

## SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. \_\_\_\_\_, 2024

### REVISION OF THE SALT LAKE COUNTY CODE CHAPTER REGARDING ACCESSORY DWELLING UNITS IN FRONT YARDS

AN ORDINANCE AMENDING SECTION 19.15.110 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, ENTITLED “ADU DESIGN STANDARDS,” TO ALLOW ACCESSORY DWELLING UNITS IN FRONT YARDS UNDER CERTAIN LIMITED CIRCUMSTANCES; AND MAKING OTHER RELATED CHANGES.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.15.110 of the Salt Lake County Code of Ordinances is amended as follows.

#### 19.15.110 - ADU design standards.

- A. An approved building permit is required for all ADUs before an ADU is constructed, and all other applicable provisions of this chapter and the Salt Lake County Code must be met before an ADU can be rented. Existing non-compliant ADUs may come into compliance by receiving a permit and verifying existing work was done according to code.
- B. A building permit may not be issued for an ADU until the applicant has provided written confirmation from the applicable water supplier that the ADU complies with all applicable water service requirements.
- C. The design and size of an ADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements. The design and size of a detached ADU shall conform to these codes and any other applicable codes and a building permit.
- D. Detached ADUs shall have a permanent concrete slab on which they are built, unless they are constructed above a garage. Detached ADUs are not allowed to be built on a foundation with a basement, on piers, or on any temporary or wheeled structure.
- E. Conversions of an existing space to an ADU will require compliance with safety requirements per building code including, but not limited to, egress windows with

window wells in case of emergency, and sufficient HVAC and climate control for the ADU.

- F. IADUs shall not require a separate HVAC or firewall.
- G. The owner shall provide a separate address marking for emergency services and mailing services.
- H. Detached ADUs shall not be located in a front or corner lot side yard unless the lot size is at least one acre and the detached ADU is at least thirty feet (30') from the front lot line.
- I. New Detached ADUs must be offset ten feet or more from the front facade of the main dwelling.
- J. Any detached ADU shall have adequate facilities for all discharge from roof and other drainage.
- K. Single family residences with a detached ADU shall retain the same appearance as a single-family residence.
- L. An existing accessory building may be converted into an ADU provided that it meets the same ADU requirements in this chapter.

SECTION III. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Lannie Chapman  
Salt Lake County Clerk

REVIEWED AS TO FORM & LEGALITY:

\_\_\_\_\_

ORDINANCE HISTORY

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember Stewart voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Stringham voting	_____
Councilmember Harrison voting	_____
Councilmember Alvord voting	_____

Vetoed and dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
MAYOR JENNIFER WILSON  
OR DESIGNEE

(Complete as Applicable)

Veto override: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_

Ordinance Published in Newspaper: Date \_\_\_\_\_

Effective Date of Ordinance: \_\_\_\_\_

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SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2024, the County Council of Salt Lake County adopted Ordinance No. \_\_\_\_\_, an ordinance amending section 19.15.110 of the Salt Lake County Code of Ordinances, 2001, entitled "ADU Design Standards," to allow accessory dwelling units in front yards under certain limited circumstances; and making other related changes.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Lannie Chapman  
Salt Lake County Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember Stewart voting	_____
Councilmember Granato voting	_____
Councilmember Newton voting	_____
Councilmember Stringham voting	_____
Councilmember Harrison voting	_____
Councilmember Alvord voting	_____

A complete copy of Ordinance No. \_\_\_\_\_ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.