meeting to discuss the proposed amendment. Approximately 10 people were in attendance. Most attendees expressed concern with ADUs, however the proposed boundary line was generally viewed favorably.

Ball Park Community Council Meeting:

Planning staff attended the June 2, 2016, Ball Park Community Council meeting to discuss the proposed amendment. Approximately 22 people were in attendance. While there were numerous questions, and some concern and opposition was expressed, staff was unable to ascertain whether the community favored or opposed the proposal.

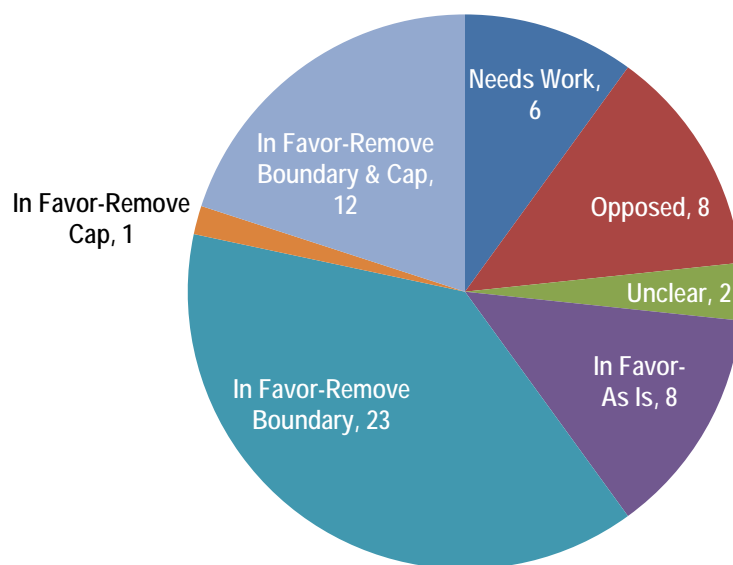
Capitol Hill Community Council Meeting:

Planning staff attended the June 15, 2016, Capitol Hill Community Council meeting to discuss the proposed amendment. Approximately 22 people were in attendance. While some attendees favored the proposal, a majority of attendees expressed concern and recommended additional regulations or denial of the proposal.

Open City Hall:

Approximately 350 individuals reviewed the draft Accessory Dwelling Units ordinance—with the proposed boundary line—on Open City Hall, and provided 60 written comments (see attached Open City Hall report). Staff summarized the comments into the following table and chart:

Response	Council-District-1	Council-District-2	Council-District-3	Council-District-4	Council-District-5	Council-District-6	Council-District-7	Location-Unknown	Totals
In-Favor—As-Is	0	0	2	1	2	2	1	0	8
In-Favor—Remove-Boundary	2	0	9	1	4	3	2	2	23
In-Favor—Remove-Cap	0	0	0	0	0	0	0	1	1
In-Favor—Remove-Boundary-&-Cap	0	2	2	2	2	3	0	1	12
Needs-Work	0	0	1	3	0	1	1	0	6
Opposed	0	0	1	1	3	1	0	2	8
Unclear	0	0	0	0	0	0	0	2	2



Notice of Public Hearing:

- Public hearing notice posted on City and State websites on September 10, 2015
- Public hearing notice emailed to Planning Division list serve on September 10, 2015
- Public hearing notice published in the Salt Lake Tribune and Deseret News on September 11, 2015
- Public hearing notice posted on City and State websites on June 10, 2016
- Public hearing notice emailed to Planning Division list serve on June 10, 2016
- Public hearing notice published in the Salt Lake Tribune and Deseret News on June 11, 2016

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

All Statements sorted chronologically

As of June 16, 2016, 8:54 AM



Open City Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

As of June 16, 2016, 8:54 AM, this forum had:

Attendees: 350

All Statements: 60

Hours of Public Comment: 3.0

This topic started on May 31, 2016, 12:54 PM.

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

Name not available (unclaimed)

June 15, 2016, 9:54 AM

The current draft ADU amendment, preventing construction of ADUs in the Avenues and East Bench communities, would be a disappointment and missed opportunity for the city. As a current resident, the Avenues neighborhood is one the most diverse in housing and pricing options in the entire city. And with rising rents as a result of large-scale construction of rental buildings in Downtown and Sugar House, ADU's would be an effective method in helping create affordability, offering more options and filling in the missing middle. I'd offer that the Planning Division revisit the restriction of ADU's in the Avenues and move forward to adopt an amendment with the Greater Avenues included in the proposed boundary changes.

Name not shown inside Council District 3 (on forum)

June 14, 2016, 10:20 PM

As an Avenues resident I also support broadening the ADU boundary to include all of Salt Lake, including our neighborhood. I believe many of the concerns with parking, garbage receptacles, and "temporary" residents either can be or already are addressed in the proposed amendment. It will also legitimize a practice already going on, and improve the quality of future rental units inside these mostly oversized houses up here. Family sizes are smaller now than what these places were built for, heating and cooling is expensive, and increased density is the future. This is a smart way to do it. The requirement for owner-occupation of the property should ease a lot of concerns over future ADUs being poorly maintained or managed or generally obnoxious.

1 Supporter

Name not shown inside Council District 3 (on forum)

June 14, 2016, 10:03 PM

I support the zoning amendment for ADUs throughout Salt Lake City. As an avenues resident and homeowner, I think ADUs should be permitted in the Avenues as well. ADUs are consistent with the historical development patterns of the Avenues. The draft amendment promotes investment in the property and a very controlled densification of the neighborhood. I would also advocate for eliminating the parking requirement. The reason many people live here is so they don't have to drive (support a walkable city, not a car-centered city). I support it fully and would include the Avenues and eliminate the parking requirement.

1 Supporter

Nathan Auck inside Council District 3 (on forum)

June 14, 2016, 5:57 PM

I am all for adopting this draft including the avenues neighborhood, but abandoning the parking stall requirement. We want a space to use as an office, workshop and guest space. I would even be open to adopting the ADU without the right to rent the space out as an apartment.

Name not shown inside Council District 3 (on forum)

June 14, 2016, 5:20 PM

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

The proposed ADU location boundary line that would prevent construction of ADUs in the Greater Avenues and East Bench communities is not appropriate. The boundary should be amended to include Greater Avenues and the East Bench. Why is there a limit on the number of ADU's that can be established per year to 25?

1 Supporter

Brian Burnett inside Council District 6 (unverified)

June 13, 2016, 4:18 PM

My name is Brian Burnett and I live at 2022 East Princeton Drive. I do not want this proposal to be implemented in my neighborhood. As I understand the current proposal, it does not. I believe that this proposal essentially rezones the neighborhood, allowing the area to have duplexes. SLC does not have the personnel to enforce the owner occupied requirement. Also, the lessening of the parking requirement makes parking one of the principle problems. Almost no one realizes that this proposal is happening. Years ago when the proposal was considered, I checked with several neighbors and they had no idea this was happening. Having a group of college kids move in to an apartment above the garage next to me would dramatically impact how I would feel about my home. Please let me know in advance if you apply this to my neighborhood, so that I can market my home and move to a single family zoning location in another city. Thank you for your consideration of my comments. Brian Burnett, brianburnett@cnmlaw.com, Cell: 801-913-1648

Name not available (unclaimed)

June 12, 2016, 6:14 PM

Could I be too suspicious to suspect this forum has been hijacked by shills? It seems that the vested interests (probably ambitious real estate people, flippers, and serial landlords) have come here in all their sympathetic disguises to offer pitiful pleas on behalf of what they suggest are the disenfranchised. I hope the Council and the various planning boards weigh in this obvious sampling bias before they make any decisions using the "evidence" presented here.

Name not shown inside Council District 7 (on forum)

June 12, 2016, 11:18 AM

Being able to afford to own a single-family house in Salt Lake City is becoming more and more difficult as prices continue to rise. I think that the city should be more liberal in allowing ADUs in Salt Lake City. There may be some specific neighborhoods that choose to disallow them, but I think the location restrictions as stated are much too narrow. Certainly the proximity to public transportation is excessive. Let the renter determine the logistics of their place of residence.

As long as there are sensible other regulations to address problems (occupancy limits, noise and disturbance issues) when they occur and the ADU main unit has to be owner-occupied, I cannot see that this will be a huge problem. Otherwise, people will simply do this underground. And frankly, the city does not have the resources to police this nearly as well as it may believe.

2 Supporters

Colin Strasser inside Council District 7 (on forum)

June 10, 2016, 4:32 PM

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

Why is there an arbitrary limit of 25 permits per year? Why not 26 or 33?. The Market should determine how many there are per year.

1 Supporter

Name not shown inside Council District 4 (on forum)

June 10, 2016, 8:54 AM

ADUs are great for home owners to help pay down mortgages, drive extra spending to help the local economy and add value to the neighborhood by not haves giant apartment complexes that's people may have a harder time affording.

3 Supporters

Name not shown inside Council District 6 (on forum)

June 9, 2016, 3:25 PM

Great idea. Wish it was allowed on the east side above foothills.
There are lots of mother-in-laws in houses around here. They may be illegal.

3 Supporters

Name not available (unclaimed)

June 9, 2016, 3:21 PM

I think this is a great idea. Many people have multi-generations living with them and having a separate unit is a great idea. I wish the east side above Foothills could do the same. There must be some illegal ones as I have seen many houses with mother-in-laws in the basement.

Robert Lunt inside Council District 6 (on forum)

June 9, 2016, 2:30 PM

I am an East Bench resident, and I strongly feel that ADUs should be permitted anywhere in Salt Lake City. If diversity and freedom of use of property are of value anywhere, they should be of equal value everywhere. Many residences in my area were constructed with "mother in law apartments" which already (or with minimum modification could) meet the ADU attached requirements. If these facilities are no longer needed for live in care of relatives, there is no good reason that they shouldn't be available for rent to those who need housing. Those who need housing should be able to find housing in all areas of the city. It seems the only people who lose by removing geographical boundaries for ADUs might be elitists who want to preserve archaic class distinctions or functional class segregation by limiting accessibility to what they perceive are elite neighborhoods .

5 Supporters

Name not shown inside Council District 3 (on forum)

June 9, 2016, 12:54 PM

Why are these neighborhoods being excluded? I live in Marmalade and am very interested in ADUs being allowed there. They should either be allowed in the entire city or the current 1/2 mile radius should be extended

Accessory Dwelling Units

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to 1 mile. Do not completely leave out certain neighborhoods!

3 Supporters

Name not shown inside Council District 7 (on forum)

June 9, 2016, 12:05 AM

How is it remotely fair and equitable to exclude the Avenues and East Bench from a proposal to distribute housing opportunities the city so badly needs? The City Council has an obligation to implement the goals set forth in citywide plans and that means housing options and opportunities CITYWIDE. The boundary is a capricious segregation of socioeconomic situations demanded by a very few highly vocal individuals.

3 Supporters

John Samuel Garfield inside Council District 5 (on forum)

June 8, 2016, 10:59 PM

I have been looking for over a year for a home to buy. Among other things, a primary goal for this home would be for me and a few room mates to live in an area where we can bike or take public transportation for all of our day to day activities. After learning about SLC's ADU program I decided to find a home that is within the 1/2 mile limit. I would be able to build an ADU and promote a few more tenants who want to join me in a lifestyle that is less reliant on cars.

In addition, an ADU seems to me to be a sound investment in a property and a great way to both increase density (without changing the character of our neighborhoods) and provide more plentiful and affordable housing options. When more people are able to build ADU's, we can increase housing inventory and perhaps reduce rental costs for everyone.

I can say this for a fact: for someone who wants to buy a home where I can build an ADU there has been an amazingly low number of homes to pick from. It's already a rough market - to try to find something that meets my needs within the ADU limits is nearly impossible. Being able to expand my search to the area proposed would be a dream.

I support the new proposed zoning amendment and hope to see it passed!

Name not shown inside Council District 6 (on forum)

June 8, 2016, 8:54 PM

I support this amendment, but don't think there should be any neighborhood boundaries or limit on number of permits issued a year. I would support on street parking permits if that would allay fears of parking issues.

Chris Biltoft inside Council District 3 (on forum)

June 8, 2016, 8:04 PM

I am in favor of ADUs under appropriate circumstances. Excluding the east and north bench areas seems arbitrary. Whether or not an ADU is appropriate should be evaluated on an individual basis using sensible rules,

Accessory Dwelling Units

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for example, lot size and whether or not off street parking is available. For example, many Upper Avenues homes are huge (greater than 2500 sq ft) and could easily accommodate a "mother-in-law" type of apartment and an additional vehicle with no adverse impact on neighbors. Conversely, increasing density in the Lower Avenues with its existing parking problems and smaller lots and homes might not make sense. Please try re-drafting the zoning amendment to include sensible rules and limits.

1 Supporter

Name not shown inside Council District 2 (on forum)

June 8, 2016, 3:31 PM

I'm a young homeowner. I'm on .67 acre. In my neighborhood ADUs would be great! If we want to see Salt Lake City grow in a different way than several floor apt. buildings we've got to find other ways to increase density and ADU's are a great way to do it. I like the idea of the size of the ADU being determined on the amount of property available for it.

The old rule to have them half a mile from a trax station is ridiculous.

I don't support creating zones for this. I think it should be legal across the valley. I definitely see it as classist.

The 25 permits a year has got to go. I'm excited about this and will want to start building next year, not in 5.

4 Supporters

Name not shown inside Council District 3 (on forum)

June 8, 2016, 3:07 PM

Parking, traffic, and congestion diminish the community feel of neighborhoods. Neighborhoods with already-existing issues of parking should be excluded from ADUs. It's easy to think that two bedroom ADU with common areas and kitchen mean two people... but in a single family neighborhood with students or young professionals, two bedrooms easily means four cars if each person has a special extended relationship. I don't buy into the concept that more crowded neighborhoods are better for our city.

Martha Klein inside Council District 6 (on forum)

June 7, 2016, 10:27 AM

This proposal sounds very good. Density is important for the growth of the city without creating additional traffic, and this is a very neighborhood-friendly way of achieving it. I particularly agree with the elimination of the public transportation restriction, which is just too idealistic. I hope this passes.

4 Supporters

Steven Labrum inside Council District 3 (on forum)

June 7, 2016, 9:30 AM

In my opinion, there shouldn't be arbitrary restrictions based on neighborhood, but rather the rights of the property owner to build or have additional residents on their property should be respected. I do think that it is

Accessory Dwelling Units

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reasonable to limit structural build out on a property to respect the codes already in place for a neighborhood (i.e. so that you don't have someone turning their lot into a multi-unit property with what appears to be single unit properties in the same zone).

2 Supporters

Lori Wagner inside Council District 6 (on forum)

June 7, 2016, 12:20 AM

I want no restrictions on ADUs. Homelessness is rampant and people need to make a living without excessive government intervention. Rents are going up and up and more ADUs are necessary.

1 Supporter

Name not available (unclaimed)

June 7, 2016, 12:13 AM

I would like the rules on ADUs to be as unrestrictive as possible. I don't think it should be tightly regulated. There is so much homelessness and landlords need to make money without excessive government regulation. With the tight rules that are in place now, our economy is being killed and people are sleeping on the streets. In addition, much tax revenue is lost because so many people rent illegally.

Phil Mattingly inside Council District 6 (on forum)

June 6, 2016, 8:50 PM

Reading the comments it is almost universally agreed that to limit the ADU's to a specific targeted area is no acceptable. It should be made available to anywhere in SLC. The other bad idea is limiting the number of units approved each year to only 25. Who picked this number? Why should there be a number anyway? Let the dreaded capitalistic market determine how many units should be built. When the market gets too many and rents drop then there will be fewer request for new units. But a capitalist market approach to these liberal progressives that run city hall is a dirty word to be avoided at all costs. After all the public is incapable of making decisions like this on their own and must have the government make it for them.....

3 Supporters

Name not shown inside Council District 5 (on forum)

June 6, 2016, 6:24 PM

I am discouraged to see this proposal surface again. The first iteration of this idea (ADUs) appeared several years ago and those participating in this forum, for the most part, have the same concerns now as then.

1) Why does this proposal specifically exclude areas of Salt Lake with higher property values and higher income residents from having additional residential density added to their neighborhoods? Why would this idea be a good idea for my neighborhood (9th and 9th) and a bad idea for theirs?

2) Has anyone in the Planning and Zoning Departments considered the effects of increased density (additional cars, trash cans in the street, burden on public utilities, water use, noise, traffic, etc.) on the residents of the neighborhoods designated to shoulder the burden of additional rental units? It seems the very neighborhoods the City values for their "charm," "human scale," and historic architectural qualities are the same ones this

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proposal seeks to alter in a manner that will decrease each. The environmental chaos that is present day Sugarhouse is a stark example of the effects of concentrating many people in a small place.

3) The "highest and best use" theory of zoning would logically dictate that all single family, detached housing be bulldozed in favor of high density, high traffic rental units everywhere throughout the city - including the tonier neighborhoods of Yalecrest, Federal Heights, the Avenues, and the East Bench east of 1300 East. It seems to have been forgotten that landlords also apply this theory in the form of "highest and best rent." What evidence supports "affordable" units being offered to the general public under this plan? Even a very modest studio crafted out of a basement will now be rented for at least \$750 per month in my neighborhood.

4) In my neighborhood there are already many "seconds units," most of them illegally constructed by either landlords or homeowners, that contribute to the daily parking problems, noise, foot and vehicular traffic, and general transience of the population. People who live in a neighborhood temporarily do not seem to have the same investment in the quality of neighborhood life as those who have made a tangible investment.

4) I am unable to connect the concept of "transit adjacent" with second unit rentals. Is the City assuming that those who rent subdivided residential property are necessarily those who are patrons of public transit? I find this idea extremely classist and rudely condescending.

5) Many years ago, the residents of the Avenues fought City planning and zoning ordinances to stop the subdividing of residential properties into apartments and "second units" (the old name for Ancillary Dwelling Units). They did this because of parking problems, transience, burden on public services and utilities, and increased crime. Their objective was to improve the quality of life in their neighborhood. It seems the City has forgotten the lessons learned in this long-ago conflict and is tempted, with this plan, to repeat them.

As you can plainly see, I am much against this plan for many reasons. I think it is unsound, at the very least, and represents a reckless disregard for the investment many, many of us have made in our formerly undesirable neighborhoods in order to make them attractive and livable again. I guess everything contains the seeds of its own destruction...

2 Supporters

Matt Miller inside Council District 4 (on forum)

June 6, 2016, 5:35 PM

1) I'm excited to see the legality of ADU's extended outside the half mile radius from TRAX stations. There are a few homes (~1000) that meet the criteria of being both over 5000 SF and within a half mile of a rail transit station that the current ordinance represents. I'm a little surprised to see the requirement removed--the intent was to ensure homes with ADU's were near transit, thus reducing the need to drive, and thus the demand for parking. Restricting them to just TRAX stations is unreasonable on that basis. The intent was to ensure that only places guaranteed transit service could build ADUs. I think that represents too high of a bar, and 15-minute bus service should be included.

2) I recognize that there is a premium for single family neighborhoods, and that there are nuisances associated with density (parking, garbage cans, strange people). I recognize these nuisances reduce the value of single family detached homes. But as a landlord, I have a single family house I would like to add an ADU to, to increase my rental income. The highest and best use of that property is no longer as a single family home--the location appreciates, the structure depreciates.

3) As a renter, I want everything possible done to keep the average rent low. The only thing that is going to keep rents low is a proportional increase in the number of apartments. Adding a few 'affordable units' to new structures is not enough.

4) We can't build apartment buildings everywhere. Most of the land between I-80 and South Temple consists of

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detached houses. The value of those houses is too high to tear them down and replace them with apartment buildings. Yet the value of the location is too high for most people to afford. I'd prefer them to become multi-family houses for many than mansions for the few.

5) Most 'single family neighborhoods' aren't. Illegally added accessory dwelling units are extremely common, typically in the form of the basement duplex, or rear duplex.

6) Not permitting ADU's inside the desirable/wealthy neighborhoods of the Avenues/Yalecrest raises equity issues. If that's the price of having them permitted in the rest of the city, I'm ok with that.

7) The building height limit is unreasonable. It should be 2-3' higher. Assuming a half-basement 3' below grade, two stories requires two 8' ceiling heights, plus room for the floor and ceiling joists, which each add nearly a foot.

8) The ratio aspect of the square footage is unreasonable. Just say "650 SF or less" and be done with it. It provides for a one bedroom or studio apartment. Adding a 400 SF ADU to a 800 SF house doesn't work, financially. Far better would be to make the size of the ADU dependent on the size of the lot. If I have a small house on a big lot, adding a big ADU makes sense.

9) I'm pleased to see a change in the size of the house lot; it is actually the big problem in adding ADU's--most SLC house lots are too small. The lot coverage may be a tetchy issue. With a 33' x 66' lot, assuming an 8' setback on all sides, that doesn't leave a whole lot of buildable area (~1500 SF).

10) The entrance requirement strikes me as reasonable. 'Twinhomes' are consistently ugly.

1 Supporter

Name not shown inside Council District 5 (on forum)

June 6, 2016, 5:03 PM

Allow more ADU's but provide more guidance for landlords and legal rights for tenants to encourage positive outcomes. And all neighborhoods should be included in the expansion. To those who whine about their property values; feel blessed to be where you are and have some compassion for your fellow tax paying citizens. Do you know how impossible it is to find an affordable place to rent if you work downtown? Some of us would like to reduce or eliminate our reliance on driving and the air-polluting commute. We'd like to live somewhere that feels like home, where we can be a neighbor and contribute to our community - not in some absurdly over-priced box off the freeway. The population of Utah is increasing exponentially - we are going to need to get creative in our solutions. About the parking - what about switching to parking by permit only in those areas of concern? It is a revenue source that could be directed to more transit options for us all - including those lucky enough to be living in single family homes.

3 Supporters

Name not shown inside Council District 5 (on forum)

June 6, 2016, 4:50 PM

To allow some parts of the city to be excluded is very wrong. Why must certain parts of the city shoulder the responsibility for more housing? It's all or none for me. I understand the concept of building up not out, but with increased density comes other problems that I don't want to be forced to deal with. Zoned single-family neighborhoods should remain that way. I purposefully invested in a home in a single-family zone and if the city makes this change in my neighborhood, I'd be very angry.

2 Supporters

Name not shown inside Council District 4 (on forum)

June 6, 2016, 4:40 PM

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

I support efforts to increase ADUs throughout the city. I don't think there should be any boundaries and I do not support the limit of 25 units/year. They are a great way to increase density and a sense of community in a city with a quickly growing population. There is little to no evidence that ADUs reduce property values (<https://accessorydwellings.org/2014/07/02/how-do-adus-affect-property-values/>)

2 Supporters

Name not shown inside Council District 5 (on forum)

June 6, 2016, 4:30 PM

I live next door to a very high frequency bus stop. Why is that being excluded as a transit option? I, like many other responders, don't support excluding certain "special" neighborhoods from being allowed to have ADUs. We already live in a city of have's and have not's. These units typically provide much of the affordable rentals in the city. Developers are not providing affordable units in the many new apartment eyesores that seem to pop up weekly. They don't have to since there are many loop holes that allow them to keep within a certain height or number of units to avoid providing any affordable units. Another bad idea.

1 Supporter

Jacque Bernard inside Council District 5 (on forum)

June 6, 2016, 3:12 PM

So Harvard Yale and Upper Avenues residents remain protected from the detrimental effects of increased rentals and the rest of the city just takes it--that's the plan?! No way! Either we're all in or we're all out. ADUs are a terrible idea for densely packed SFR neighborhoods. All they contribute is more cars on the street, more garbage cans in front of houses, more traffic day and night, more barking dogs, more property value decline, more negative impact for next door neighbors of ADUs. How would you like it if your neighbors added ADUs on each side of you and in back? What do you think that would do to your privacy, your ability to enjoy your garden, your ability to park, and your property values? All would plummet, as your neighborhood turned into a rental community. Unless and until all neighborhoods, including the well-heeled, share the burden of ADUs, this proposal should not be foisted on the up and coming neighborhoods in 9th and 9th, Liberty Park, and Marmalade.

1 Supporter

Mike Bender inside Council District 5 (on forum)

June 6, 2016, 2:48 PM

I don't understand what the end game is here.

- 1) Why is the city mandating these specific remodeling restrictions on an owner occupied home?
- 2) What is the intent of allowing ADU's in a neighborhood? If it's to increase the rental market in what have been, to date, ostensibly single family dwellings, then I am against allowing ADU's anywhere. If that's not the intent, then who cares if someone puts in a second kitchen and bathroom.
- 3) What prevents the owner from selling the home as a rental duplex the day after construction completion and certification?
- 4) Why not clean up and enforce the existing rental regulations rather than create another category that will be

Accessory Dwelling Units

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summarily ignored by some, if not many property owners and further ignored by city code enforcement?

5) Given the lack of viability of UTA for many people, requiring proximity to a transit station is ridiculous. If you're trying to encourage use of mass transit what does it matter if you take a Trax train, Frontrunner or the bus to work?

6) There should be enough off street parking for each vehicle at the address. Between the bike lanes that took away on-street parking, integration of business districts with inadequate parking and the propensity of multi-car houses, many surface streets in the residential areas look like parking lots rather than routes of egress.

It's bad enough the city allows unkempt rentals in neighborhoods. Turning current single family dwellings into some weird form of high density housing makes no sense to me.

1 Supporter

Ben Hadlock inside Council District 7 (on forum)

June 6, 2016, 2:38 PM

I strongly support this effort to allow ADU's. They're all over the place anyway (as they should). The existing zoning for a lot of areas such as Sugarhouse are from the 1950's or earlier when the prison was located at the park and it was a rural area (it isn't any more). R-7000 is ridiculous for a 1,100 sq ft rambler that accommodates 1 or 2 people in this area. Zoning has got to be dynamic to adapt to better uses as the need arises. The city should embrace this to make better land uses and not be an obstacle for people who want to improve their properties and make better land uses, but can't because of rules put into place 60 years ago. If they don't sprawl, increased miles driven/traffic will be the result.

2 Supporters

Douglas MacLean inside Council District 6 (on forum)

June 6, 2016, 2:23 PM

I do not favor adu's everywhere. They will change the character of neighborhoods. i am in favor of maintaining single family zoning where it currently exists.

3 Supporters

Name not shown inside Council District 5 (on forum)

June 6, 2016, 2:12 PM

Part of the problem is that the transit stops themselves were not geared towards residential service, they were placed according to access to available commercial services. Secondly, city building staff has been arbitrarily enforcing the 1/2 mile radius to emanate from a single point on one end of the train platform, further narrowing who they will allow to apply. My home is .48 miles (property line to property line) from the Ballpark Trax Station but was told my property did not qualify because the staff decided to measure from the far end of the platform and not the closer corner of the UTA park and ride (a difference of .09 miles). I also happen to be .35 miles from the SL Community College Campus, which would be the target rental demographic. Utilizing fixed transit as the only factor in determining ADU locations is too limiting.

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

I am generally in favor of allowing ADU's on any owner occupied property and do not completely agree with the map eliminating them from the East side and Avenues areas. I wonder however if north and east of the dividing line if the caveat could be added that the unit rent had to be affordable (i.e. affordable to someone making only 50% of AMI). I do agree with other statements that have been made that ADU's not be allowed to be short term rentals.

Another area that is problematic is the limit of 25 building permits per year. What will happen when the ADU option is opened to practically everyone? Will there be a waiting list for the next year, and the next, and the next?

Perhaps a better option is to slowly open the door rather than flinging it wide open. First, stop defining transit stations so narrowly. Second, include proximity locations other than rail stops, such as major campus locations like the U of U, Westminster, and SLCC. Finally, remove the the requirement that square footage be 50% percent of the main unit and just limit maximum ADU size to be less than the main unit but no more than 800 square feet. The current size limits are an impediment as most homes near the Trax lines are 1000 sq. ft. (or smaller) bungalows, and you need at least 800 sq. ft. for a respectable/typical 2 bedroom apartment. The current size limits significantly reduce the potential pool of renters which affects the desirability of adding an ADU for many current owners. Also, any revision to the ordinance needs to include a simple process where an owner can petition a hearing officer for minor exceptions to these rules.

Just my 2 1/2 cents.

3 Supporters

Kennneth Kohler inside Council District 5 (on forum)

June 6, 2016, 2:01 PM

I live in district 5 within the allowed ADU area and I have four exceptions to the drafted zoning amendment as listed: I would like to see the zoning increased city wide; the permit limit increased; and the building size increased to allow a larger footprint on bigger lots.

2 Supporters

Name not shown inside Council District 4 (on forum)

June 6, 2016, 1:39 PM

The boundaries explicitly segregate ADUs from the wealthiest neighborhoods. Does the city really want to further contribute to SLCs income segregation? The boundary should be removed.

There is no good reason why the lower aves (S temple to 11th ave) should not have ADUs with all of the multi family housing currently available in that area. Why exclude that area but include the East central and east Liberty neighborhoods?

Instead of a flat 25 unit per year cap, why not see how demand goes the first two years and maybe set the cap based on that? Then it can truly track demand. Some sort of cap will be necessary, as some neighborhoods (such as east central) really need some infrastructure upgrades before adding a large influx of ADUs, but 25 units per year will definitely not make a meaningful difference in SLCs affordable housing crisis...

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

4 Supporters

Name not shown inside Council District 4 (on forum)

June 6, 2016, 1:15 PM

Limiting to 25 per year makes no sense. ALL ADU's should be required to have a legal parking space and/or stall. I am a few blocks from the "U" with no on street parking restrictions and, a ton of high density rentals. We have NO parking. Those of us who own homes and/or rentals have "Parking Enforcement" on speed dial. They can't keep up with the enormous amount of illegal parking. Your ADU idea needs a ton of tweaking. However, I do not agree with ADU's for any reason. IF it does pass, why are you even considering "certain" neighborhoods? or, how close to trax? Silly, as the ones who live in wealthy neighborhoods will find a way to be exempt. The Planning Division is getting to the point I am almost afraid to see what u will propose next? How about enforcing existing laws first? How many duplex/triplex owners have a business license and/or paying for them? None that I know of and, this is the law (not enforced). Picking and choosing with impunity? Enforcement? hmmm BIG parking issues? YES! Historic district's who do not allow us to upgrade and/or protect our homes with a fence? Not a way to move forward and/or improve our homes and or rentals? Too many bad choices by the Planning and Historic people.

1 Supporter

michael budig inside Council District 2 (on forum)

June 6, 2016, 12:59 PM

I support the changes, except I don't think there should be any boundaries and I do not support the limit of 25 units/year. I think the process would be given a year or two to pan out and then see about placing limit on numbers.

2 Supporters

Name not shown inside Council District 6 (on forum)

June 6, 2016, 11:39 AM

With greater ADU concentration comes an inverse effect on property value. Add more ADUs...lower the porperty values. And of course we know property value is a direct reflection of quality of life...declining or stagnant property value reflects a declining or stagnant quality of life.

The only properties where ADUs should be allowed are those with 1/3 an acre or greater. Anything less, and with less than two parking slots is irresponsible overcrowding. The east boundary for such structures should be scaled back to 9th east....13 east is too far and the area is already starting to ruin from overcrowding. ADUs should be approved by surrounding neighbors, not central planners.

1 Supporter

Name not shown inside Council District 1 (on forum)

June 6, 2016, 11:23 AM

There seems to be more than one issue at hand:

1. Whether ADU's should be relegated to .5miles from a Trax, S-line or Front Runner station. This requirement

Accessory Dwelling Units

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may be removed as it doesn't necessarily serve a purpose.

2. The division of what neighbors are allowed to have the ADU's. As others have posted, adding ADU's is detrimental to property values, increases on-street parking, creates unsightly neighborhoods, puts extra strain on public utilities and services which drives up property taxes. This second issue comes hand in hand with the boundary lines, the upscale neighborhoods are excluded from the permission to add ADU's while lower income neighborhoods (which are already at a disadvantage) will have to lift the weight of the higher population density burden.

To address these issues, I propose the following:

1. In property parking for the ADU should be required. This will limit ADU's to properties that can handle the extra occupants and will avoid more street parking.
2. There should be no limits as to what neighborhoods may have ADU's. The number 1 above will already work to disqualify any properties that are in high density areas.
3. Overnight on-street parking should be limited in areas of high density to further discourage the addition of ADU's. This can be in lieu of limiting the number of permits per year.

5 Supporters

Kasey O. inside Council District 1 (on forum)

June 6, 2016, 11:06 AM

Who decided to cherry pick what areas are allowed for the addidtion and what areas are not? If its good for Salt Lake its good for Salt Lake; we all pay taxes...

3 Supporters

Name not shown inside Council District 3 (on forum)

June 6, 2016, 11:01 AM

I think that you should remove the parking stall requirement, which will limit the number of ADUs. Planning should be promoting a walkable, bikeable, public transit-able city. Zoning should also remove the need to screen the separate entrance. As long as the separate entrance conforms to urban design or FBC standards, that should be fine. Also, if there is a way to make it happen, there should be a requirement by the city that ADUs be occupied by one renter for more than 60 days at a time. We have an affordable housing crisis in the city, and we need to make sure that ADU's don't become AirBnB rentals and exclude people who want to live in the City, or take away from hotel bookings. Also, ADUs should be allowed in all neighborhoods. The wealthy neighborhoods are just trying to use class privilege to keep less-wealthy people out. That is not what Salt Lake City should be about.

5 Supporters

Scott Christensen (unverified)

June 6, 2016, 10:53 AM

My Neighborhood already has several unauthorized ADU's. Enforcement has been very poor. We are supposed to be single family dwellings and I know of at least three on my street that have multiple occupants, some related some not. I personally would like the current law enforced and our area to remain single family

Accessory Dwelling Units

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dwellings. The reason being I have observed the when you have multiple families in the same dwelling they don't take care of the residents very good, and they drive on the lawns, there are people coming and going all hours of the day and night, they also have late night parties that I have had to call police on. No one take responsibility for the home when more than one family dwells in the home. They seem to think the other will take care of it. Then they leave in the middle of the night and abandon the home. Renters do the same thing. Leaving the place a mess and requiring lots of work to get back to rent-able or sell-able status. Stay single family dwellings.

Name not shown inside Council District 5 (on forum)

June 6, 2016, 10:52 AM

Any changes to the ordinance should apply to all areas of the city and should not be excluded from the "high rent" districts. It is not right to allow certain groups in the city to exclude themselves from what could be detrimental to property values in a neighborhood. Also, adequate on-property parking must be required; changing the ordinance to require parking space for only one car is ill advised as it forces yet more on street parking.

8 Supporters

Name not shown inside Council District 3 (on forum)

June 6, 2016, 10:40 AM

As a renter in the avenues neighborhood, I would be happy renting in this neighborhood for years, but there isn't adequate supply. I would like to see the avenues and bench restrictions removed. Additionally, limiting permits to 25 per year concerns me. If requested permits don't greatly exceed that number I see no reason to change, but if they do I think the limit should rise. Housing supply seems to be lagging far behind demand and allowing more ADUs may help rectify the disparity.

2 Supporters

Stanton Porter inside Council District 5 (on forum)

June 6, 2016, 10:35 AM

I completely agree and support the amendment. The boundaries are reasonable.

Name not shown inside Council District 3 (on forum)

June 6, 2016, 10:27 AM

I think that every property owner in the city boundaries should have the equal opportunity to add an ADU, based on the proposed requirements. Please remove the boundary specifications - it is divisive to our communities.

4 Supporters

Aaron Sebright inside Council District 3 (on forum)

June 6, 2016, 10:25 AM

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

I like that the process for adding a unit would be much simpler. Most people probably don't know their exact distance to a transit station, and this would allow a lot more people to add these structures. But, by capping it at 25 a year, it also gives the city some control over decision making which is probably a good idea. I am a resident of the Avenues, and I would personally like to see more of these structures in my neighborhood. In the part of the Avenues that I live in, closer to downtown, there is already such a wonderful diversity of housing types. Historic apartment buildings, small post war homes, older pioneer era homes, and new apartments. Adding more accessory structures would help even out some of the density in this neighborhood and allow more people to get to enjoy life in this area with big, new, intrusive construction.

1 Supporter

Name not shown outside Salt Lake City Council Districts (on forum)

June 6, 2016, 10:21 AM

By stating that these must be owner occupied, I'm assuming they are not available for renting? I would be opposed to it if these became rental properties.

1 Supporter

Name not shown inside Council District 6 (on forum)

June 6, 2016, 10:20 AM

I live in the proposed non ADUs section. I do not agree that zoning should disallow me from the freedom to add an ADU to you my home based on my specific neighborhood. It looks like most of Salt Lake City will have the ability to apply for an ADU, while those in higher priced neighborhoods with a higher demand for housing, will not be allowed to apply for one. If there is a high demand to live in these areas, why do we not allow more housing units? I do not support a boundry to exclude high end neighborhoods from doing this to their home if they so choose to.

4 Supporters

Name not shown inside Council District 7 (on forum)

June 6, 2016, 10:19 AM

The proposed zoning amendment shouldn't pass - aren't we trying to unify our community? The distinct East Bench vs Everyone Else aspect of the amendment is bad. I agree with the earlier statement about keeping the Trax/FrontRunner restrictions, and adding high-frequency bus routes. I think we need to ADD off-street parking rules for any ADU as well.

1 Supporter

Jesse Hulse inside Council District 4 (on forum)

June 6, 2016, 10:15 AM

The proposed height restrictions are not practical for good ceiling height, conventional framing and good parapets on flat roofs, I recommend allowing an additional 4 feet for flat roofs. Also, more height should be allowed for pitched roofs to allow them to respond contextually to primary structure and adjacent properties. Making the ADU's more livable and rentable will yield better outcomes for the homeowner and the City. It is in

Accessory Dwelling Units

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everyone's best interest that ADU's are of the best quality possible spatially and materially.

It's important that ADU's be of good quality to promote good neighborhood outcomes and maintain property values, so facade material and fenestration should also be defined to complement the primary structure and adjacent properties. Something similar to FB-UN2's facade requirements could be considered for guidance.

3 Supporters

John Davis inside Council District 4 (on forum)

June 6, 2016, 10:14 AM

I am supportive of ADUs, but I also strongly believe they should be located near transit to minimize detrimental impacts on existing neighborhoods. Permitting ADUs in large areas that have not organized in opposition the same manner as the Avenues and Yalecrest seems to be an overly simplistic and not well reasoned solution - an attempt at surgery with a machete rather than a scalpel. Perhaps expanding permitted areas with ADU zoning to be within a certain distance of both rail transit stations and high-frequency bus stops would achieve stated goals while not disproportionately impacting certain neighborhoods.

William Littig inside Council District 3 (on forum)

June 6, 2016, 10:13 AM

With density comes responsibility i.e. off street parking without paving a large part of the yard. A special assessment to insure parks, open space, trees. All properties with accessory buildings should have street trees as part of the application and permitting. These properties should not later be listed and sold as duplexes.

2 Supporters

Name not shown outside Salt Lake City Council Districts (on forum)

June 6, 2016, 10:11 AM

Please do NOT pass this amendment! The trend in SLC toward cramming more and more housing on existing lots really needs to stop. If my neighbor built what amounts to a second home on their lot, I would be livid. At the very least, approval of an ADU should require unanimous consent of all surrounding property owners.

I have lived in multiple cities where these sorts of units were commonplace. It was awful.

2 Supporters

Name not shown inside Council District 3 (on forum)

June 6, 2016, 10:11 AM

I agree with the former statement about adding more transit stations.
In the meantime, I support the suggested revisions. They seem realistic.

Name not shown inside Council District 3 (on forum)

June 6, 2016, 10:08 AM

Accessory Dwelling Units

The Salt Lake City Planning Division is drafting a zoning amendment to broaden and clarify existing regulations for Accessory Dwelling Units (ADUs) and wants to know what you think."

I believe that ADU's should be approved for the entire City. I understand some community councils have articulated a different position but I disagree with those. While I do not, nor do I anticipate, having an ADU it seems only fair to allow others that sometimes important economic opportunity.

1 Supporter

Name not shown inside Council District 4 (on forum)

June 6, 2016, 9:14 AM

I am fine with ADUs, but I do think they need to be near transit stations.

This shouldn't mean we water down this zoning, it means we should add more transit stations.

2 Supporters



Raw Design Studio LLC.
517 S. 200 W.
Garden Level Suite D
Salt Lake City, Utah 84101
Phone: [REDACTED]

May 5, 2016

Salt Lake City Planning Division
c/o Michael Maloy, AICP
PO Box 145480
Salt Lake City, UT 84114-5480

Dear Salt Lake City Planning Division,

The purpose of this letter is to provide feedback on the current and proposed ADU ordinances within Salt Lake City's Municipal Code. I am homeowner in Salt Lake City, a licensed architect, small business owner, and a faculty member of the University of Utah's College of Architecture+Planning. I feel strongly that urban density is important for the development of vibrant and successful communities. Accessory Dwellings are a very effective way to increase density within already developed residential neighborhoods. ADU's are also a good way to increase property values and allow for a mixture of housing types within otherwise homogeneous single-family-residential dominated suburban neighborhoods.

The current ADU ordinance is far too restrictive and does not allow for responsible and effective development of Accessory Dwellings. Having reviewed the proposed changes to the Accessory Dwelling ordinance I would like to offer my support for an amendment to the ADU ordinance and suggest a couple additional changes which should be incorporated. Of particular importance is the increase in the allowable height of the accessory structures (21A.40.200.E.2.d). Allowing 20' for flat roofed structures and 25' for pitched roof structures makes the development of a dwelling unit above a garage possible. However, even with the additional height, it is still somewhat tight. An additional 24" would comfortably allow for 8-9' ceilings with 1-2' of structure and 24" for a parapet wall. Taller parapets will make greater insulation values and energy efficiency more attainable.

One additional change which I feel needs to be added is an adjustment in section 21A.40.200.D.2.d, which currently states that new accessory dwelling units must fall into the current setback limitations for the principal dwelling. This requirement is overly restrictive for lots which have alley access. Where an alley is available, the ADU is required to be accessed from the alley. This is a reasonable and responsible pattern of development and reduces potential traffic congestion on the main street. However, an ADU accessed from the rear of the property which also needs to fall within the setback of the principal dwelling may be very far away from the alley (25' for RMF zones) from which it gains access. This leads to a reduction in the usable internal yard and an overall poor use of available space. Additionally, activation of the alleyway and pedestrian safety are increased by dwellings constructed up to the alley. It should be written into the ADU ordinance that where an alley is the primary means of access for the dwelling, the structure should be built no further than 5' from the property line. At the very least, an exception should be added to allow for this.

Thank you for considering my feedback. I feel the ADU ordinance is important and will put Salt Lake on the forefront of urban redevelopment but as it currently stands it is much too restrictive and makes development of ADU's all but impossible. If I can provide any additional feedback or assistance please contact me at dmano@rawdignstudio.com or 801-633-5273.

Sincerely,

Darin M. Mano, AIA
Assistant Professor, University of Utah
Principal Architect, Raw Design Studio

Re: ADU Question

Adam Collings [REDACTED]

Sent: Monday, May 02, 2016 10:36 AM**To:** Maloy, Michael

First I'd like to thank you for taking time on a Monday morning to help me get the information I'm looking for. I know my Mondays are usually pretty busy.

I think a lot of people would benefit from having an expanded ADU area, and I'd be willing to support a motion to have it passed. I live in the lower avenues and I think it would benefit a lot of people.

On Mon, May 2, 2016 at 10:18 AM, Maloy, Michael <Michael.Maloy@slcgov.com> wrote:

The Planning Commission has not yet forwarded a recommendation to the City Council on this matter. Regarding the draft from last September, I am still working on refining it in hopes of getting sufficient community support. For example, right now the Planning Division has been talking about proposing a "boundary line" for ADUs in the City. In this scenario ADUs would be permitted in specific zoning districts that are located south of South Temple Street and west of 1300 East. This potential boundary is because the Greater Avenues Community Council, and residents living within the East Bench Master Plan area, seem to oppose ADUs. What do you think of this concept? Clearly, it would allow more potential locations than the current ½ mile restriction.

Sincerely,

MICHAEL MALOY AICP

Senior Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL [801-535-7118](tel:801-535-7118)

FAX [801-535-6174](tel:801-535-6174)

OPEN HOUSE PUBLIC COMMENT FORM

April 21, 2016



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name:

K. Marie Taylor

Address:

176 S. 1100 E. #2

SLC

Zip Code

84102

Phone:

E-mail

Comments:

I feel ADU's are excellent for ONE of the tools in the tool box. Concern is for smaller streets that cannot handle the extra demand on infrastructure, parking, etc.... Please, since there are only 25 per year, each should go through a conditional use review to

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

be sure they don't negatively impact neighborhoods. there are some places that are east of 1300 that might work. they should be considered.

OPEN HOUSE PUBLIC COMMENT FORM

April 21, 2016



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name:

George Chapman

Address:

1186 S 1100 E

SLC

Zip Code

84105

Phone:

E-mail

Comments:

I think requirements are so stringent that it won't help much. Cost for attached ADU is 40K, detached (garage) 100K. We want more housing but this is too limiting. Max occupancy (parking, traffic) should be considered. On site parking (remove grass) should be allowed.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

ADU

marie taylor [REDACTED]

Sent: Friday, April 08, 2016 1:30 PM**To:** Maloy, Michael**Cc:** Kitchen, Derek

Michael Maloy,

I live in Derek Kitchen's district.

I am in favor of ADU's. My concerns are their potential impact on smaller streets. I would like to suggest that one way streets, and streets that dead end (such as some of the charming courts) require an additional layer for approval. This layer including a parking analysis, and a study of the street on trash day.

The dynamics of our City change very quickly from block to block, even within the same neighborhood. There are several streets in our area that are maxed out for parking on any given day. If they are a one way street, trash day is an exciting and colorful experience. ALL of the trash cans are on one side, the streets are narrow, and with the full parking, the cans are often out making driving difficult. An obstacle course at best. Add snow, its often impassable.

Some of the homes on these streets are so close together, their trash cans cannot be moved behind the house. They remain in the strip between the sidewalk and the street or in the street, 365 days per year. One example of this is McClelland Street (1050 East, between 100 and 200 South).

My support of ADU's is that it be one tool, in the effort to create housing and keep the foot print of our neighborhoods intact. I would like ADU's to be an option, and allow other options, such as density credits for PDU's to maximize and respond to unique circumstances.

Thank you,
Marie Taylor
[REDACTED]

ADU comments

Norris, Nick

Sent: Friday, February 12, 2016 8:19 AM

To: Maloy, Michael

Cc: Oktay, Michaela

Michael,

I took the following comments from a person named Dennis at the East Bench Master Plan meeting last night. He would like you to call him at [REDACTED]. He would like these comments added to the record:

- Opposed to ADU's east of Foothill
- Limiting them to a certain number per year city wide essentially rezones the entire city.
- Will destroy property values and significantly change the character of neighborhoods.
- Adverse impact on safety
- Example:
 - In the east bench, many people buy properties because of the views. ADU's provide an additional incentive to block views beyond what the single family zoning already allows.
 - If an ADU is rented out to college aged kids, each will have their own car. 3 or 4 additional cars would change the character of a cul-de-sac. People buy homes on cul-de-sacs because they have less traffic and the front yards are safer for kids to play in. Increasing the number of cars makes it more dangerous.
 - More cars parking in a cul-de-sac will cause problems with snow removal.
- On hills, more on street parking makes it more difficult to remove snow and provide services. ADU's will make this problem worse.
- If more people knew about the City's proposal to allow ADU's, they would be opposed to them. The City should not force ADU's on neighborhoods that do not want them.
- The existing East Bench Master Plan is against any density increase in the East Bench. Allowing ADU's goes against the East Bench Master Plan. The neighborhood is on record opposing ADU's.
- What protects the individual property owners from the impact of ADU's?

I wrote these word for word as he said his concerns and read them back to him. I am sure that these are similar to other comments that you have heard. In the staff report we should review and discuss these in the "Issues" section.

Nick



The Greater Avenues Community Council
PO Box 1679
Salt Lake City, UT 84110
www.slc-avenues.org

February 3, 2016

Planning Division
Community and Economic Development
Salt Lake City Corporation

Attention: Michael Maloy, AICP

Re: Accessory Dwelling Units

Thank you again for coming to the Greater Avenues Community Council meeting on 6 January. At that meeting, you heard several of the concerns of the community with regards to the proposed revisions in the Accessory Dwelling Units ordinance. After having time to review the proposed new policy in more detail, there are some additional comments. In the letter below, I have consolidated those comments.

We have heard from some Avenues community members who are in favor of ADUs. However, we have heard from many more that have concerns about the impact on the neighborhood. Undoubtedly there would be a benefit to homeowners who can afford to install an ADU, but the policy needs to protect the neighborhood character and ensure that the impact on others is minimal.

The Avenues already achieves one of the primary goals stated in the September 23rd Staff Report of neighborhoods containing a mix of housing types, densities, and costs so that people of various economic groups can co-exist. Given this existing diversity and our concerns regarding the potential impacts of ADUs in the Avenues, we do not support ADUs in the Avenues at this time. If other communities wish to implement the policy, we could support the option under 10b in the Petition to Initiate to allow ADUs in prescribed neighborhoods that favor ADUs.

The GACC took an official position against ADUs before the current ordinance was passed. We did not take an official vote this time; however, many of the same issues were raised. Specific issues that were raised this time include impact on the neighborhood character, parking, intrusion on neighbors, scope creep, and enforcement.

Neighborhood Character – The Avenues has a history where single family houses were sub-divided into multiple apartment units. A concern is that the ADU ordinance will allow this to start over again. This proposed ordinance also runs counter to the Avenues Master Plan.

Parking - ADUs will negatively impact on-street parking, exacerbating what is already a problem area in many parts of the Avenues. Two new proposals in particular are problematic. These are to allow the Planning Director to waive any parking space requirements when within ¼ mile of an arterial bus line and to allow tandem parking to count for a space. Both would effectively increase on-street parking.

Intrusion on neighbors - This issue is especially concerning with stand-alone or ADUs built above existing detached structures. With the small lot size, especially in the Lower Avenues, adding additional structures, especially taller structures, will intrude on adjoining homes and yards. This is likely to have the impact of lowering property values of the adjacent homes. Or the adjacent homeowners would be required to spend funds to install landscaping or other means to maintain their privacy.

Scope creep – Another concern was that the policy would continue to be liberalized over time. Just as the proposed version is less restrictive than the current policy with regard to parking requirements, unit size, building height, and minimum lot size; future versions could be even less restrictive. For example, per the staff report, the 25 per year restriction is likely to be phased out.

Enforcement concerns – A large number of Community Council members are concerned about the enforcement procedures. Reliance upon complaint-based enforcement is uneven at best and pits neighbor against neighbor.

We recognize that there could be potential benefits, if these concerns could be addressed. Perhaps the inclusion of ADUs in the Avenues could be re-considered, after the Planning Department can study the effectiveness and impacts of the ordinance in other neighborhoods, and show that the neighborhood character has been protected and the impact on neighbors has been minimal.

We appreciate the opportunity to comment. Please contact me at gaccchair@slc-avenues.org with any questions.

Regards,

David H. Alderman

David H. Alderman

GACC Chair

Cc: Stan Penfold

Re: ADU Comments

Kirk Huffaker [REDACTED]

Sent: Friday, January 15, 2016 6:02 AM**To:** Maloy, Michael

Michael,

Here are my additional comments to what I submitted in the open house. These were spurred by some valid points made at the Sugar House Community Council zoning meeting.

- 1) Adjacent owners should be required to provide approval. There is concern that an ADU would be high impact to neighbors due to location of new construction on the lot, size of the new unit, and/or the need for additional parking, for example. Therefore, I think it only right that directly adjacent neighbors should buy into the proposal.
- 2) The city should consider a sunset period in order to force a limited time period to test the ordinance and review the results of how the current parameters are working. I believe it should not be longer than five years.
- 3) It doesn't seem like an ADU ordinance, whether citywide or neighborhood specific, can be an all sizes fit one model. It doesn't work for the neighborhoods and it probably doesn't work for the counter approval process. This is just a germ of an idea and not completely thought out but I'll suggest the framework here in case it might be something to look at before the proposal moves forward. I'd propose that the city look at a model that could be scaleable based on the characteristics of a property including lot size, parking availability, location of the ADU (new building or within the current main structure), proposed new construction location/size, location relative to transit, etc. Then use these characteristics to generate a score. There may be two or three tiers of scores that a project falls into. If it falls into the lowest category, the property doesn't meet basic criteria for development of an ADU and the application is denied. Having an upper tier(s) would then allow further assessment of the challenges that may exist with a proposal. The top tier may be over the counter approval while the middle tier would require further consultation with planning.

Happy to talk if you would like to follow up. Thanks for all your work on this.

Kirk

Kirk Huffaker
Executive Director
Utah Heritage Foundation
[REDACTED]

www.utahheritagefoundation.org

On Wed, Jan 13, 2016 at 3:20 PM, Maloy, Michael <Michael.Maloy@slcgov.com> wrote:

| Kirk,

FW: ADU - Accessory Dwelling Units

Tarbet, Nick

Sent: Wednesday, January 06, 2016 12:21 PM

To: Maloy, Michael

Cc: Tarbet, Nick

Michael-

Just passing along a comment we received regarding ADUs. Thanks.

Nick Tarbet

From: Campbell, Kristin [REDACTED]

Sent: Tuesday, January 05, 2016 5:13 PM

To: Council Comments

Subject: ADU - Accessory Dwelling Units

Greetings,

I am concerned about the accessory dwelling units being allowed on one-way streets. I live on McClelland St between 100 and 200 south. We currently have a problem with parking. Since it is one way, there is additional problems on garbage pick-up days. There is not enough parking for the current units besides the sewer problems that have plagued our area.

Thank you

Kristin Campbell

District 4

January 6, 2016

TO: Michael Maloy, Senior Planner
Salt Lake City Corporation

FROM: Judi Short, Land Use Chair
Sugar House Community Council



The Sugar House Community Council has reviewed the issue of Accessory Dwelling Units (ADU's) and has the following comments:

We think the idea has merit, but the locations where they are approved should be limited based on traffic and parking in the area. Therefore, we can support the idea of ADU's in residential zones with the following conditions:

- There needs to be a minimum lot size. The number I have seen proposed is 5000 square feet, and this is hardly big enough. Even on my lot of 6750 square feet, without access from the alley to a garage in the rear (my parcel has no garage) there would barely be enough space without giving up most of the garden.
- We need to comply with the sustainability standards of our city and not cover a lot completely with driveway.
- These need to only be allowed if there is a functioning alley behind the property.
- Street width needs to allow for parking on both sides of the street and plenty of room to pass down the middle.
- These need to only be approved if there is available parking. That means if on my block someone wants one of these dwellings, you look at the neighborhood surrounding the parcel and take into account the fact that eight properties on my block have no driveway and each of those houses has two cars. Can't pretend that three miles away there is a TRAX line and so they don't need two cars because they can take TRAX. You need to count up all the needed spaces on a block, say two per house, four per duplex, and then count available driveway space and street space, to determine if a particular proposal is feasible. The occasional rental house with 6 college students and 6 cars needs to be factored in.
- There needs to be a process for approval. One knowledgeable person does it, for consistency, at least during the test period.
- We support the concept of 25 permits per year. That number can be expanded down the road when we see it is working well. What about a two-year test period and then review the program?
- We support the requirement that the owner of the parcel needs to live in one of the units. We don't want people who speculate and live in California.
- On page 4 of the staff report dated September 23, 2015 Implementation strategy 5 is referenced but we cannot find it explained.
- We support removing the requirement that these be located within ½ mile of TRAX
- We are worried about windows in a second story garage taking away privacy of neighbors, especially on small lots.

In reviewing Proposed Ordinance 21A.40.200 Accessory Dwelling Units, we have the following comments:

- We are not sure we could support this in the RMF zones unless there is an existing single-family house on the parcel. If there is an apartment building, this makes no sense.
- We recommend some neighborhoods of the city be excluded, because they are already dense enough, due to lot size or are at parking capacity.

ADU - Accessory Dwelling Units

marie taylor [REDACTED]

Sent: Tuesday, January 05, 2016 3:17 PM

To: Council Comments

Cc: Maloy, Michael; Kitchen, Derek; esther hunter [REDACTED]

Salt Lake City Council,

I would like to suggest that all culde-sacs/ dead-end and one way streets be required to go through a conditional use, review. Many of these streets in Salt Lake have very small lot sizes and limited off street parking. Everyday, they struggle with parking. And on trash morning, on the one way streets, all of the trash and recycling cans are on one side of the street. Add snow the recipe. Capacity is already maxed out.

Recently, we have had sewer overload on some of these small streets near the University of Utah. The last thing that is needed, is for these streets to double the number of units.

I feel that creating a level of review for the smaller streets is necessary, to deal with these individual streets, in our unique city.

Thank you for your time,
Marie Taylor
District 4

"what would you dare to accomplish if you knew the only possible outcome was success ?"

www.SheJumps.org

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: LANCE LEE

Address: 158 W. BARRY LINKS WAY

SALT LAKE CITY Zip Code 84115

Phone: [REDACTED] E-mail [REDACTED]

Comments: PLEASE CONSIDER EXPANDING THE
AREAS IN WHICH ADU'S ARE PERMITTED AND
INCLUDE A PROVISION TO ALLOW TINY HOMES
ON WHEELS AS AN ADU AS WELL.

THANK YOU!

[Signature]

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: KEVIN HUFFAKER

Address: UTAH HERITAGE FOUNDATION

Zip Code _____

Phone: [REDACTED] E-mail [REDACTED]

Comments: IN FAVOR OF ADUs PERMITTED w/in 1/2 MILE OF
RAIL TRANSIT AND WITHIN DESIGNATED (LOCAL AND/OR
NATIONAL) HISTORIC NEIGHBORHOODS & INDIVIDUALLY LISTED
HISTORIC LANDMARK SITES.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: Kelly Donahue

Address: 446 E 300 S Apt #8
Salt Lake City, UT

Zip Code 84111

Phone: [REDACTED] E-mail [REDACTED]

Comments: I feel this is a very good start,
but would love to see it greatly extended.
My fiancé and I hope to start our live together
in a tiny home, but doing so legally is
challenging. We look forward to further discussion
& development.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: Chase Steffensen

Address: 446 E 300 S
#18

SLC UT Zip Code 84111

Phone: [REDACTED] E-mail [REDACTED]

Comments: I Opening up options for housing
that doesn't require giant mortgages is a great
idea that will help people live fuller lives.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: Natalie Banks

Address: 5562 W 112th N
Highland, UT
Zip Code 84003

Phone: [REDACTED] E-mail [REDACTED]

Comments: Moving back to SLC soon; lived in SLC for
18 years:

Please include a provision in ADU zoning
to allow for tiny homes on wheels as
permitted Accessory Dwelling units

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE PUBLIC COMMENT FORM

December 17, 2015



Planning Division
Department of Community &
Economic Development

Accessory Dwelling Units Amendment

Name: Cynthia Wong

Address: 7390 South 705 East

Zip Code 84047

Phone: [REDACTED] E-mail [REDACTED]

Comments: Please extend the boundaries to the
entire Salt Lake County and include tiny houses /
tiny homes in the definition of ADA's.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

open house on ADU's

cindy cromer [REDACTED]

Sent: Wednesday, December 16, 2015 9:57 PM

To: Maloy, Michael

Michael-I had planned to come back into town for the open house but the storms have delayed my departure. I asked Judi if I could attend the LUZ meeting on Monday. I'll catch up with you there.

My persistent thoughts on the subject are--

to ditch the owner-occupied requirement and

to present options as the staff did with the electric charging stations and the height in the D4 Downtown. (Of course ditching the owner-occupied requirement is one of the possible options.)

Sincerely, cindy

Re: ADU amendments

LYNN Pershing [REDACTED]

Sent: Wednesday, December 09, 2015 8:43 AM**To:** Maloy, Michael

Thanks Michael for the additional information. My review of the revisions to the ADU noted that the number of guaranteed parking stalls in property were reduced from 2 to 1. This doesn't help our on street parking issue when both sides of the street are occupied. Our streets are narrow. Navigating construction, maintenance (snow plows, garbage/recycling pickup) and emergency vehicles through them is difficult when vehicles are parked on both sides of the street.

Also the revised ADU ordinance stipulates that the owner must live on the property. Correct? This reduces landlords from adding more rental units to their properties, correct? Although it may lead to some residents in YC becoming landlords.

Some citizens are concerned that it will compromise the historic characteristics of the neighborhood that is listed on the National register of historic places and may compromise the "contributing status" of a house

Lynn

Sent from my iPhone

On Dec 8, 2015, at 11:21 PM, Maloy, Michael <Michael.Maloy@slcgov.com> wrote:

Lynn,

The current draft of the proposed ordinance permits up to 25 owner occupied ADUs citywide per year. All ADUs must be associated with a single-family home (no duplexes or other multi-family dwellings are eligible). All ADUs require compliance with current building code, off-street parking regulations, and business licensing.

Sincerely,

MICHAEL MALOY AICP

Senior Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 23, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:41 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson James Guilkey; Vice Chairperson Andres Paredes; Commissioners Emily Drown, Michael Fife,Carolynn Hoskins and Clark Ruttinger. Commissioner Angela Dean, Michael Gallegos, Jamie Bowen and Matt Lyon were excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Manager; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Daniel Echeverria, Principal Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Tracy Tran, Principal Planner; Michelle Moeller, Administrative Secretary and Katie Lewis, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, James Guilkey, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Michaela Oktay, Katia Pace and Daniel Echeverria.

The following site was visited:

- **3101 South 900 East**– Staff gave an overview of the project.
- **600 South Apartments** - Staff gave an overview of the project.

The Commission thanked Marie Taylor for her services on the Commission.

Ms. Taylor thanked the Commission for their friendships and reflected on the knowledge she gained while participating on the Commission.

APPROVAL OF THE SEPTEMBER 9, 2015, MEETING MINUTES. [5:36:07 PM](#)

MOTION [5:36:11 PM](#)

Commissioner Fife moved to approve the September 9, 2015, meeting minutes. Commissioner Ruttinger seconded the motion. The motion passed unanimously. Commissioner Drown abstained as she was not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:36:28 PM](#)

Chairperson Guilkey stated he had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:36:37 PM](#)

Mr. Nick Norris, Planning Manager, stated he had nothing to report.

Chairperson Guilkey asked about the status of Commissioner Lyon's leave of absence. Mr. Norris stated he would look into the issue and report back to the Commission in October.

[6:59:37 PM](#)

Accessory Dwelling Units Amendment - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00447

Mr. Michael Maloy, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Allowable height for ADUs.
- Where the form based code was applicable in the City.
- Where the six hundred and fifty square feet size (650) came from and if it was a good size for an ADU.
- The cost of building or bringing an ADU up to code.

PUBLIC HEARING [7:24:01 PM](#)

Chairperson Guilkey opened the Public Hearing.

Ms. Diane Leonard, Greater Avenues Community Council, stated they are concerned that the petition was not following the correct process. She reviewed the prior process for the ordinance and stated the current process was not transparent. Ms. Leonard reviewed the issues with meeting notification regarding the petition and asked the Commission to postpone the petition until the Community had time to express their opinion. She stated there was a concern over the transportation information being removed from the ordinance and if the plan was to promote people living in ADUs to use public transportation it needed to be available and outlined in the plan.

Ms. Cindy Cromer stated this petition had been long in coming and there were no results from the current proposal. She stated reviewing the results of the ordinance was a good thing but did not happen enough as the transit ordinance needed to be reviewed. Ms. Cromer reviewed why the City had not seen more ADUs constructed under the current ordinance and stated incentives needed to be offered to property owners along the transit

corridor. She stated if there was a cap on the number of ADUs that could be created each year, only wealthy neighborhoods would have the units and they would not be affordable.

Mr. Eric Tindall stated there are some people that could not afford to even pay the six hundred seventy five dollars (\$675) a month for rental of these units and these were the people that desperately needed housing. He reviewed how these types of houses can be constructed in a manner to help families and asked the Commission to approve the petition allowing more ADUs to be constructed.

Mr. Tom Landes stated the property owner on 950 East had been trying to approve his unit over the last few months. He reviewed the specs of the unit that were prohibiting the unit from being approved. Mr. Landes asked the Commission to increase the allowable square footage and height for units where they would fit with the surrounding neighborhoods. Mr. Landis stated it made more sense for people to build above garages versus stand alone buildings. He reviewed the issues with mechanical features in a unit of six hundred and fifty (650) square feet.

Ms. Jana Garrett stated as a new resident of Salt Lake City they were looking for a property where an ADU could be built. She stated it was very difficult to find a property that allowed an ADU and it would make sense to let more of these units be created. Ms. Garrett stated the basis of home location in conjunction to transportation should not be an issue and limited the ability to create ADUs.

Mr. Dave Robinson reviewed the townhomes in Sugar House and how they accommodated the current ordinance. He stated Staff had done a great job with the new proposal and accommodating ADUs but the current ordinance did not make sense or help to spread ADUs throughout the city. Mr. Robinson stated the cost of construction was high but was doable. He stated there are a lot of people that want ADUs on their property but are prohibited under the current ordinance. Mr. Robinson stated the notices were sent out and people knew of the meetings so that should not hold up the proposal.

Chairperson Guilkey read the following cards:

Ms. Marie Taylor - Many street in SLC are too narrow, already maxed out with traffic and utility use (ie. McClelland Street between 100 and 200 S). They are one way with all trash cans on one side of the street on trash day. Cul-de-sacs also are too congested in older areas. Needs to be some specific criteria to address these small streets with small lots, no setbacks etc.

Ms. Judy Short, Sugar House Community Council – This needs more public input, there are zero comments in the Staff Report. This could create chaos in some areas. It needs revision and reviewing. See my email to Michael Maloy this afternoon.

Mr. Josh Levey – Allows for more efficient use of land, creation of affordable housing both for the tenant and the owner. In our case would also lead to improvement in safety and appearance of alley.

Mr. David Walker and Ms Mihaela Chelaru – We support the proposed ordinance mainly because of the proposed removal of the fixed transit line requirement. We would like a space to be an art studio and possibly house an elderly parent in the future. We have the space but just need the permit. Thanks

Chairperson Guilkey closed the Public Hearing.

The Commission and Staff discussed the following:

- If the size and height of the units could be increased and how larger units could be accommodated.
- It would be beneficial to consider the comments of the community before forwarding the proposal to the City Council.
- A cap should not be placed on the number of ADU units allowed to be constructed in a year.
- If the petition should be tabled or moved forward.
- If the noticing ordinance was met for the petition.

MOTION [7:51:53 PM](#)

Commissioner Drown stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, She moved that the Planning Commission continue the Public Hearing and table the discussion to allow Staff to move forward with conversations with the Community Councils and bring the petition back to the Commission for further review at a future meeting. Commissioner Hoskins seconded the motion. Commissioners Paredes, Ruttinger and Fife voted “nay”. Commissioners Drown, Hoskins and Guilkey voted “aye”.

The Commission discussed what happened to the motion if there was a tie vote and if an alternate motion could be made.

The motion died due to a tie vote.

MOTION [7:55:37 PM](#)

Commissioner Ruttinger stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, based on the findings and analysis in the Staff Report, testimony received, and discussion at the Public Hearing, he moved that the Planning Commission Transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units and detached dwelling units in districts that permit single-family dwellings. Commissioner Fife seconded the motion.

ALTERNATE MOTION [7:56:14 PM](#)

Commissioner Drown stated regarding PLNPCM2014-00447 the Accessory Dwelling Units amendment, She moved that the Planning Commission continue the Public Hearing and table the discussion to allow Staff to move forward with conversations

with the Community Councils and bring the petition back to the Commission for further review at a future meeting.

The Commission discussed how the motions should be addressed and if a motion that had been voted on and failed could be made again.

Commissioner Drown amended her motion to close the public hearing but allow further conversation with the Community Councils and return to the Commission with the findings. Commissioner Hoskins seconded the motion.

The Commissioners discussed tabling the petition and if additional information would benefit the petition.

The Commission and Staff discussed the process for making the next motion and what the language should be in the motion.

[8:04:19 PM](#)

The Commission took a short break to allow Staff to clarify the Policies and Procedures regarding the motion

[8:10:36 PM](#)

Ms. Katie Lewis, City Attorney, clarified the Policies and Procedures for making the motion and how to move forward with the process.

AMENDMENT [8:12:39 PM](#)

Commissioner Fife amended the motion to keep the Public Hearing open.

Commissioner Drown approved the amendment. Commissioner Hoskins seconded the amendment. Commissioners Paredes, Drown, Hoskins and Guilkey voted “aye”. Commissioners Ruttinger and Fife voted “nay”. The motion passed 4-2.

The meeting adjourned at [8:55:28 PM](#)

Proposed Changes to ADU Ordinance

Dianne Leonard [REDACTED]

Sent: Tuesday, September 22, 2015 5:33 PM

To: Maloy, Michael

Cc: [REDACTED]

Michael,

The notification about the proposed changes to the ADU Ordinance came to us with VERY short notice.

This will have significant impact on the Lower Avenues. I am writing to ask that this item be postponed or tabled until we have sufficient time to notify our residents and give them the chance to make arrangements to attend a Planning Commission meeting. I feel very strongly that this shows a lack of transparency in the Planning Department process. The agreement that is in place was prepared after meetings with a focus group and with much input from residents of neighborhoods throughout the city.

This was not an easy compromise to reach but seemingly this amendment process has sailed through without any consultation with residents. I don't see this as the best way to get things done. Residents of the Avenues who were part of the initial focus group received notification overnight last night—waking to find your email in their inboxes. This indicates to me, and to them, that you didn't really want any feedback, just to do your duty to notify.

Is there a representative on the Planning Commission that represents the Avenues or is representation broadly covering all areas of the city?

I have been contacted about projects that are not located on the Avenues but might have impact on our residents. I am wondering why there wasn't an attempt made to contact Community Council Chairs for input as these changes were being considered.

Again, I ask that this item be tabled or postponed until November so that we have time to consult with residents in our communities.

Best,

Dianne

--

Dianne Leonard

GACC Chair

Gaccchair@slc-avenues.org

[REDACTED]

Accessory Dwelling Units

Judi Short [REDACTED]

Sent: Wednesday, September 23, 2015 4:39 PM

To: Maloy, Michael; Shepard, Nora; Mendenhall, Erin; Luedtke, Benjamin

MICHAEL - PLEASE FORWARD THIS TO ALL PLANNING COMMISSIONERS BEFORE TONIGHT'S MEETING --

I am sorry that you didn't send me the notice of the Accessory Dwelling Units item on the meeting tonight. I had sent you some comments on May 15, and thought that should at least get me on your mailing list, but I did not even get a response from you. I think this item deserves some public input, and don't believe this has been noticed sufficiently. As I read your staff report, it appears that this will be allowed in nearly every neighborhood in the city. Have you received feedback from all the community councils? This concept will particularly squeeze areas of Sugar House, East Liberty, and the Avenues. I'm sure there are many places on the West side, such as Rose Park, that will have challenges because of small lot size.

My first thought is that we should at least be able to review a zoning map that would allow us to get up close and personal to see exactly which lots in the city are affected.

What does this sentence mean (p3 of your draft code 2c) ? "The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city" This seems to be a circular reference.

You need to be sure that the parking requirement is written such that it does not create congestion in the area, but you need to make that very clear. "Congestion" is not a clear term. One off-site parking space is required is clear. But then allowing 3 unrelated family members to live there creates need for probably 3 parking spaces. If three of these go in on a block, that is an additional 6 vehicles that need to search for street parking. On my block, there is no available street parking. There are at least 6 homes without a driveway, there are duplexes and an apartment building that use street parking, homes with 4-6 adults living in them already. There is no place for visitors to park, much less another resident or two. One of the abutting alleys is already closed. You don't want to make the congestion worse.

If this is approved, it should ONLY be approved IF the City Council changes to alley closure policy to be "No city alley will be closed in areas where the ADU's are allowed." Many neighborhoods have tiny lots, and if you put an ADU above a garage, their entire back yard will need to be paved, to accommodate access. If you keep the alley open, the original resident can park in the driveway and the person living above the garage can access their parking place (in the garage) from the alley. We don't need to have all our back yards turned into asphalt, we need room to grow our vegetables. You need to define the maximum amount of pavement allowed. Not to be determined by Conditional Site Design Review which will approve any request.

I think this ordinance is not ready for prime time and needs more public input. I urge you to keep the public hearing open and study the issue further before adopting.

--

Judi Short

[REDACTED]
[REDACTED]

ADU amendment

LYNN Pershing [REDACTED]

Sent: Tuesday, September 22, 2015 9:08 PM**To:** Maloy, Michael

Hi Michael

I am concerned with the broadening of the ADU ordinance proposed by the Mayor's office. This change in zoning will affect R1-5000 and R1-7000 zoning in Yalecrest. Yalecrest residents have been opposed to ADU's due to the already limited street parking, narrow roads and small lots.

I suggest holding off on hearing the proposed amendments until next month, so I can get more feedback from our residents on this issue.

Thanks for your consideration.

Lynn Kennard Pershing, Ph.D.

Chair

Yalecrest Neighborhood Council

tel: [REDACTED]

email: [REDACTED]

ATTACHMENT G: DEPARTMENT COMMENTS



DEPARTMENT REVIEW COMMENTS

ACCESSORY DWELLING UNITS

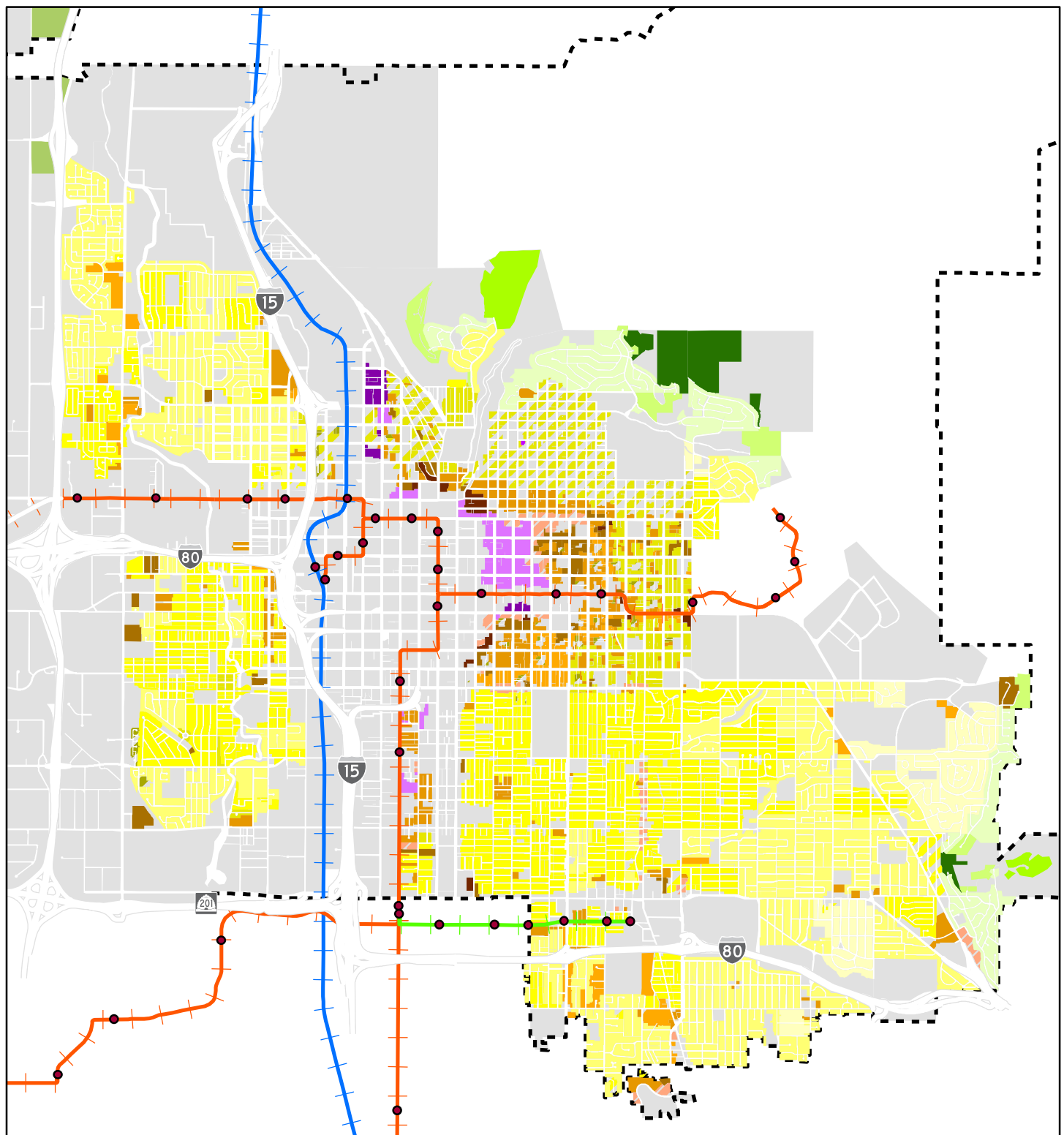
ZONING TEXT AMENDMENT

PLNPCM2014-00447

Date	Task	Status	Action By	Comments
8/31/2015	Planning Review	Complete	Maloy, Michael	Recommend approval as proposed.
9/2/2015	Fire Code Review	Complete	Itchon, Edward	Review completed. No comments or concerns noted.
9/3/2015	Police Review	Complete	Teerlink, Scott	Police has no comments. Scott Teerlink Police Lieutenant
9/15/2015	Engineering Review	Complete	Weiler, Scott	No comment.
9/17/2015	Transportation Review	Complete	Vaterlaus, Scott	Transportation Division has no issues with the proposed zoning amendment petition.
9/21/2015	Public Utilities	Complete	Draper, Jason	No public utilities issues with the proposed amendment.

ATTACHMENT H: PROPOSED ZONING MAP FOR ADUs

Proposed Zoning Map for ADUs



Legend

● Rail Transit Stop	MU	Mixed Use	RO	Residential/Office	Rail Transit Lines
Zoning Districts Proposed to Allow ADUs	R-1/12,000	Single-Family Residential	RMF-30	Low Density Multi-Family Residential	FrontRunner
AG Agricultural	R-1/7,000	Single-Family Residential	RMF-35	Moderate Density Multi-Family Residential	S-Line
AG-2 Agricultural-2	R-1/5,000	Single-Family Residential	RMF-45	Moderate/High Density Multi-Family Residential	TRAX
AG-5 Agricultural-3	R-2	Single- and Two-Family Residential	RMF-75	High Density Multi-Family Residential	
FP Foothill Protection	R-MU	Residential/Mixed Use	SR-1	Special Development Pattern Residential	
FR-1/43,560 Foothills Estate Residential	R-MU-35	Residential/Mixed Use	SR-1A	Special Development Pattern Residential	
FR-2/21,780 Foothills Residential	R-MU-45	Residential/Mixed Use	SR-3	Special Development Pattern Residential	
FR-3/12,000 Foothills Residential	RB	Residential/Business			

ATTACHMENT I: QUICK NOTES ON ADUs

QUICKNOTES

Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained living units that typically have their own kitchen, bedroom(s), and bathroom space. Often called granny flats, elder cottage housing opportunities (ECHO), mother-daughter residences, or secondary dwelling units, ADUs are apartments that can be located within the walls of an existing or newly constructed single-family home or can be an addition to an existing home. They can also be freestanding cottages on the same lot as the principal dwelling unit or a conversion of a garage or barn.

The benefits to the home owner and the ADU occupant are many. For the home owner, ADUs provide the opportunity to offer an affordable and independent housing option to the owner's grown son or daughter just starting out or to an elderly parent or two who might need a helping hand nearby. The unit could also be leased to unrelated individuals or newly established families, which would provide the dual benefit of providing affordable housing to the ADU occupant and supplemental rental income to the owner. Supplemental income could offset the high cost of a home mortgage, utilities, and real estate taxes. Finally, leasing an ADU to a young person or family can provide an elderly home owner with a sense of security and an opportunity to exchange needed work around the house and yard for a discount on rent.

Despite the benefits, some communities resist allowing ADUs, or allow them only after time-consuming and costly review procedures and requirements. Public resistance to ADUs usually takes the form of a perceived concern that they might transform the character of the neighborhood, increase density, add to traffic, make parking on the street more difficult, increase school enrollment, and put additional pressure on fire and police service, parks, or water and wastewater. However, communities that have allowed ADUs find that these perceived fears are mostly unfounded or overstated when ADUs are actually built.

ADUs are a particularly desirable option for many communities today considering the current economic climate, changes in household size, increasing numbers of aging baby boomers, and the shortage of affordable housing choices. They provide a low-impact way for a community to expand its range of housing choices.

LOCALITIES AND STATES GET INTO THE ACT

Towns, cities, and counties across the country have done the right thing by proactively amending local zoning ordinances to allow ADUs. This is typically done either as a matter of right or as a special or conditional use. In either case, reasonable conditions may be imposed. Some states, including California, have enacted legislation that limits the ability of localities to zone out ADUs.

In 2001 AARP retained APA's Research Department to write a guidance report for citizens interested in convincing local and state officials of the benefits of allowing ADUs and showing them how to do it. *Entitled Accessory Dwelling Units: Model State Act and Model Local Ordinance*, the monograph provides alternative statute and ordinance language useful to implementing all forms of ADUs.

The Model Local Ordinance suggests recommendations for communities. Additionally, the intent of the ordinance describes the permitting process for eligibility and approval, and further outlines standards for ADU approval pertaining to lot size, occupancy, building standards, parking and traffic, public health, and how to deal with nonconforming ADUs. *The Model State Act* provides findings and policies encouraging the approval of ADUs and names local governments as the entities entitled to authorize

"Towns, cities, and
counties across the
country have done
the right thing by
proactively
amending local
zoning ordinances
to allow ADUs."



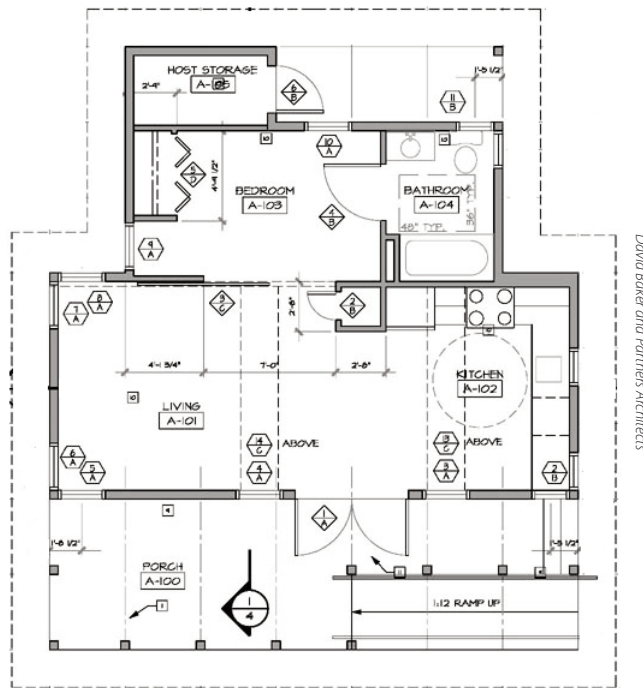
American Planning Association

Making Great Communities Happen

adoption of an ADU statute. It specifies the limits to which local governments may prohibit ADUs and outlines default permitting provisions if a locality does not adopt an ADU ordinance. It details optional approaches for adopting ADU ordinances, certifying local ADU ordinances, gathering data on ADU efforts, preparing reports and recommendations, and forming a statewide board overseeing ADUs.

WHAT ISSUES ARISE WHEN A PROPOSED ADU ORDINANCE IS CONSIDERED?

ADU ordinances offer a variety of benefits to local communities but the road to implementation may not be an easy process. While ADUs are more widely accepted now than in years past, skeptics still remain and some still oppose ADU zoning. The following describes some issues or decision points that communities must address in order to successfully navigate the perilous waters of public acceptance. The approach that is right for your city or town will be unique, based on local physical, political, social, and economic conditions.



Single story ADU floor plan.

By-right Permitting. Should permits for ADUs be issued as a matter of right (with clear standards built into the ordinance) or should they be allowed by discretion as a special or conditional use after a public hearing?

Occupancy. Should ordinance language allow an ADU only on the condition that the owner of the property lives in one of the units?

Form of Ownership. Should the ordinance prohibit converting the ADU unit into a condominium?

Preexisting, nonconforming ADUs. How should the ordinance treat grandfathered ADUs? How do you treat illegal apartments that want to apply for an ADU permit?

Unit Size: Should the ordinance limit the square footage of the ADU to assure that the unit is truly accessory to the principal dwelling on the property?

Adequacy of Water and Sewer Services. How do you guarantee there is enough capacity in sewer lines, pumping stations, and treatment facilities to accommodate ADUs?

These are not easy issues. However, communities would do well to seriously consider adopting an approach that: allows ADUs by right with clear written conditions; does not require owner occupancy; prohibits condominium ownership on the basis that a condo could not be considered accessory; provides a simple procedure for legalizing preexisting or formerly illegal apartments provided the unit is inspected; provides a generous size standard; and provides a water and sewer adequacy standard. □

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For a complete list of references visit <http://www.planning.org/pas/quicknotes/>

REFERENCES

1. Published by American Planning Association

American Planning Association. "Affordable Housing Reader: Articles from Zoning News and Zoning Practice. Available at <http://myapa.planning.org/affordablereader> (members-only access).

American Planning Association. 2006. *Policy Guide on Housing*. Chicago: American Planning Association. Available at www.planning.org/policy/guides/pdf/housing.pdf.

Baggett, Sharon, Nancy Chapman, and Deborah Howe. 1994. *Planning for an Aging Society*. Planning Advisory Service Report no. 451. Chicago: American Planning Association.

For more information on this topic visit www.planning.org.

ATTACHMENT J: MOTIONS

POTENTIAL MOTIONS FOR THE SALT LAKE CITY PLANNING COMMISSION

Staff Recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling in districts that permit single-family dwellings.

Not Consistent with Staff Recommendation:

Based on the findings and analysis in the staff report, testimony received, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units in districts that permit single-family dwellings.

Zoning Amendment Standards:

If motion is to recommend denial, the Planning Commission shall make findings based on the following zoning amendment standards and specifically state which standard or standards are not compliant:

City Code 21A.50.050 Standards for general (zoning) amendments. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the city council (and planning commission) should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

4.C PLANNING COMMISSION
Agenda & Minutes – June 22, 2016

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, June 22, 2016, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR JUNE 8, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Zenith 1 Planned Development 1176/1182 South 400 East** - A request by Mitchell Spence, the owner of the properties, for a Planned Development to create five lots to construct single family detached dwellings with reduced required rear yard setbacks, and four of the dwellings would not have frontage on a public street. The properties are located at the above listed addresses in the R-1/5000 (Single Family Development) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number: **PLNSUB2015-01008**

2. **Apartment building Conditional Building and Site Design Review at approximately 974 E 2100 S.** - A request by John Gardiner for approval from the city for a new 126-unit multi-family apartment project. Specifically, the proposed development gross floor area (165,425 square feet) and building height (60 feet) requires additional consideration. In this zoning district (CSHBD2 Commercial Sugar House Business District), new construction of buildings that exceed 30 feet in height or 20,000 square feet in size are subject to the Planning Division's Conditional Building and Site Design Review (CBSDR) process outlined in chapter 21A.59 of the Salt Lake City Zoning Ordinance. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case Number: **PLCPCM2016-00299**

Legislative Matters

3. **Master Plan and Zoning Map Amendment at approximately 550 East 2100 South** - A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)
 - a. **Master Plan Amendment** - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community Commercial. The proposal is to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: **PLNPCM2016-00080**
 - b. **Zoning Map Amendment** - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: **PLNPCM2016-00081**
4. **Map Amendment at approximately 475 S 300 East** - A request by Salt Lake City Corporation, represented by Daniel Rip to amend a small portion of the subject lot located at the above listed address. The purpose of the amendment is to rezone the portion to TSA-UC-C, so that it is consistent with the zoning of the parcels to the north. The subject property is located in the PL-2 (Public Lands) Zoning District and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case Number: **PLNPCM2016-00303**
5. **Accessory Dwelling Units Amendment** - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: **PLNPCM2014-00447**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 22, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:54 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chairperson Andres Paredes; Commissioners Maurine Bachman, Michael Fife, Carolyn Hoskins, Matt Lyon and Clark Ruttinger. Commissioners Angela Dean, Michael Gallegos, Jamie Bowen and Ivis Garcia were excused.

Planning Staff members present at the meeting were Ms. Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Molly Robinson, Urban Designer, Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Kelsey Lindquist, Associate Planner, Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

APPROVAL OF THE JUNE 8, 2016, MEETING MINUTES. [5:30:23 PM](#)

MOTION [5:30:28 PM](#)

Commissioner Fife moved to approve the June 8, 2016, meeting minutes. Commissioner Bachman seconded the motion. The motion passed unanimously. Commissioners Hoskins and Paredes abstained from voting as they were not present at the meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:00 PM](#)

Chairperson Drown stated thanked the Staff for their effort on finding new members of the Commission.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:31:19 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the flyer sent out to recruit Planning and Historic Landmark Commission members. She reported on the name change for the department to Community and Neighborhoods.

[7:58:55 PM](#)

Accessory Dwelling Units Amendment - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75,

RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: PLNPCM2014-00447

Mr. Michael Maloy, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- How attached ADU's were different than traditional additions to homes.
- The allowable height of an ADU.
- The difference between hobby shops and ADUs.
- The reasons ADUs are allowed in one place versus another.

PUBLIC HEARING [8:22:55 PM](#)

Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated there should be a minimum lot size for ADUs and only approved if there was available parking. She stated there should be only one person in charge of approving these types of units. Ms. Short stated this would be someone that would research each application to see if they fit with the neighborhoods. She stated some zones would not be adequate for ADUs like RMF.

The following people spoke to the petition: Ms. Cindy Cromer and Mr. Jim Burdett.

The following comments were made:

- Thanked Staff for their work on the proposal.
- Need to figure out the result of the ordinance and its outcome.
- Was impossible to require one of the units be occupied by the property owner.
- ADUs are very expensive to construct.
- The ordinance was a great addition for the city and should be approved.
- Should be forwarded to the Council with no borders and let them decide what should be done.

Chairperson Drown read the following cards:

Ms. Marie Taylor – Owner occupied should be removed, should be able to go from two to three or three to four, ADU opportunity to resolve odd units that don't qualify for other unity legalization methods.

Mr. George Chapman- in opposition to the proposal.

Chairperson Drown closed the Public Hearing.

The Commission and Staff discussed the following:

- If there something that hold up when the proposal went to the City Council.
- The review process for ADUs.
- How the City Council would review the proposal and if there was an end point for the ordinance.

MOTION [8:42:09 PM](#)

Commissioner Lyon stated regarding, PLNPCM2014-00447 Accessory Dwelling Units Amendment, based on the findings and analysis in the Staff Report, testimony received, and discussion at the public hearing, he moved that the Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning text amendment related to accessory dwelling units in districts that permit single-family dwellings. Commissioner Bachman seconded the motion. Commissioners Ruttinger, Hoskins, Bachman and Lyon voted aye. Commissioner Fife voted nay. The motion passed 4-1

Commissioner Ruttinger stated it should be left to the City Council to decide the boundaries for the proposal and let the zoning regulate the size and percentage of the lot could be covered by the ADU.

The meeting adjourned at [8:43:51 PM](#)

5. ORIGINAL PETITION

JUN 25 2014

Salt Lake City Mayor



Petition Initiation

Planning Division
Community & Economic Development Department

SCANNED TO: [signature]
 SCANNED BY: [signature]
 DATE: 6/26/14

To: Wilf Sommerkorn, Planning Director *WS*
From: Mayor Ralph Becker
Date: June 25, 2014
CC: David Everitt, Chief of Staff
 Eric Shaw, Community & Economic Development Director
 Mary De La Mare-Schaefer, Community & Economic Development Deputy Director
 Cheri Coffey, Assistant Planning Director
RE: Amendment of Accessory Dwelling Units Ordinance

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending various sections of the Zoning Ordinance to facilitate the development of Accessory Dwelling Units in appropriate zoning districts within Salt Lake City.

On September 18, 2012, the City Council approved Ordinance 62 of 2012, which established Chapter 21A.40.200 Accessory Dwelling Units (ADU) within Salt Lake City Code. Following approval of this ordinance, Planning Division and Building Services staff has responded to dozens of residents interested in establishing an ADU. However, the City has not permitted a single ADU to date.

According to reports, the primary reason the ordinance has failed to achieve its purpose is the requirement to locate ADUs within one-half mile of an operational fixed transit stop, which narrows the applicability of the ordinance.

The analysis relating to the proposed amendments will address the following:

1. Simplify or reduce language within the ADU ordinance to remove redundant purpose statements and methods of creation. This language may be unnecessary or overstated (see 21A.40.200.A and 21A.40.200.D.1).
2. Clarify applicability of the underlying zoning district as described in 21A.40.200.D.2.d to improve administration. This may include the requirement to record a deed restriction in the registration process outlined in 21A.40.200.D.10.
3. In addition to single-family detached structures, allow ADUs to be located within owner occupied single-family attached dwellings, such as town-houses, in specified residential districts (21A.40.200.B).
4. Eliminate the "Number of Residents" per ADU; this provision is unnecessary given the applicability of existing ordinances that prohibit overcrowding (see 21A.40.200.D.6).
5. Eliminate minimum lot area requirements for detached ADUs; this regulation is unnecessary, due to existing lot coverage and setback restrictions (see 21A.40.200.D.2.g.3).
6. Insert language from the original draft ordinance produced by Clarion Associates that allowed additional height for ADUs in accessory structures. The current height limit of 17 feet (in most residential districts) is insufficient to construct an ADU over a garage (21A.40.200.D.2.d).

7. Reduce parking requirement to 1 stall per ADU; the ordinance currently requires 2 stalls for units with 2 or more bedrooms. The original draft required only 1 parking stall, but was amended in response to public comment. However additional parking diminishes landscaping, and increases storm water runoff, which impacts are contrary to sustainability objectives (see 21A.40.200.D.7).
8. Review regulations on location of ADU entrance, and consider allowance for screened or below grade entries on or near front façade (see 21A.40.200.D.8).
9. Review and consider regulatory modifications of "detached dwelling units" in Form Based Urban Neighborhood Districts (see 21A.27.050.L.5.a).
10. With respect to the one-half mile radius restriction as stated in 21A.40.200.D.2.o, the following options should be considered:
 - a. Include parcels located within one-half mile of bus stops on arterial streets (see Attachment C – Roadway Functional Classification Map); or
 - b. In addition to the one-half mile regulation, establish an overlay that permits ADUs in prescribed neighborhoods that favor ADUs—such as Capitol Hill, Rose Park, Fairpark, and Sugar House (see Attachment D – Community Council Districts Map); or
 - c. Eliminate the one-half mile restriction and revert to an earlier draft that allowed 25 ADU permits per year; or
 - d. Allow ADUs outside the one-half mile restriction as a special exception or conditional use.

As part of the process, the Planning Division shall follow the City adoption processes including citizen input and public hearings with the Planning Commission and City Council.

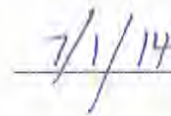
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Ralph Becker, Mayor



Date

6. MAILING LIST

Name	Group	Address	City State	Zip
Erin Youngberg	Westpointe	1910 Bridge Crest Circle	Salt Lake City UT	84116
Blake Perez	Rose Park	768 N Oakley Street	Salt Lake City UT	84116
Jim Goostrey	Jordan Meadows	1975 W Floisand Circle	Salt Lake City UT	84116
Bryce Garner	Fairpark	170 N 800 West Street	Salt Lake City UT	84116
Marti Woolford	Poplar Grove	PO BOX 193	Salt Lake City UT	84110
Sean Crossland	Glendale	2223 S Highland #E6	Salt Lake City UT	84106
Eric Jergensen	Capitol Hill	480 Wall # A 202	Salt Lake City UT	84103
Gwen Springmeyer	Greater Avenues	53 E 200 North Street	Salt Lake City UT	84103
Gene Fitzgerald	Federal Heights	1385 Butler Avenue	Salt Lake City UT	84102-1803
D Christian Harrison	Downtown	336 W Broadway # 308	Salt Lake City UT	84101
Bill Davis	Ball Park	335 Hansen Avenue	Salt Lake City UT	84115
Michael Iverson	Central City	210 S 300 E Street #116	Salt Lake City UT	84111
Ester Hunter	East Central	606 Trolley Square	Salt Lake City UT	84102
Darryl High (co-chair)	East Liberty Park	980 S Lincoln Street	Salt Lake City UT	84105
Bryce Garner (co-chair)	East Liberty Park	170 N 800 West Street	Salt Lake City UT	84116
Valerie Vaughn	Liberty Wells	PO BOX 520442	Salt Lake City UT	84152-0442
Ester Hunter	University Gardens	606 Trolley Square	Salt Lake City UT	84102
Robin Carabugh	Yalecrest	1428 E Sunnyside Avenue	Salt Lake City UT	84105
Michael Dodd	Wasatch Hollow	1577 E 1700 South	Salt Lake City UT	84105
Matt Nelson	Sunnyside East	914 S 2300 East Street	Salt Lake City UT	84108
Ellen Reddick	Bonneville Hills	1338 S Foothill Dr Ste 205	Salt Lake City UT	84108
Laurel H Young	Foothill Sunnyside	2049 Herbert Avenue	Salt Lake City UT	84108
Kim Peterson	East Bench	3069 Carrigan Canyon Drive	Salt Lake City UT	84109
Amy Barry	Sugar House	1178 Ramona Avenue	Salt Lake City UT	84105
Michael Maloy	Salt Lake City Planning	PO BOX	Salt Lake City UT	84114-5480
Judy Short		862 Harrison Avenue	Salt Lake City UT	84105
Cindy Cromer		816 E 100 South	Salt Lake City UT	84102
Marie Taylor		176 S 1100 East #2	Salt Lake City UT	84102
Darin Mano	Raw Design Studio LLC	517 S 200 W Garden Level Suite D	Salt Lake City UT	84101
Will Warlick		2813 Alden Street	Salt Lake City UT	84104
Dave Robinson		115 S 1100 East #308	Salt Lake City UT	84102
Dennis Eyre		2741 Apache Circle	Salt Lake City UT	84108
George Chapman		1186 S 1100 East	Salt Lake City UT	84105
Kirk Huffaker	Utah Heritage Foundation	375 N Canyon Road	Salt Lake City UT	84103
Kristin Campbell		167 S McClelland Street	Salt Lake City UT	84102
Jim Burdett		2827 S Beverly Street	Salt Lake City UT	84106
Tom Landes		950 E 100 South	Salt Lake City UT	84102
Chase Steffensen		446 E 300 South #8	Salt Lake City UT	84111
Lance Lee		158 W Barry Links Way	Salt Lake City UT	84115
Kelly Donahue		446 E 300 S #8	Salt Lake City UT	84111
Natalie Banks		5562 W 11200 North	Highland UT	84003
Cynthia Wong		7390 S 705 East	Midvale UT	84047
Dianne Leonard		183 K Street	Salt Lake City UT	84103
Eric Tindall		1456 N 2425 West	Layton UT	84041
Jana Garrett		420 A Street	Salt Lake City UT	84103
Josh Levey		932 S 1000 East	Salt Lake City UT	84105
David Walker		854 E Harrison Avenue	Salt Lake City UT	84105

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

All Registered Statements sorted chronologically

As of September 15, 2017, 9:12 AM



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Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

As of September 15, 2017, 9:12 AM, this forum had:

Attendees:	93
Registered Statements:	32
All Statements:	35
Hours of Public Comment:	1.8

This topic started on August 31, 2017, 3:26 PM.

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

Chris Lane inside Council District 7

September 14, 2017, 4:45 PM

This idea is disturbing to me. I currently reside in a Salt Lake City neighborhood wherein several of my neighbors utilize their properties as rental units and this has caused difficulties for the owners residing in their homes with their families. Renters have no vested interest in keeping a neighborhood clean, safe, and family friendly over the long term; and, consequently those of us owners who do reside there are constantly having to cope with a rotating and ever-changing population of renters who pass through our neighborhoods without regard to the permanent residents. This idea to effectively do away with single family neighborhoods will increase this problem exponentially and will only result in a lesser quality of life and lowering property values across Salt Lake City. Please re-consider the well being of your tax paying, property owning residents who actually want to reside in your city and not just the interest of landlords looking for more revenue.

Laurie Mecham inside Council District 1

September 14, 2017, 3:34 PM

I support the proposal, except for the height restriction relative to the primary residence, as others have commented. ADUs will help to alleviate housing shortages and allow aging in place.

Aaron Benson inside Council District 6

September 14, 2017, 12:24 PM

I agree with the change to allow ADUs citywide. Please reconsider the height restriction that external units not be taller than the main structure. Also, 25 units per year is likely too restrictive. Please reconsider as well.

Allowing ADUs is a smart, economical and environmentally-friendly way forward with our city's growth and development.

Mitchell Frankel inside Council District 3

September 14, 2017, 12:16 PM

I support ADUs in all parts of the city. We need more student housing options and temporary living for many that don't want giant apartment complexes.

Omar Poole inside Council District 4

September 14, 2017, 8:13 AM

I am in support of ADUs, I would invite those who are opposed to take a look at Day Break. They have homes with ADUs in the rear and they have a thriving community. I think the benefit would only help SLC become a better stronger community. ADUs would allow for more income to home owners who rent their units, it would add another option to students who need housing longer than just semesters length , and it would help add to the lack of affordable units in the valley. I do not think its is smart to take the "not in my neighborhood perspective", SLC is growing as we know but all growth is not good growth. If we dont start to do something about our increasing living expenses like housing we will no longer be appealing to people and businesses who

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

want to relocate here and invest in our community. We really need to look at innovative way to stay competitive as the city increases in size, ADUs would add to that edge.

<http://www.daybreakhouses.com/fine/real/estate/blog/15749>

<http://americantinyhouseassociation.org/accessory-dwelling-units/>

Patricia Allred inside Council District 6

September 13, 2017, 12:28 PM

ADU's are a horrid idea, we buy homes in nice neighborhoods and now you want to cause all kinds of problems, increased crime, overcrowding, and more by putting homeless or low income people all over the place.

Taxes are so high now and these will be just another burden we cannot afford as we are already 300K in the hole!!!!!! It is time for people to get off government assistance, not try to add as many more as possible

Megan Curtis inside Council District 7

September 12, 2017, 9:46 PM

I don't see an issue with this. I am glad to have additional housing in neighborhoods where families can have the option of providing a living space for additional rent income or for aging family members.

Name not shown inside Council District 6

September 12, 2017, 7:17 PM

I support the current ADU parameters, not the new proposed standards. Public transportation HAS to play a roll in any expansion of the current regulations. Single family home neighborhoods not having public transportation readily available, that would be allowed to add ADU's, would negatively impact these neighborhoods.

Additionally if height restrictions are expanded or loosened the privacy of neighbors would be compromised on all sides. Occupancy in tops of garages or even additional buildings on small (r-1500 or even r-1700) city lots was not the intention in the development pattern. Single family neighborhoods mean that. Increasing density means increasing congestion/pollution/accidents/crime. The current ADU zoning should be sufficient. Let it exist for a time, then you can reassess.

Matt Miller inside Council District 4

September 12, 2017, 4:32 PM

I am for ADU's. At \$150/SF built costs, 650 SF is about \$97,000, and might rent for \$650. That's doable. 'Taller than the principle dwelling' is not a good standard. With a standard 10' setback, and 192' of ROW and a 30'/35' height limit (for a flat/peaked roof), a much taller ADU would still be invisible from the road, and have minimal effect on neighborhood character. There are some nice houses on 200 S. and 1100 East. which are huge in the rear, but can't be seen from the street. Can't we just apply the same height limit to both ADU and main building? For a structure with a half-basement, that's 4' over grade, plus two 10' stories, and still allows for a peaked roof. Does the basement count in the SF total? Do the stairs? A staircase for 10' ceilings (important in such a small

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

space, as well as for climate control) for someone old would be 7", for a 17' staircase. That would cut 50 SF out of each level, leaving only 275/floor. That's pretty tiny (by doable). So the height limit is kind of a non-issue. I expect that the lot SF has been the major limit--most lots in SLC are about 4800 SF. I think ADU's near TRAX should get a break on parking (may use on-street parking) but not those too distant (that's just LA style bad density).

But I have to say, having read all of this, I have to think I'd be better off building an attached ADU to my maximum lot coverage and height. With a 132'x33' SF lot (SLC standard) and setbacks, I'd be better off building a 'guest suite' on the back of my house and then renting it out. With a 10' front setback, 20' rear setback, and 5' side setbacks, I'd have a ~2800 SF floor-plate. With a half-basement and a 8' ceilings, I could get 3 stories in. That would give me 8400 SF. Why would I ever build a permitted ADU?

I believe that the owner occupancy requirement should be removed. If the goal is to increase density near mass transit, then why does it matter if the property is owner occupied or not? The goal is to get more housing units built and limiting to owner occupied properties will not maximize this effort.

Name not shown inside Council District 6

September 11, 2017, 7:10 PM

I am opposed to the elimination of Single family zoning in Salt Lake City in its entirety. ADU expansion will eliminate SFZoning, create more on street parking, and make snow removal and emergency vehicle access more difficult. It will also lower property values as the character of neighborhoods is dramatically changed

Name not shown inside Council District 4

September 11, 2017, 7:03 PM

I strongly support proposed amendments to the ADU ordinance. Growing population and a shortage of housing are big reasons to make ADU's an option. In addition, increased density makes for vibrant neighborhoods that have thriving businesses and allows for multi module transportation which contributes to better air quality.

Edward Blake inside Council District 6

September 11, 2017, 2:41 PM

I support expanding the use of ADU's. Affordable housing is a problem for all home owners along the Wasatch Front. ADU's can be approached 2-ways, first it can provide rentals for "workforce housing," second, unattached ADU's can be owned and have joint ownership on the land and separate title on the structure. Both concepts should be considered. Land costs are rising in a community that is somewhat landlocked by water and mountains. We must find a solution to this problem. ADU's are also a solution for our elderly to age in place. Utah's population over 65yrs of age will double by 2040! We should have a dialogue like this one to determine how we are going to deal with this issue. We need to ask our citizens to take a stake hold in the problems facing our community. Mistakes will likely be made. But the fear of making mistakes has caused our government to resist tackling complex problems. My vote is to wrestle with this one, make a mistake or two, but in the end improve this housing problem.

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

Edward Blake
CEO / Salt Lake Valley Habitat for Humanity

Name not shown inside Council District 3

September 11, 2017, 2:32 PM

I strongly support allowing ADUs city-wide. While I currently do not own an eligible property myself, I absolutely believe that permitted ADUs are an important component in combating issues related to housing availability and affordability. I hope the Council will not only maintain the city-wide option, but also consider whether they really need to further regulated ADUs. I say this because the code already provides numerous restrictions making it so that very few properties are even eligible. Once you consider the number of properties that have enough space to meet the lot coverage restrictions, the set back requirements, the off-street parking requirements, and the height restrictions, you really have very few who can comply. Add to that the number of people who can't afford to build an ADU and those who just aren't interested, and the numbers are quite small. In many cases, even those with existing garages will not be able to move forward without considerable expense and additional lot coverage. Most garages were either not built to structurally withstand the weight for a dwelling unit above, are not large enough to support a 600 SF unit (really only a 3-car garage would be large enough), or they are on lots with one story homes (as it stands, the ADU would not be allowed if it was taller than the main structure). As far as any concerns about pricing, the market will keep prices in line. Because a separate structure cannot exceed 600 SF, the market will not support extremely high rent prices.

I am in strong support of maintaining the owner-occupied provision for one main reason - - - because I believe it best addresses people's #1 fear, which appears to be a fear that the quality of those living in the neighborhood will go down and that the renters will not have a stake in the property and therefore no reason to maintain it. With this provision in place, the person with the greatest stake in making sure the unit is occupied by someone who is responsible respectful, clean, quiet, etc., is the homeowner who will be sharing the property with the renter.

Please support this change and provide an environment that supports this type of investment. Create an opportunity for people who meet all the requirements and want to follow a lawful process to be able to create this type of housing option.

As a person with aging parents, I am concerned about being able to keep my loved ones close while still maintaining my (and their) autonomy and privacy). We just moved my grandfather into an independent living center and it is costing \$3500/month! While I am not currently in a position to add an ADU to my property, I'd like to know that in the future, I can do so without leaving the city. If you are serious about making strides towards more housing opportunities within the city, supporting this effort is a great start.

Thank you!

Supporting Media (470 KB PDF):

https://pd-oth.s3.amazonaws.com/production/uploads/statement/supporting_media/19/ADUs-104da132d7463f9c.pdf

Megan Hillier-Geisler inside Council District 5

September 11, 2017, 11:24 AM

I am strongly in favor of changing these requirements. I am a home owner with a perfectly viable property. Unlike others in the city (a previous commenter's note about units in Sugar House), I am looking to complete a project legally. Since the city has declared a state of emergency regarding affordable housing, allowing people

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

to apply and follow codes would increase the affordable units within the city limits. Though my house is not within the distance limit to a train station and the additional unit is over 1/2 of the floor plan of the original house, I want to responsibly do construction on the unit.

Please allow home owners like myself and my spouse to legally contribute to the sustainable expansion of SLC housing. A change like this would not only benefit the people of SLC but allow us to compete with comparable cities. Regulation can increase tax revenue (both property and income) for SLC from the increase residents of the city.

Alyssa Geisler inside Council District 5

September 11, 2017, 11:16 AM

I agree that ADUs should be available in ALL neighborhoods of the city. I think they will add sustainable and affordable housing, a huge need in SLC right now. Thankful that the council expanded these boundaries.

I am worried the 25 permit/year limit will keep more ADUs from being built, however. I hope the city council reconsiders this cap or makes it more flexible in some way. My other concern is with the square footage requirements. If the homeowner already owns a small home (mine is less than 800 sq ft), then their ADU would have to be very small. Perhaps the occasional allowance can be made in these circumstances during permit application?

Name not shown inside Council District 7

September 10, 2017, 2:36 PM

I am strongly opposed to the expansion of ADUs throughout the entire city. Many people live in neighborhoods with single family homes for important reasons: the people who live there are often homeowners who take pride in their property, there is greater stability among the homeowners, and the area is less populous/crowded. Allowing ADUs throughout the city will turn every single-family-dwelling neighborhood into a multi-family-dwelling neighborhood. We'll all be living with small, unregulated rentals in our neighbor's yards. It'll be like having an apartment on every lot. Even the current in-home rentals often fail to meet code requirements. And renters have no investment in the land or the neighborhood, which changes the character of the neighborhood for the worse. Many people in Salt Lake live in single-family homes and single-family neighborhoods for a reason. Please don't ruin this. Please keep the ADU code the way it is -- confine units to areas near the public transport hubs. I am strongly opposed to any expansion of ADUs.

Name not shown outside Salt Lake City Council Districts

September 9, 2017, 11:56 PM

I believe that the owner occupancy requirement should be removed. If the goal is to increase density near mass transit, then why does it matter if the property is owner occupied or not? The goal is to get more housing units built and limiting to owner occupied properties will not maximize this effort. Also, the height requirement needs to provide for a typical housing unit and if the unit is above a garage then the height limit should be increased to take into account the garage below.

Name not shown inside Council District 3

September 9, 2017, 5:36 PM

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

I support the ADU concept, but there needs to be some controls, specifically with regard to parking (should not increase on-street parking), safety, construction standards, and noise. These issues will inevitably arise, and there needs to be a mechanism to deal with them to the satisfaction of neighborhood residents.

Kevin Emerson inside Council District 4

September 9, 2017, 3:51 PM

I support the City Council taking action to make ADUs more accessible to more Salt Lake City residents and property owners. I believe that the changes are generally reasonable.

Making ADUs more accessible to more SLC residents and property owners helps SLC residents who are looking for more affordable living situations.

The current restriction - that ADUs be built within 1/2 mile of a fixed transit stop - is too restrictive. There is a growing number of residents in our community - including me - who rely on bicycle and/or mass transit, though many do not live that close to a fixed transit stop. I'd like to see this requirement eliminated so ADUs can become an option for SLC residents regardless of whether their property is located within 1/2 mile of a fixed transit stop.

I support limiting the parking stall requirements to just 1 stall per ADU and I oppose requiring 1 stall per bedroom. In my opinion, requiring 1 parking stall per bedroom would promote continued reliance on private vehicles, instead of encouraging people to use active transportation, mass transit, car sharing, etc.

Regarding the limit of 25 ADU permits per year, this seems arbitrary to me. While I understand the need to keep the number of ADU permits submitted to a manageable number, I suggest either eliminating this limit or including broader language that provides flexibility to increase the allowed number of permits to above 25 per year if there is demand.

I appreciate the Council taking action on this important issue!

Name not shown inside Council District 3

September 9, 2017, 2:51 PM

I agree with the concept of ADUs because population is growing too fast in our area. We need to do what we can to reduce urban sprawl and maintain our beautiful parks and local farms and fields. So I agree with allowing some ADUs. But a local neighborhood should be able to determine whether they want them. Also, existing regulations need to be kept, especially the requirement for nearby public transportation so the ADUs don't add more traffic and congestion to a neighborhood. Height limits could be increased, allowing small apartments to be built over garages, but only in cases where neighbors' views won't be compromised.

Name not shown inside Council District 7

September 9, 2017, 1:24 PM

Half of the "single family" homes on my block in Sugar House have basement rental apartments which do not meet code. There is simply no enforcement. Renters add to parking and traffic congestion and noise. Most have little regard for their neighbors since they are not invested in the neighborhood. I am opposed to any expansion of ADUs. Enforce the existing statutes.

Jarod Hall inside Council District 3

September 9, 2017, 1:04 PM

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

I support this ordinance change. I think that ADUs are a great way to increase density and begin to provide options for more affordability. Like other commenters I think that the height restriction could limit new ADU construction in neighborhoods that are predominantly single story houses. Setting a reasonable height for a story over a garage seems like a better limit.

Also I have some concerns about unregulated short term rentals. Perhaps there is a way to regulate the amount of those. Other cities have also grappled with short term rentals as they tend to increase housing prices in popular areas.

Name not shown inside Council District 3

September 9, 2017, 12:29 PM

ADUs are currently the only legal route for a tiny home dwelling. Unfortunately this leaves the prospective tiny home dweller with a conundrum, which is they must already own a regular sized house IN ADDITION to their tiny home. ADUs are for Airbnbs, and guest houses, not permanent residence. It is unacceptable that there is no legal route to live in a tiny home! There needs to be another legal route for people who want to build small, green dwellings on a lot, without the requirement that they already have a house. This limits the potential ADU builder to someone who owns land, a house, and makes enough money to build a second house.

The 25 a year cap will limit the sustainable growth of the city. Looking to the future with the city about to DOUBLE in size, we need to have policy that allows for smaller, greener houses in shared greenspaces, NOT more single family dwellings. More co-housing, more shared greenspaces. Smaller houses mean more green space, which means cleaner air! Salt Lake City has the potential to pave the way for revolutionary building code, lets not take baby steps but fully commit! Thanks for hearing me.

Mike Christensen inside Council District 1

September 9, 2017, 11:51 AM

I completely support ADUs and am happy that the city is applying the ordinance city-wide.

Name not shown inside Council District 6

September 9, 2017, 10:21 AM

I am unalterably opposed to the proliferation of ADUs wherever someone wants to plop one, even with a "limit" of 25 per year. Abandonment of the current zoning invites adverse effects on infrastructure, water/sewer delivery and pricing, policing, congestion of streets due to parking and the effect of limited access for emergency personnel, and property devaluation for those residents who choose to not add one. Further, current building permit processes provide that there is little "agreement" between what is approved and what is constructed, and minimal to no enforcement in that area. I do not trust the City to manage the process of ADUs any better than it currently does for the building permit process.

Name not shown inside Council District 5

September 9, 2017, 9:29 AM

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

I think this is a positive step, many people can benefit from the small extra income that an ADU provides. And it increases housing options for those folks who can't afford to buy a house. But as usual, increased traffic congestion and parking are issues that will need to be addressed.

Name not shown inside Council District 1

September 6, 2017, 7:22 PM

I dislike the idea of adding more airbnb units to my neighborhood. I wish the city would just leave the policy alone and enforce it. Parking is the main issue here. It makes roads dangerous when cars line the streets. Kids and dogs jump out and get hit by passing cars.

Robert Goodman inside Council District 7

September 5, 2017, 5:22 PM

This is an exciting step forward. I recommend not excluding any parts of Salt Lake City.

Thank you for address the current housing crisis. Please continue to work towards more affordable housing opportunities.

Levi Thatcher inside Council District 7

September 2, 2017, 11:00 PM

Great step to stem the rising cost of housing! However, be more ambitious:

- 1) Be less strict on the max height of ADUs
- 2) Don't exclude any parts of the city.

Again, so happy to see you trying to address the housing affordability crisis. Thanks!

Jeremy Banks inside Council District 7

September 1, 2017, 1:49 PM

I am very excited about this proposal, however, I'd like to address a major concern and flaw I have regarding this amendment—height restrictions. Currently, the amendment states that ADU's cannot be higher than 24 feet or the height of the primary residence, whichever comes first. Like the current regulation requiring homeowners to live within ½ mile from a Trax station, this rule eliminates the potential for many families to qualify for an ADU permit. I currently live in the south part of Sugar House where most homes are approximately 18 feet tall. After consulting with many builders and architects, I have found that it is nearly impossible to have an ADU built above a garage with a maximum height of 18 feet. Having ADU policies improve the diversity of our communities and help enable aging in place; however, a flaw like this height restriction eliminates that possibility. The height restriction should be 24 feet total and not be dependent on the primary structure.

Jace Richards inside Council District 7

September 1, 2017, 1:28 PM

Accessory Dwelling Unit Changes

What do you think of this proposal to allow more homeowners to establish mother-in-law apartments on their property?

The proposed amendment is a good step forward, but there are still problems with the proposal that will continue to eliminate a large amount of individuals wanting to build an ADU on their property.

1)The proposed amendment seeks to allow the height of the ADU to be up to 24 feet for a pitched roof, and 20 feet for a flat roof. This is great for those wishing to build an ADU above a garage or outbuilding. However, there is still verbiage that restricts the height of the ADU from being greater than the principal dwelling. This will prevent almost everybody in the geographical boundaries to build an ADU above a detached garage/outbuilding because the average height in most of this area is approximately 18-20 feet high. In these cases, it is not possible to construct an ADU with sufficient head room and living space if it cannot be taller than the primary dwelling. The height restriction should not be dependent of the primary dwelling as long as it does not exceed 24 feet for a pitched roof, or 20 feet for a flat roof.

2)During the last July 11th work session, there was a strong discussion regarding the use of ADU's for short-term rentals (Airbnb, VRBO, etc...) Unfortunately, some council members strongly oppose short-term rentals because they don't understand the benefit of allowing diversity in the market. While some ADU's may help alleviate Salt Lake's housing crunch to a small degree, the reality is a large majority of ADU's aren't meant for long-term living. Instead, they are better suited for short-term rentals. Additionally, prohibiting home owners to build an ADU and operate a short-term rental denies them the ability to maximize the equity they have in their property as they see fit. Home owners should have the ability to choose how they use their ADU, whether it's for a long-term or short-term rental. Cities all over the globe are partnering with websites like Airbnb and VRBO with the hopes of attracting more visitors and increasing tourism. Partnerships like these would allow Salt Lake to continue to diversify and enrich our communities, as well as allow the world to know what a great place Salt Lake is to visit and live. See <http://fortune.com/2014/03/26/airbnb-cozies-up-to-cities/> and <https://medium.com/@bchesky/shared-city-db9746750a3a> for information on how Portland, Oregon is creating initiatives for short-term rentals. Barcelona, Spain and New Orleans are two other examples of cities partnering with short-term rental websites.

Name not shown inside Council District 2

September 1, 2017, 12:34 PM

A good step toward relieving some of the pressure on our housing market. Please aggressively pursue others, we need affordable places to live.

ADU Public Comments

From: John LeCavalier

Sent: Thursday, September 14, 2017 8:49 PM

To: Tarbet, Nick <Nick.Tarbet@slcgov.com>

Subject: ADU Testimony

Dear City Council Members:

I am writing to support the proposed amendments pursuant to Petition No. PLNPCM2014-00447, and to also offer additional comments. I grew up in Salt Lake City, and lived with my wife and son for over ten years in the property we currently own [in the avenues].

Based upon previous testimony I could find on-line, there looks to be solid support for ADUs as an effective way of increasing density while maintaining neighborhood nuances and vitality. I wholeheartedly support this view! Cities like Seattle and Portland, OR (where I currently reside) have had tremendous success with ADUs. In the case of Portland, the City continues to offer incentives for ADUs in diverse neighborhoods. In fact, there are several in the blocks around my home.

The Planning Staff has clearly outlined the many positive impacts ADUs will provide for more affordable and sustainable housing opportunities. ADUs provide an important tool for maintaining and developing livability as more and more people continue to move to Salt Lake City and the valley as a whole. ADUs will help support small business in neighborhood-based locations that provide local opportunities for community connections and shared, public transit. We also know that more walkable neighborhoods help support healthy people.

From reading the July 11 Summary in Mr. Tarbet's September 5 email, "much of the Council's discussion revolved around the need to increase the supply of housing without creating major disruptions for existing neighborhoods. Some Council Members commented that neighborhoods could be negatively impacted if ADUs are used as short-term rentals, and asked whether or not the City can adequately enforce the ordinance."

There are two issues here, in my mind. First is the concern for disruption of current neighborhoods (in general) and second, negative impacts of short-term rentals. Of course, these both are closely bound and are important considerations. I would respectfully submit, however, they are responses to change that must be balanced with the reality of population growth in the SLC area.

As I shared above, there are several ADU's in my current neighborhood, and more are planned. Concurrently (as I am sure you are aware) Portland is growing like crazy, with every major artery corner being - or becoming - 3- 6 story mixed use development - and many without parking. Talk about disruption! Salt Lake City has the opportunity to learn from Portland and other cities to take the best of ideas and the lessons learned. ADU's are one of the best ideas! ADU's are smart, manageable and consistent with evolving neighborhoods and communities.

I also support broadening the ADU boundary to include the entire City. My wife and I currently rent the duplex mentioned above, in a non-historic Avenues neighborhood. We have plans to move back to Salt Lake in the next couple of years to be closer to family and to improve the property.

Currently, a duplex is not eligible for an ADU; I would argue that this should be changed to allow duplexes, which meet all ADU requirements. In our case, we would propose an ADU and be the owner occupants – continuing to rent out the current duplex. We could convert the duplex to a single-family dwelling, but this seems to defeat one key purpose for ADUs: to provide controlled and manageable densification. The owner-occupied provision provides clear local, even personal control and accountability to ensure neighborhood character.

My wife and I care deeply about our Avenues neighborhood; we remain in touch with our property neighbors, and visit regularly.

I hope ADUs will move forward in all neighborhoods.

Thank you for your careful work as Salt Lake moves forward as a 21st Century city.

John LeCavalier

From: LYNN Pershing

Date: September 5, 2017 at 10:05:57 AM MDT

To: Charlie Luke

Subject: Comments on PLNPCM2017-00447 ADU Ordinance Petition

Hi Charlie

Attached please find comments and items for consideration the East Bench Master Plan Group created regarding The ADU Ordinance being discussed today at the City Council Working Session 3:00 PM.

You have our permission to distribute to other City Council Members.

Thanks for your efforts and service to District 6.

--

Lynn K. Pershing, Ph.D



Comments on ADU
Ordinance PLN20017

From: Jace Richards

Sent: Friday, September 1, 2017 2:00 PM

To: Tarbet, Nick <Nick.Tarbet@slcgov.com>

Cc: Maloy, Michael <Michael.Maloy@slcgov.com>

Subject: Re: Salt Lake City Council: Accessory Dwelling Unit (ADU) Public Meetings

Nick,

Thank you for the update. I look forward to attending these meetings. I have also posted my concerns about the ADU amendment proposal on the Open City Hall regarding the height restrictions and short-term rentals. I discussed these same concerns in a detailed email on July 12th that was sent to you, Michael Maloy, and the city council. I would hope that my concerns are seriously considered, as I feel that they are valid and would enrich the ADU policy.

Thank you for your time and hard work with the ADU policies. I look forward to finally reaching a solution and begin construction on my own ADU.

Jace

From: Campbell, Kristin

Sent: Tuesday, January 05, 2016 5:13 PM

To: Council Comments

Subject: ADU - Accessory Dwelling Units

Greetings,

I am concerned about the accessory dwelling units being allowed on one-way streets. I live on McClelland St between 100 and 200 south. We currently have a problem with parking. Since it is one way, there is additional problems on garbage pick-up days. There is not enough parking for the current units besides the sewer problems that have plagued our area.

Thank you

Kristin Campbell

District 4

From: Jace Richards

Sent: Wednesday, March 29, 2017 10:45 AM

To: Tarbet, Nick Maloy, Michael

Subject: Accessory Dwelling Units

Good morning,

I am writing regarding the current proposal to amend the ordinance for Accessory Dwelling Units (ADU). I was able to review the video recording of the Salt Lake City council meeting that happened on January 17th, 2017 and would like to follow up on the progress of moving this amendment forward.

During the city council meeting, the concern of expanding the boundary outside of a 1/2 mile radius of a Trax station where an ADU may be built was raised. I am pleased that the current proposal addresses that concern and would allow more ADUs to be constructed in a much larger area. This is a huge step forward. However, the new proposal addresses the height restrictions of an ADU unit, and as it is currently proposed this restriction would prohibit the vast majority of individuals who would otherwise like to build an ADU on their property.

The proposal states that the height of the ADU must not exceed the height of the primary dwelling unit. Unfortunately this eliminates many of the properties in the new boundaries because these properties are single story homes. If the resident wanted to add an ADU above their existing detached garage, this height restriction prohibits them from doing so because there is not enough space to add an ADU that provides a comfortable living space and maintain the full functionality of the garage. I would urge you to remove this particular line from the proposal. I have consulted various architecture firms and the recommendation was to change the height restriction to just be 26 feet on a pitched roof building, and 22 feet on a flat roof building.

During the January 17th council meeting, there was concern regarding short-term rentals and the City council wanted to wait and see what kind of legislation was passed through the State of Utah regarding these short-term rentals before moving forward with their decision. During the 2017 legislative sessions, I watched closely for any mention of short-term rentals and did not find any discussion on this topic. Now that the legislative sessions are over, I am interested to know when this proposal will be taken back to the city council for review.

I have a strong desire to legally build an ADU above my garage and would like to move forward, especially now that the weather is nice and conditions for construction are more favorable. Do you know when the ADU amendment proposal will be presented to the city council again?

I appreciate your hard work and concern regarding this issue. I look forward to working with you both. Please feel free to reach out to me via email or phone with any questions that you may have.

Thank you,

Jace Richards

From: J Slack Sent: Wednesday, March 1, 2017 9:21 AM

To: Rogers, James Penfold, Stan Kitchen, Derek Mendenhall, Erin; Luke, Charlie ; Adams, Lisa

Subject: ADU opposition

I have been a Salt Lake City resident for over 20 years. I reside in Sugarhouse. My wife and myself are raising 3 children in an area of the valley that we would like remain in. We have been in our home for over 20 years. We have seen a lot of change. Some good, some bad. In general, I haven't been overly excited about decisions our elected officials are making on behalf of Salt Lake City, or for that matter me (as a resident).

The purpose of this email is to voice my opposition to any change associated to "Accessory Dwelling Units" (ADU) that would benefit developers of concentrated living in single family neighborhoods. Sugarhouse is the poster child for bastardized growth. This type of growth is unhealthy for stable neighborhoods. ADU's do have a place. Single family residential neighborhoods are not the place.

Salt Lake City can be a great place to live. Our elected officials can represent the people properly. Rational decisions can be made on behalf of the residents. Will they? My hope is yes. Keep the integrity of our single family neighborhoods away from ADU over development.

Todd Slack

From: Aaron Griffith

Sent: Wednesday, February 22, 2017 6:04 PM

To: Maloy, Michael <Michael.Maloy@slcgov.com>

Subject: ADU Proposal

Hi Michael,

I know there is an ADU proposal going before City Council soon and I was told that you are taking public input. I have lived in the Poplar Grove neighborhood at 1208 W Lola ave for three years now. I bought this home while it was in extreme disrepair and was declared uninhabitable. It is now fully remodeled and beautiful inside and out. I know affordable and economical housing is in demand in Salt Lake City and I have a serious desire to build an ADU on my property. My house is a duplex and has been rented since the remodel. At 1/3 of an acre it is the largest lot for blocks and could easily accommodate an ADU without encroaching on the privacy of any neighbors. Directly across the street is an 8-plex on less acreage. I already have off street parking for six cars and could fit four more. I have attached a proposal for the ADU I would like to build.

I'm also curious if I should pursue getting a variance while this ADU is advanced.

Any advice or suggestions as to people I could approach who can help further my dream to build this would be greatly appreciated.

Thank you so much.

Aaron Griffith

From: Don Butterfield

Sent: Thursday, February 23, 2017 8:52 PM

To: To: "Penfold, Stan"

Subject: Accessory Dwelling Units (ADUs) Within Salt Lake City Limits

I support having Accessory Dwelling Units (ADUs) located throughout the city. ADU's provide much needed Affordable Housing within city limits and allow owners to generate income which can help them remain in their homes as they age.

In order to minimize the impact of an ADU (In Properly Identified Neighborhoods and on Neighboring Properties) I suggest the following restrictions and constraints:

1. An ADU Can Only Be Permitted To A Sole Proprietor Who Is The Owner Of And Is Occupying Their Single Family Dwellings (SFD).
2. ADUs Should Be Constructed As an Attachment or Incorporated Into the SFD as an Independent Fully Functional Residential Unit. An Exception Could Be Made Where A Detached Garage Already Exists On A Property. In That Case, A Structure Having The Same Footprint (As The Garage) Could Be Allowed. The Height Of This Structure Should Not Exceed That Of The Main Structure On The Property.
3. ADU Parking Requirements Should Be Reviewed on a Case-By-Case Basis. In Some Areas on-Street Parking Is At A Premium, in Those Areas ADU's Should Not Be Allowed On-Street Parking. Where On-Site Parking Is Required, It Should Be Behind The Line Established By The Main Façade Of The Existing House So That Cars Are Not Parked In The Front Yard Of The Property. Tandem Parking Should Be Encouraged To Avoid Increasing The Impermeable Area.
4. All Individuals Paying To Reside In The ADU Should Be Considered A "Renter" And Should Be Regulated Under The Good Landlord Ordinance.

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Thanks

Don Butterfield

From: Darin M. Mano

Subject: Comments on ADU Ordinance

Date: March 8, 2017 at 9:59:10 AM MST

To: "Mendenhall, Erin"

Cc: "Maloy, Michael"

Dear Ms. Mendenhall,

I am writing as a resident of Council District 5, a practicing architect, and a business owner in Salt Lake City. I am also a board member for the Ballpark Community Council and a faculty member at the University of Utah's School of Architecture, though my views do not specifically represent those organizations.

The reason for this message is to express my desire for changes to be made to the ADU section of the city's Zoning Ordinance. It is my understanding that this ordinance is up for discussion again in the end of this month. I wrote a letter to Michael Maloy on April 8, 2016 in which I expressed my views on the current and proposed ADU Ordinance. I have attached that letter to this e-mail as a reference. The ADU ordinance is of specific interest to myself, as a homeowner in District 5, as well as to my clients living with other Council Districts in the city.

In short, I feel that the current ordinance is far too restrictive to be feasible. I have consulted with multiple clients who were interested in constructing Accessory Dwellings on their property but the ordinance was prohibitively strict and the projects were abandoned. I understand that one concern of some Council Members relates to "Short Term Rentals". I personally do not see this as a problem. Any additional residential density is positive for our city. Short Term or Long Term rentals are a way for property owners to add value to and gain passive income from their homes which makes Salt Lake City a more attractive place to live and better allows for aging in place.

I purchased my home purposefully within the ½ mile radius boundary of a Trax Stop but have come up against other hurdles which make the construction of an ADU difficult. The two I would like to mention are the height restriction and the setback limitations.

Currently, ADU's are limited to a height of 17'. I understand that the proposed changes will allow for a greater height. 17' is prohibitively short and does not allow an ADU to be constructed above a garage which is a common and very efficient and economic arrangement. In my practice, this is the main reason ADU projects have been halted. I suggest allowing 22' for flat roofed structures and 26' for pitched roof structures.

Furthermore, I feel that the requirement that the ADU be no taller than the primary structure must be eliminated. This restriction is unnecessary and does nothing to preserve the character of a neighborhood. An ADU is already restricted in square footage and required to be set back further than the house, which restrictions eliminate the possibility of the ADU overpowering the primary structure. The height restriction is not needed for this purpose.

The majority of the historic housing stock in SLC is single-level homes which means that, even with the amended ordinance, most home owners in Salt Lake City will not be able to build an ADU over a garage. One major benefit of an ordinance like this is that it allows for home owners to add value to their homes while still preserving existing and historic structures. The requirement for the ADU to be shorter than the primary dwelling will perpetuate the trend of homeowners tearing down historic structures in order to build larger homes. This is also a matter of social justice and equity. The ordinance, as written, allows the addition of greater density only to homes that are already larger, two-story structures. This restriction is not only ineffective and unnecessary, but unjust and inequitable.

Finally, one additional change which I feel needs to be added is an adjustment in section 21A.40.200.D.2.d, which currently states that new accessory dwelling units must fall into the current setback limitations for the principal dwelling. This requirement is overly restrictive for lots which have alley access such as my own. Where an alley is available, the ADU is required to be accessed from the alley. This is a responsible urban planning as it reduces potential traffic congestion on the street as well as adds activity to alley. Alleys are often dangerous and disused spaces, prone to drug trafficking and crime as there are no eyes on the street. Access from an alley is the correct pattern of development as it will add activity to the alley and reduce opportunity for crime.

However, an ADU, accessed from the rear of the property, which also needs to fall within the setback of the principal dwelling will be very far away from the alley from which it gains access. In my case I would be required to build my ADU at least 25 feet from my rear property line. This will lead to a reduction in the usable internal yard as well as a disconnect of the ADU from the alley (see arguments in the previous paragraph). I feel an exception should be added to address this situation and allow ADU's fronting on an alley to be built to the property line.

Thank you for considering my concerns and for your continued service to our city. I think you are doing a fantastic job as a Council Member and I appreciate what you have and continue to work for. If I can be of further assistance please contact me at 801-633-5273 or dmano@rawdeshgnstudio.com.

Sincerely,

Darin Mano

From: Dave Swanwick

Sent: Wednesday, February 8, 2017 11:32 AM

To: Tarbet, Nick <Nick.Tarbet@slcgov.com>; Luke, Charlie Charlie.Luke@slcgov.com

Cc: Reddick, Ellen

Subject: ADU's

Nick and Charlie,

I would like to express my support of ADU's in certain areas where they make sense in D6.

Density is important, but should be considered mostly in areas with good mass transit or walkable amenities i.e. Foothill Village, Trolley, Lamplighter (esp if updated), Walmart area, 9&9, 15&15, UofU, etc...

These areas should be considered based on their individual merits blanket decisions for entire Districts is not the best path for the future

thanks for the time and consideration.

Swany

On Feb 6, 2017, at 5:46 PM, Richard Cohen <Richard.Cohen@utah.edu> wrote:

Councilwoman Adams,

Please vote against ADU's on the East Bench.

Many new apartment buildings will be coming on the market this year. Too many ADU's will threaten the profitability of these new apartments, and ultimately discourage further building in the city. They are also likely to reduce the quality of life in these parts of the city.

Thank you.

Richard Cohen

On Jan 29, 2017, at 3:14 PM, Jeremy Banks

Dear Ms. Adams,

I am writing you in reference to your January 17th council work session and discussion regarding Accessory Dwelling Units (ADU). I am a long-time Salt Lake City native and current resident of District 7. I was thrilled to hear that you and your fellow Council members were being briefed about an ordinance that would amend the City's ADU regulations. Having these types of policies improve diversity of our communities and help enable aging in place.

During your questioning to the Salt Lake City Planning and Zoning, you addressed a concern regarding boundaries and the fact that many families would be disqualified from this amendment. Like you and many other Council members, I agree with this concern. It is unrealistic to require someone to live in a specific area to qualify for an ADU. This amendment, without the boundary restriction, would help legalize ADU's that we know are already present in these areas. Besides this concern, I wanted to address another major concern and flaw I have regarding this amendment—height restrictions. Currently, the amendment states that ADU's cannot be higher than 24 feet or the height of the primary residence, whichever comes first. Like your concern regarding boundaries and the current regulation requiring homeowners to live within ½ mile from a Trax station, this rule eliminates the potential for many families to qualify for an ADU permit. I currently live in the south part of Sugar House where most homes are approximately 18 feet tall. After consulting with many builders and architects, I have found that it is nearly impossible to have an ADU built above a garage with a maximum height of 18 feet. With that, I strongly encourage and ask you to fight for me and many other homeowners to eliminate the portion of this amendment. The height restriction should be 24 feet total and not be dependent on the primary structure.

According to Jane Jacobs, a famous urban planner and author of *The Death and Life of Great American Cities*, “a district must have a sufficiently dense concentration of people, for whatever purpose they may be there. This includes people there because of residence.” As Council Member Erin Mendenhall mentioned, we need to stop over simplifying this amendment. Many trending cities are already allowing ADU's and Salt Lake City is behind the edge. Like me, many residents are standing by waiting to improve the quality of their lives with these ADU's. We need to remove this height restriction and pass this amendment quickly so homeowners can begin to build these units that improve our communities.

I appreciate your time and look forward to building my additional dwelling unit here in the heart of Salt Lake City.

Respectfully,

Jeremy Banks

From: LYNN Pershing
Sent: Tuesday, January 17, 2017 4:26 PM
To: City Council Liaisons
Cc: Kelly White; Robin Carbaugh
Subject: ADUs in District 6

Hi Councilman Luke and other City Council representatives

I encourage you to keep boundaries on ADUs in the City, keeping District 6 OUT of allowed ADU development. My Yalecrest neighborhood has limited parking, small lots, lots of in street parking currently. We do have basements however and these are frequently used for family and relative habitat. This suffices for "mother-in-law" pads in our area. We do NOT want to become a housing subdivision for the University.

In addition, I support the City's limitation to less than 25 ADUs approved per year for the next 7 years before reassessment of the success and demand for more

Thank you for your service and consideration on this issue

Lynn K Pershing, PhD

District 6

On Jan 23, 2017, at 3:03 PM, Ellen Reddick

Dear Salt Lake City Council Members,

It is important to understand my opposition to ADUs, Airbnb's and the challenge the Enforcement Offices faces with a limited staff enforcing the SLC ordinances.

As ordinances requiring enforcement have been passed the City & Council have never addressed the limited staff in Enforcement. The City & the Council need to

Stop passing ordinances requiring enforcement until a complete analysis of the Enforcement Department has been accomplished and additional, qualified staff hired.

As long as I have dealt with SLC (30+ years), they have had ONE Enforcement Officer per district. That is not adequate, residents are impacted and staff stretched far too thin.

Please Note:

- the inability to effectively enforce existing housing codes;
- costs to construct ADU's are high enough that it undermines the claim of them as affordable housing options;
- Airbnb and other short term rentals hurt housing stability, and are nearly impossible to enforce;
- parking hasn't been adequately addressed in the ordinance;
- substantially changes land use in Single Family zones, without having to go through the public process of a rezoning petition.

Thank you for your consideration.

Ellen R. Reddick
Chair
Bonneville Hills Community Council
Chair
East Bench Master Plan Committee

TO: Michael Maloy, Senior Planner, Planning Division, Community and Neighborhoods

FROM: John LeCavalier

RE: Zoning Amendment to Broaden and Clarify Accessory Development Units (ADUs)

DATE: January 26, 2017

I am writing to support the proposed amendments pursuant to Petition No. PLNPCM2014-00447, and to also offer additional comments. I grew up in Salt Lake City, and lived with my wife and son for over ten years in the property we currently own [in the avenues]

Based upon previous testimony I could find on-line, there looks to be solid support for ADUs as an effective way of increasing density while maintaining neighborhood nuances and vitality. I wholeheartedly support this view! Cities like Seattle and Portland, OR (where I currently reside) have had tremendous success with ADUs. In the case of Portland, the City continues to offer incentives for ADUs in diverse neighborhoods. In fact, there are several in the blocks around my home.

The Planning Staff has clearly outlined the many positive impacts ADUs will provide for more affordable and sustainable housing opportunities. ADUs provide an important tool for maintaining and developing livability as more and more people continue to move to Salt Lake City and the valley as a whole. ADUs will help support small business in neighborhood-based locations that provide local opportunities for community connections and shared, public transit. We also know that more walkable neighborhoods help support healthy people.

I also support broadening the ADU boundary to include the entire City. My wife and I currently rent the duplex mentioned above, in a non-historic Avenues neighborhood. We have plans to move back to Salt Lake in the next couple of years to be closer to family and to improve the property.

Currently, a duplex is not eligible for an ADU; I would argue that this should be changed to allow duplexes, which meet all ADU requirements. In our case, we would propose an ADU and be the owner occupants – continuing to rent out the current duplex. We could convert the duplex to a single-family dwelling, but this seems to defeat one key purpose for ADUs: to provide controlled and manageable densification. The owner-occupied provision provides clear local, even personal control and accountability to ensure neighborhood character.

My wife and I care deeply about our Avenues neighborhood; we remain in touch with our property neighbors, and visit regularly. I hope ADUs will move forward in all neighborhoods. Thank you for your careful work as Salt Lake moves forward as a 21st Century city.