

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, 2021

AN ORDINANCE OF THE SALT LAKE COUNTY COUNCIL CREATING CHAPTER 19.15 OF THE SALT LAKE COUNTY CODE TO AUTHORIZE ACCESSORY DWELLING UNITS IN CERTAIN RESIDENTIAL ZONES AND TO ENACT RELATED REGULATIONS

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. Chapter 19.15 of the Salt Lake County Code of Ordinances is enacted as follows in order to authorize accessory dwelling units in certain residential zones and to enact related regulations.

19.15.010 Purpose.

Salt Lake County recognizes that Accessory Dwelling Units in single-family residential zones can be an important tool in the overall housing plan for the unincorporated County. The purposes of the Accessory Dwelling Unit standards of this code are to:

A. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;

B. Provide for affordable housing opportunities;

C. Make housing units available to moderate income people who might otherwise have difficulty finding housing within the unincorporated County;

D. Provide opportunities for additional income to offset rising housing costs;

E. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;

F. Preserve the character of single-family neighborhoods by providing standards governing development of Accessory Dwelling Units; and

G. Ensure that Accessory Dwelling Units are properly regulated by requiring property owners to obtain a business license and a building permit for an ADU prior to renting the ADU.

19.15.020 Definitions.

“Accessory Dwelling Unit” (ADU) means a self-contained dwelling unit located on an owner-occupied property that is either incorporated within the single-family residence or in a detached building and is further defined by this chapter.

“Owner Occupancy” means a property where the property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.

“Public Utility Easement” (PUE) means an area on a recorded plat map or other recorded document that is dedicated to the use and installation of public utility facilities.

19.15.030 Allowed areas and zones.

- a. ADUs incorporated within the single-family residence shall be a permitted use on single family home lots in R Zones that require 5,000 square foot minimum lot sizes or greater, A zones, and PC Zone. ADUs in detached units are also permitted but may only be built on lots with an area of 12,000 square feet or greater, except as prescribed in subsection (b) below.
- b. PC Zone developments require design standards as a part of the community structure plan that includes ADUs only being permitted on lots 5,000 sq. ft. or greater. PC zone developments may allow for detached units on lots 5,000 square feet or greater if a part of the project plan.

- c. In no case shall an ADU be permitted in a townhome, a multi-family PUD or other attached unit type, or on any lot that cannot satisfy parking, setback, or lot coverage requirements.

<u>Permitted Use</u>	<u>Not Allowed</u>
<u>R-1-5*</u>	<u>R-1-3</u>
<u>R-1-6*</u>	<u>R-1-4</u>
<u>R-1-7*</u>	<u>R-4-8.5</u>
<u>R-1-8*</u>	<u>S-1-G</u>
<u>R-1-10*</u>	<u>R-M</u>
<u>R-1-15</u>	<u>ORD</u>
<u>R-1-21</u>	<u>RMH</u>
<u>R-1-43</u>	<u>F-1</u>
<u>A-1*</u>	<u>All FA Zones</u>
<u>A-2</u>	<u>All FM Zones</u>
<u>A-5</u>	<u>All FR Zones</u>
<u>A-10</u>	<u>All C Zones</u>
<u>A-20</u>	<u>All M-Z Zones</u>
<u>P-C (Only allowed if approved ADU standards are in the Community Structure Plans)</u>	<u>FCOZ</u>
	<u>Any other zones not specifically permitted</u>
<u>*Indicates zones with required acreage less than 12,000 square feet.</u>	

19.15.040 Number of residents.

ADUs shall not be occupied by more than two adults and their dependents.

19.15.050 Setbacks.

Side yard setbacks will be consistent with setbacks for a single-family dwelling in the zone. Rear yard setbacks are a minimum of 10 feet. Detached ADUs must also be a minimum of 6 feet from the main dwelling. If existing PUEs are greater than the required setback, the minimum setback will be the PUE boundary.

19.15.060 Size restrictions of ADUs.

The total area of the ADU shall be less than forty percent of the square footage of the primary residence and in no case shall exceed one thousand square feet and contain no more than 2 bedrooms.

19.15.070 Parking requirements.

In addition to the required parking for the existing home, the property owner must demonstrate that 2 on-site parking spaces are available for each ADU. A property owner bears the burden of showing by a preponderance of the evidence that sufficient parking is available.

19.15.080 Height requirements.

ADUs shall comply with the following height requirements:

- A. Detached ADU – 20’ height limit;
- B. Above-garage detached ADUs – 28’ height limit;
- C. Home addition – No taller than existing home;
- D. No ADU use may be taller than the existing home. Additions to an existing home for an additional story shall not be solely for the purpose of creating an ADU.

19.15.090 Lot coverage.

Lot coverage maximums as outlined per each zone. Any additions to an existing building or construction of a detached ADU shall comply with Section 19.15.050 and except as provided in that section, shall not exceed the allowable lot or rear yard coverage standard for the underlying zone.

19.15.100 – Owner occupancy.

The principal unit or the ADU must have owner occupancy, except for medical, military service, or religious reasons for a time period of up to 2 years. If an absence is warranted due to the listed reasons, an on-site manager shall be designated. The property owner may not receive rent for the unit occupied by the owner. An application to the County for an ADU shall include evidence of owner occupancy.

19.15.110 – Number of ADUs per lot.

Only one ADU is allowed per lot.

19.15.120 – 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. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- C. All ADUs must be on permanent foundations. Detached ADUs shall have a permanent concrete slab on which they are built. Detached ADUs are not allowed to be built on a foundation with a basement, on piers, or on any temporary or wheeled structure.

- D. 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, close off door(s) between the ADU and main unit, and sufficient HVAC and climate control for the ADU.
- E. Attached ADUs will not require a separate HVAC or firewall.
- F. For all ADUs, emergency heating must be available in the form of space heaters or other safe heating in the event the HVAC fails while the owner is not available.
- G. Owner shall provide a separate address marking for emergency services and mailing services.
- H. A separate entrance to the ADU from the main dwelling is required. This entrance shall not be allowed on the front or corner lot side yard. The separate entrance shall be located to the side or rear of the principal residence.
- I. Detached ADUs shall not be located in a front or corner lot side yard.
- J. Detached ADUs must be offset 10' or more from the front façade of the main dwelling.
- K. Any detached ADU shall have adequate facilities for all discharge from roof and other drainage.
- L. Single family residences with an incorporated ADU shall retain the same appearance as a single-family residence. A ADU shall be designed with the same roof pitch and general color of the main dwelling.
- M. An existing accessory building may be converted into an ADU provided that it meets the same ADU requirements in this chapter.

19.15.130: Affidavit.

Applicants for ADUs shall provide an affidavit stating that the owner of the property will live in either the primary or ADU as their permanent residence. Upon approval of the ADU by the building official, and upon the issuance of a business license pursuant to Section 19.15.140, the affidavit shall be recorded against the property to provide notice to a future owner of the owner occupancy requirement for the ADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and secure reauthorization of the ADU by the building and business license officials.

19.15.140: Business licensing.

Prior to renting out any ADU, a business license must be obtained. That license must be maintained as long as the unit is rented out.

19.15.150: Multi-Family use of ADUs prohibited.

- A. ADUs are part of a single-family residence and shall not be used as a multi-family residence.
- B. ADUs may not be separately metered apart from the single-family residence.
- C. ADUs may not be sold or subdivided separately from the single-family residence.

19.15.160: Short-term rental use prohibited.

Units approved as ADUs shall not be used as short-term rentals. Any rentals shall be made for 30 days or more.

19.15.170 Variances.

The land use hearing officer may grant variances to the standards of this chapter in accordance with section 19.92.040. The land use hearing officer may not grant a variance from Building Code requirements, owner occupancy provisions, square footage requirements, or the number of units allowed per lot.

SECTION III. This ordinance shall become effective fifteen 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 _____ 2021.

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham voting	_____

Vetoed and dated this _____ day of _____, 2021.

By: _____
MAYOR JENNIFER WILSON

OR DESIGNEE

(Complete as Applicable)

Veto override: Yes _____ No _____ Date _____

Ordinance Published in Newspaper: Date _____

Effective Date of Ordinance: _____

SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____ 2021, the County Council of Salt Lake County adopted Ordinance No. _____, an ordinance of general revision, creating chapter 19.15 of the Salt Lake County Code to authorize accessory dwelling units in certain residential zones and to enact related regulations

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham 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.