

# PLNPCM2022-00475 ADU Ordinance Changes

Version: Public Review

Date prepared: May 17, 2022

Recommended by Planning Commission:

Approved as to Form by City Attorney's Office

Signature and date

This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Strikes section 21A.40.200 and replaces it with new language.
- Changes how and where Accessory Dwelling Units can be created.
- Makes changes to size and form requirements.
- Adds alley activation requirements.
- Amends land use tables (Chapter 21A.33) to remove ADUs.
- Amends definitions (Chapter 21A.62) to include several new definitions, amend some existing definitions, and replace the current definition for Accessory Dwelling Unit.
- Amends section 21A.40.050 to update the standards for accessory building coverage.
- Amends Form-Based Districts (section 21A.27.030) to remove Detached Dwelling Units.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

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## **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 is listed on a recorded deed as an owner of the property;~~

~~—2. Any person who is related by blood, marriage, adoption to an individual who is listed on a recorded deed as an owner of the property; or~~

~~—3. An individual who is a trustor of a family trust who possesses legal ownership of the property.~~

~~—C. Applicability: Accessory dwelling units shall be permitted as specified in [chapter 21A.33](#), "Land Use Tables", of this title and subject to compliance with the applicable provisions of this title.~~

~~—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 single family dwelling as an addition to an existing single family dwelling, or within a single family dwelling created as new construction; or~~

~~—2. Converting an existing detached accessory building, as an addition to an existing accessory building, or as a newly constructed accessory building.~~

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

~~—1. General Requirements Applicable To All Accessory Dwelling Units:~~

~~—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.~~

~~g. Parking: An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:~~

~~—— (1) Legally located on-street parking is available along the street frontage of the subject property; or~~

~~—— (2) The subject property is located within one-quarter ( $\frac{1}{4}$ ) mile of transit stop.~~

~~2. Additional Requirements For Accessory Dwelling Units Located Within A Single Family Dwelling: Accessory dwelling units located within a single family dwelling shall comply with the following standards:~~

~~a. Any addition shall comply with the building height, yard requirements, and building coverage requirements of the underlying zoning district or applicable overlay district unless modified by the Historic Landmark Commission for a property located within an H Historic Preservation Overlay District.~~

~~b. Size Requirements: No accessory dwelling unit shall occupy more than fifty percent (50%) of the gross square footage of the single family dwelling. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.~~

~~c. Entrance Locations: Entrances to an accessory dwelling unit that are located within a single family dwelling shall only be permitted in the following locations:~~

~~—— (1) An existing entrance to the single family dwelling;~~

~~—— (2) When located on a building facade that faces a corner side yard, the entrance shall be set back a minimum of twenty feet (20') from the front building facade;~~

~~—— (3) Exterior stairs leading to an entrance above the first level of the principal structure shall only be located on the rear elevation of the building;~~

~~—— (4) Side entrances to an accessory dwelling unit are not considered a principal entry to the building and are exempt from subsection 21A.24.010H, "Side Entry Buildings", of this title;~~

~~—— (5) Located on the rear facade of the dwelling;~~

~~—— (6) Located in a side yard provided the side yard is at least eight feet (8') in width. Stairs leading to an ADU in the basement are permitted to encroach into the side yard.~~

~~3. Additional Requirements For An Accessory Dwelling Unit Located In A Detached Accessory Building: An accessory dwelling unit located in a detached accessory building or as an addition to an existing accessory building shall comply with the following standards, (except that any of the standards in this section may be modified by the Historic Landmark Commission for a property located in an H Historic Preservation Overlay District):~~

~~a. Bulk Requirements: Shall comply with all applicable general yard, bulk, and height limitations found in section 21A.40.050 of this chapter and any accessory building regulation found in the underlying zoning district or any applicable overlay zoning district unless otherwise regulated by this section. An accessory dwelling unit located in an additional accessory building may be constructed and shall not count towards the maximum square footage of all accessory~~

buildings as stated in subsection ~~21A.40.050~~<sup>B2</sup> of this chapter. The accessory building containing an accessory dwelling unit shall not have a footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet. An accessory building that contains an accessory dwelling unit and any other permitted accessory use shall comply with all building coverage requirements in section ~~21A.40.050~~ of this chapter.

— b. ~~Maximum Coverage:~~ Shall comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay zoning district, whichever is more restrictive.

— c. ~~Setbacks:~~ All accessory dwelling units located in an accessory building shall be located between the rear wall of the single family dwelling and the rear property line and be subject to the following setback requirements:

— (1) ~~Shall be located a minimum of ten feet (10') from the single family dwelling located on the same parcel and any single family dwelling on an adjacent property.~~

— (2) ~~Side and rear yard setbacks:~~

— (A) ~~New Accessory Buildings:~~ Shall be located a minimum of four feet (4') from any side or rear lot line.

— (B) ~~Additions To Existing Accessory Buildings:~~ The addition shall be located a minimum of four feet (4') from any side or rear lot line. If an existing accessory building includes an addition, all of or portions of the existing structure may be used as an accessory dwelling unit provided the existing setbacks are not further reduced and the structure complies or can be altered to comply with the applicable sections of the adopted Fire Code of the City.

— (C) ~~Second Story Additions:~~ A second story addition to an existing accessory building is permitted provided the second story addition has a minimum setback of ten feet (10') from a side or rear property line and the second story addition complies with all applicable regulations for accessory dwelling units located on a second floor of a detached accessory building. If the side or rear lot line is adjacent to an alley, the setback may be reduced to four feet (4').

— d. ~~Building Height:~~

— (1) ~~The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single family dwelling on the property or exceed seventeen feet (17') in height, whichever is less.~~

~~Exception: If the single family dwelling on the property is over seventeen feet (17') in height, an accessory building containing an accessory dwelling unit may be equal to the height of the single family dwelling up to a maximum building height of twenty four feet (24') for an accessory building with a pitched roof or twenty feet (20') for an accessory building with a flat roof provided the accessory building is set back a minimum of ten feet (10') from a side or rear property line. The setback for additional height may be reduced to four feet (4') if the side or rear lot line is adjacent to an alley.~~

— (2) ~~Accessory building height shall be measured to the ridge of the roof for buildings with a pitched roof and to the top of the roof line for a flat roof.~~

— e. ~~Size Requirements:~~ An accessory building that contains an accessory dwelling unit shall be subject to the building coverage requirements for accessory buildings found in section ~~21A.40.050~~ of this chapter. In no instance shall any accessory dwelling unit exceed a gross floor area of six hundred fifty (650) square feet.

~~f. Entrance Locations: The entrance to an accessory dwelling unit in an accessory building shall be located:~~

~~(1) Facing an alley, public street or facing the rear facade of the single family dwelling on the same property.~~

~~(2) Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line.~~

~~(3) Exterior stairs leading to an entrance shall be located a minimum of ten feet (10') from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.~~

~~g. Requirements For Windows: Windows on an accessory building containing an accessory dwelling unit shall comply with the following standards:~~

~~(1) Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.~~

~~(2) Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.~~

~~(3) Window openings located on the ground floor within an existing accessory building, whether conforming or non-conforming with window regulations in this chapter, may be retained if compliant with Building and Fire Codes. Existing windows located on a second level within an existing accessory building shall be brought into compliance with this section.~~

~~h. Balconies And Decks: Balconies and decks shall be designed as follows:~~

~~(1) Shall not exceed eighty (80) square feet in size when located above the ground level of the building;~~

~~(2) Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley;~~

~~(3) Rooftop decks are prohibited.~~

~~F. Registration Process: Property owners seeking to establish an accessory dwelling unit shall comply with the following:~~

~~1. Application:~~

~~a. Zoning Certificate: Apply for a zoning certificate in accordance with [chapter 21A.08](#) of this title.~~

~~(1) Certificate Of Occupancy: A certificate of occupancy for the ADU shall not be issued until a zoning certificate is issued. A zoning certificate may be issued at the same time as the certificate of occupancy. If a certificate of occupancy is not required, the zoning certificate shall be issued prior to the ADU being occupied.~~

~~(2) Good Landlord Program: If a business license is required for the rental of either the ADU or the single family dwelling, the owner shall be enrolled in the landlord/tenant initiative program as defined in title 5, "Business Taxes, Licenses And Regulations", of this Code prior to issuing a zoning certificate.~~



~~b. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation.~~

~~c. Proof Of Owner Occupancy: An application for an accessory dwelling unit shall include documentation that demonstrates an owner occupant resides on the property. The documentation shall include any legal document that demonstrates compliance with subsection B, "Owner Occupant", of this section.~~

~~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, and shall be 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. 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. Registration is not required if the ADU is occupied by relatives of the property owner.~~

~~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.~~

~~H. Reporting: The Planning Division shall provide an annual report to the City Council detailing the number of applications, address of each unit for which an application was submitted, a brief explanation of reasons why an application was denied, and a map showing approved accessory dwelling units. The report shall be transmitted to the City Council by February 15th for the previous year. (Ord. 53-18, 2018)~~

A. Purpose: the regulatory purpose of this section is to promote an increase in the housing stock within the city and promote housing choices by allowing and regulating accessory dwelling units (ADUs).

B. Conflicting Regulations. If a regulation found in this section is different than an applicable regulation in the base zoning district, overlay district (except the H Historic Preservation Overlay District), or provision of general applicability, the regulation in this chapter shall take precedence.

C. Owner Occupancy Required\*. The owner of the property, as defined in this section, shall reside on the property. For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who is listed on a recorded deed as an owner of the property;
2. Any person who is related by blood, marriage, adoption to an individual who is listed on recorded deed as an owner of the property; or
3. An individual who is a trustor of a family trust who possesses legal ownership of the property.
4. Exceptions
  - a. Owner occupancy is not required for an ADU located on a property that contains a multi-family dwelling or that contains a non-residential land use.

- b. 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
- c. 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.

(\*Consider removing this section to address equity issues that may be created if an owner moves away from the property, resulting in a city required no fault eviction of a renter on the property.)

D. Number Of Allowed ADUs: A single ADU is allowed on a property as indicated in this section.

1. An ADU may be allowed on any property in the city that includes at least one residential dwelling.
2. Properties that contain a nonresidential land use are allowed one ADU provided the underlying zoning district and applicable overlay zoning district allow residential use.

E. Location on property. An ADU may be allowed in the following locations on a property as indicated in the below table:

<u>Front yard</u>	<u>Not permitted</u>
<u>Corner Side yard</u>	<u>Only permitted if the ADU complies with the required setbacks below.</u>
<u>Side yard</u>	<u>Not permitted</u>
<u>Rear yard</u>	<u>Permitted</u>
<u>Buildable area</u>	<u>Permitted<sup>1</sup></u>
<u>Notes</u>	
1. <u>Internal ADUs shall only be located within the buildable area of the property.</u>	
2. <u>The use of the term yard in this section shall be interpreted to mean a required yard as indicated in the underlying zoning district.</u>	

F. ADU Setback Table: An ADU shall be placed at a distance from a property line as indicated below.

	<u>Single Story Building</u>	<u>Two Story Building</u>
<u>Rear property line</u>	<u>3'</u>	<u>5'</u>
<u>Rear property line next abutting an alley</u>	<u>3'</u>	<u>3'</u>
<u>Side property line</u>	<u>3'</u>	<u>5'</u>
<u>Side property line abutting an alley</u>	<u>3'</u>	<u>3'</u>
<u>Corner Side yard</u>	<u>10'</u>	<u>10'</u>
<u>Notes:</u>		
1. <u>Setbacks apply to an ADU that is not attached to the principal building.</u>		
2. <u>Additions to an existing accessory building shall comply with the setbacks in this table. This includes additions that add a second story.</u>		
3. <u>An existing accessory building that is being converted to an ADU may follow the existing setbacks of the accessory building. If a conversion includes an expansion (including adding a second story) the expansion shall comply with the setbacks in this table.</u>		

4. The setbacks in this table take precedence over any conflicting regulation found elsewhere in this title.
5. An ADU that is attached or internal to the principal building shall be subject to the standards that apply to the principal building.
6. Any setback may be reduced to 3 feet when the side or rear property line is abutting a non-residential use or a zoning district that is not listed in Chapter 21A.24

#### G. ADU Building Height

1. Permitted Height: 17 feet
2. Exceptions to permitted height:
  - a. Height may be increased up to 24 feet for a pitched roof or 20 feet for a flat roof provided the side and rear yard setbacks are increased one foot for every one additional foot in building height above the permitted height.
  - b. Conversions of a legally existing accessory building is permitted when the existing accessory building exceeds the permitted height of this section.
  - c. When an ADU is located within the buildable area of the property, the height of the ADU is allowed up to the permitted height of the principal building in the underlying zoning district.
  - d. Solar panels attached to the roof of an ADU are permitted to exceed the maximum height of the structure up to four feet.
3. Detached ADU. Building height shall be measured from established grade to the peak of the roof for a pitched roof or to the top of the exterior wall for a flat roof.
4. Internal ADU. An internal ADU is subject to the same height requirements as the principal building.

#### H. ADU Parking

1. The minimum parking requirement for the principal use shall not be reduced in order to accommodate an ADU. One stall is required for the ADU, except as indicated below:
  - a. The property is in a zoning district that does not require a minimum parking requirement;
  - b. The property already contains at least one stall above the minimum parking requirement ;
  - c. The property is within 1/4 mile of a transit route;
  - d. The property is within 1/2 mile of a designated bicycle lane or path; or
  - e. The street frontage of the property allows on-street parking and there is a minimum, uninterrupted curb length of 20 feet where a vehicle can legally park.

#### I. Regulation of decks, patios, and outdoor space

1. Decks more than 2 feet above the existing grade are prohibited unless the ADU is located within the buildable area of the lot in which case the deck shall be subject to the same regulations for decks that apply to the principal building.
2. Roof top decks on a detached ADU are prohibited.
3. Patios are permitted. A patio may be covered with a roof provided the square footage of the roof is no larger than 120 square feet and the covered patio complies with the setbacks required of the ADU. A covered patio shall not count towards the maximum



square footage requirement of the ADU, but does count towards the total building coverage of the lot.

4. Balconies on ADUs: a balcony is permitted on a building containing an ADU provided the balcony does not extend into a required ADU setback and extends no further than 5 feet from an exterior wall of the ADU. Balconies shall not contain HVAC equipment nor be used as storage areas.
5. Internal ADUs shall be subject to the same standards for decks, patios, and other encroachments that apply to the principal building and use.

J. ADUs located along a public alley. An ADU that is located within 15 feet of a public alley shall include the following:

1. The primary entrance to the ADU shall face the alley.
2. An exterior light shall be located on the exterior wall of the ADU to illuminate portions of the alley adjacent to the ADU. The lighting fixture shall be shielded, oriented and designed to direct light down and avoid light pollution onto adjacent properties. All uplighting is prohibited.
3. An ADU located on an alley that exists on the recorded plat maps or Atlas Plats of the city but has not been used for vehicular access or is otherwise blocked by encroachments such as fences or vegetation are exempt from this requirement.
4. Any fence between the front façade of the building containing an ADU and the alley must comply with requirements for fences in a front yard and must be no taller than 4 feet plus comply with any site distance requirements that must be followed.

K. ADU Gross Floor Area:

1. Detached ADU. None may exceed 720 square feet in gross floor area, unless the property where the ADU:
  - a. Is in a zoning district other than those listed in 21A.24 of this Title.
  - b. Exceeds 12,000 square feet in lot area, in which case the ADU can be up to 1,200 gross square feet; or
  - c. Is part of a planned development that includes a minimum of four (4) dwelling units. In this case, the floor area of the ADU may be increased by the Planning Commission subject to the standards in 21A.55.
2. Internal ADU. There is no maximum gross floor area provided the building complies with all applicable standards in the underlying zoning district.
3. Calculating the gross floor area of an ADU shall be as follows:
  - a. When the building includes other allowed accessory uses, only the square footage dedicated to the ADU shall be counted.
  - b. When the ADU is on a second level, stairs and required landings providing access to the ADU shall not be counted.
  - c. Loft space within an ADU shall not be counted towards the total square footage of the ADU.
  - d. Covered patios shall not count towards the maximum gross floor area of the ADU.

L. Second Story Windows. Windows on the second story of a detached ADU are prohibited on an exterior wall that is adjacent to a side or rear property line unless:

1. The window is a clerestory window where the bottom of the window is at least 6 feet above the finished floor of the second story;
2. The window is on a wall that faces the rear elevation of the principal building;
3. The window is at least 10 feet from a side or rear property line;
4. The exterior wall is adjacent to an alley; or
5. The side or rear property line is adjacent to a property in a zoning district that permits commercial uses or a property that contains a nonresidential use.

M. Building Permit Required. A building permit is required to establish any ADU in the city. All ADUs are required to comply with all adopted applicable codes including but not limited to building, fire, and public utilities.

N. Administrative Rules: the following administrative rules are intended to provide direction on applying and interpreting the regulations of this chapter.

1. There is no minimum lot size required for an ADU.
2. An ADU does not count towards the density allowed in the underlying zoning district.
3. ADUs that have been approved prior to (date of adoption), as part of a conditional use are considered legal conforming uses and may be modified if the modification complies with the requirements of this section and any other applicable standard of this title.

O. Deed Restriction: An ADU that is required to be owner occupied shall record a deed restriction that includes the following information:

1. A description of the primary dwelling and the ADU, including whether the ADU is within the principal structure or a detached structure, the square footage of both the primary dwelling and the ADU, and how off-street parking is allocated between the primary dwelling and the ADU.
2. A statement that the ADU may only be used and occupied in accordance with the applicable regulations adopted in City Code.
3. The deed shall be recorded with the Salt Lake County Recorder's Office and tied to the subject property. A copy of the recorded deed shall be provided to the Planning Division and attached to the building permit record prior to final inspection of the ADU. If no final inspection is required, the copy of the recorded deed shall be provided prior to occupying the ADU.

P. Use Regulations

1. An ADU shall not be rented as a short term rental as defined in 21.A.62.040.
2. An ADU may include any home occupation authorized by this title.
3. An ADU may be converted to any other accessory use that is allowed in the underlying zoning district.
4. An ADU cannot be converted to another principal use.

## OTHER SECTION CHANGES:

### **21A.40.050: GENERAL YARD, BULK AND HEIGHT LIMITATIONS:**

#### **21A.40.050.B.2**

##### **2. Building Coverage:**

- a. In the FR, R-1, R-2 and SR residential districts the ~~maximum building coverage of all maximum footprint of any accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of seven hundred twenty (720) square feet for a single family dwelling and one thousand (1,000) square feet for a two family dwelling except as follows:~~
  - (1) ~~The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred eighty (480) square feet with an additional one hundred twenty (120) square feet allowed for a secondary accessory structure.~~  
Notwithstanding the size of the footprint of the principal building, at least four hundred eighty (480) square feet of accessory building coverage shall be allowed subject to the compliance with all other requirements in 21A.40.050.
  - (2) The building coverage for a detached accessory dwelling unit shall be subject to the standards in 21A.40.200, regardless of the building coverage requirement in this section.
  - (3) Accessory buildings constructed within the buildable area that are located between the rear façade of the principal building and the rear yard setback may exceed 720 square feet provided the building is located entirely within the buildable area and the property complies with the maximum building coverage requirements of the underlying zoning district.
- b. The combined coverage for all hoop houses, greenhouses, and cold frames shall not exceed thirty five percent (35%) of the building footprint of the principal structure.

### **21A.60.020: LIST OF DEFINED TERMS:**

Atlas Plat

Bike Lane

Bike Path

Dwelling, Accessory Unit (Internal)

Footprint

Non-residential Use

Short Term Rental

Transit Route

Uplighting

### **21A.62.040: DEFINITIONS OF TERMS:**

401 ATLAS PLAT: a map depicting the subdivisions of land within the City. These plats are a scheme  
402 of how the City was originally laid out. The City started with plats A through L, Salt Lake City  
403 Survey. As the City expanded its boundaries, 5 acre and 10 acre Big Field Survey Plats were  
404 added and then the numbered plats 1 through 76. They show information about streets, public  
405 right of ways and, some private right of ways.

406 BIKE LANE: a division of a road for use by cyclists marked off with painted lines or other  
407 means.

408 BIKE PATH: a path or road for bicycles and not motor vehicles. May include paths that also  
409 allow pedestrian or equestrian access.

410 DWELLING, ACCESSORY UNIT (ADU): A type of accessory use that includes a residential unit  
411 that is located on the same lot as a single-family attached or detached dwelling unit, either  
412 internal to or attached to the single-family unit or in a detached structure. The accessory  
413 dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, and  
414 separate kitchen, sleeping area, closet space, and bathroom facilities.

415 A type of accessory use that includes a residential unit located on the same lot as a separate  
416 principal use, either within the principal structure or within a separate accessory structure. The  
417 accessory dwelling unit shall be a complete housekeeping unit with a shared or separate  
418 entrance, and separate kitchen, sleeping area, closet space, and bathroom facilities.

419 DWELLING, ACCESSORY UNIT (DETACHED): An accessory dwelling unit located wholly  
420 within a structure that is accessory to the principal use and buildings on a lot or parcel.

421 DWELLING, ACCESSORY UNIT (INTERNAL):

422 An accessory dwelling unit created:

- 423 1. within a primary dwelling;
- 424 2. within the footprint of a primary dwelling at the time the internal accessory dwelling unit is  
425 created; and
- 426 3. for the purpose of offering a long-term rental of 30 consecutive days or longer.

427 BUILDING COVERAGE: That percentage of the lot covered by principal or accessory buildings,  
428 including cantilevered portions of the building.

429 FOOTPRINT: The measurement of lot area covered by a building, including cantilevered  
430 portions of the building.

431 NON-RESIDENTIAL USE: lands, buildings or structures or portions thereof used or designed or  
432 intended for uses other than a residential use, including, but not limited to, commercial,  
433 industrial and institutional uses.

434 SHORT TERM RENTAL: The use of a dwelling unit or units that are offered for rent or lease for  
435 a period less than 30 days.

436 TRANSIT ROUTE: a route over which a transit vehicle travels and that is specifically labeled or  
437 numbered for the purpose of picking up or discharging passengers at regularly scheduled stops  
438 and intervals.

439 UPLIGHTING: Lights that have been designed to throw illumination upward.

440 **21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR**  
441 **RESIDENTIAL DISTRICTS:**

Use	Permitted And Conditional Uses By District																		
	F	F	F	R-1/	R-1/	R-1/	S	S	S	R-2	R	M	R	R	R	R-M	R-M	R-M	R
	R-1/	R-2/	R-3/	12	7,	5,	R-1	R-2	R-3		M	F-	M	M	B	M-U-	M-U-	M-U	O
	4	21	12	,0	0	0					3	35	45	75		35	45		
	3,560	,780	,000	000	000	000					0								
Dwelling, accessory unit	€	€	€	€	€	€	P		P	P	P	P	P	P	P	P	P	P	P

442

443 **21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL**  
444 **PURPOSE DISTRICTS:**

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	A G	A G- 2	A G- 5	A G- 20	OS	N OS	A	PL	PL -2	I	UI	M H	EI	M U
Dwelling:																	
Accessory unit			P	P	P	P	P										P

445

446 **21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS:**

447 D. Other Applicable Development Standards:

- 448 4. Landscaping: Any applicable standard listed in chapter 21A.48, "Landscaping And  
449 Buffers", of this title shall be complied with.
- 450 5. Signs: All signs shall comply with the standards found in section 21A.46.096 of this  
451 title
- 452 6. Accessory Uses, Buildings And Structures: All accessory uses, buildings and  
453 structures shall comply with the applicable standards in chapter 21A.40 of this title,  
454 except as noted below:
- 455 a. ~~Form based urban neighborhood district specific standards for detached~~  
456 ~~dwelling units:~~
- 457 (1) ~~Detached dwelling units may be built in a required yard as a stand alone unit~~  
458 ~~or attached to an accessory building, such as a garage.~~
- 459 (2) ~~Detached dwelling units are only permitted with the urban house, two family~~  
460 ~~dwelling, and cottage development building forms.~~
- 461 (3) ~~No accessory structure containing a detached dwelling unit shall exceed~~  
462 ~~twenty five feet (25') in height.~~

- 463 ~~(4) If a detached dwelling unit is built as a second level, the minimum setback~~  
464 ~~from property line shall be a minimum of four feet (4').~~  
465 ~~(5) All building configuration standards that apply to the primary building form~~  
466 ~~shall also apply to the detached dwelling unit, with the exceptions listed~~  
467 ~~below:~~  
468 ~~(A) The detached dwelling unit shall have an entry feature that faces or is~~  
469 ~~accessible from a public alley when present;~~  
470 ~~(B) The entry feature may be a stoop that has a minimum dimension of four~~  
471 ~~feet by four feet (4' x 4'); and~~  
472 ~~(C) The ground floor transparency requirement does not apply to detached~~  
473 ~~dwelling units located on the second floor of an accessory structure.~~