



G R E A T E R S A L T L A K E
Municipal Services
District

MEMORANDUM: Recommended Revisions to County Code Chapter 19.15 (Accessory Dwelling Units)

Summary: On March 12th, 2024, MSD planning staff will request authorization from the County Council to proceed with presenting revisions to County Code 19.15 (Accessory Dwelling Units) to the Salt Lake County Planning Commission and the Mountainous Planning District Commission. This is the first step in the ordinance amendment process. Following recommendations from both Planning Commissions, the recommended ordinance amendment would return to the County Council for a final public hearing and consideration of adoption.

The amendments to Chapter 19.15 are being proposed as part of the County's implementation of Strategy E, "create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones", in its Moderate Income Housing Plan. In addition to the proposed ordinance amendment, planning staff is recommending a series of short-, mid-, and long-term policies and programs to reduce barriers on accessory dwelling unit (ADU) construction.

Methodology: The recommended ordinance revisions are based on the following:

1. Staff GIS analysis of parcels eligible for detached ADU construction, based on lot size;
2. Results of an MSD-wide Accessory Dwelling Unit Survey;
3. Literature review of barriers to ADU construction and best-practices for reducing or removing barriers; and
4. Prior experience processing ADU applications.

Recommended Revisions (19.15): Specific changes recommended by planning staff include:

- Reducing the minimum lot size for detached ADUs from 12,000 to 7,000 square feet;
- Reducing required setbacks for detached ADUs (generally reduced from 10' to 5');
- Reducing the required on-site parking spaces for detached ADUs from two to one;
- Updating the height requirements for detached ADUs to be up to twenty-feet tall, but no taller than the existing primary dwelling;
- Allowing ADUs within the front yard on large lots with large front yards; and
- Ensuring compliance with state code and providing general clarification and clean-up of the existing language.