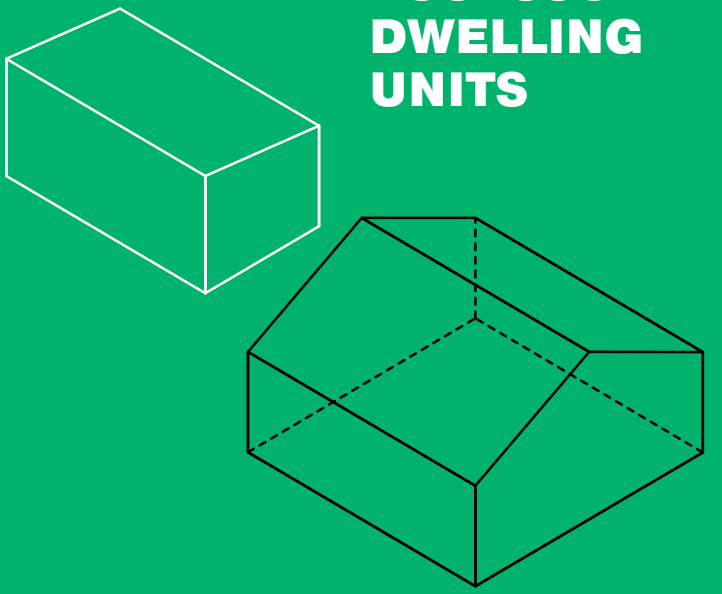
BUILDING AN ADU

GUIDE TO ACCESSORY DWELLING UNITS



SALT LAKE CITY
PLANNING

451 S. State Street, Room 406
Salt Lake City, UT 84114 - 5480
P.O. Box 145480

This handbook provides general guidelines for property owners who want to add an ADU to a lot that already has an existing single-family home. However, it is recommended to work with a City Planner to help you answer any questions and coordinate your application.

ADU regulations can change, visit our website to ensure latest version of the guide.

www.slc.gov/planning

version 1.1 // 02.2020

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OVERVIEW

WHERE ARE WE?

Utah is facing a housing shortage, with more people looking for a place to live than there are homes. Low unemployment and an increasing population are driving a demand for housing. Growing SLC is the City's adopted housing plan and is aimed at reducing the gap between supply and demand. Growing SLC includes a number of policies to increase the housing supply including ADUs.

Accessory dwelling units are part of a range of housing types that can help increase the housing supply with minimal impacts to the scale of an existing neighborhood. This makes ADUs a good option to help provide more housing in parts of the city where other types of housing may be too tall, too wide, or too bulky with the surrounding structures.

In addition to the zoning ordinance, ADUs are subject to building code requirements, utility requirements, fire codes, and other applicable regulations that apply to all new buildings and additions to buildings. These codes will add construction costs that may be significant. Before you apply for an ADU, it is recommended you meet with the City's Building Services Division and schedule a Development Review Team meeting to discuss applicable building code requirements that may make it costly to build an ADU.

building.services@slcgov.com // 801.535.7968

WHAT IS AN ADU?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a single-family residential lot. ADUs can be attached to or part of the primary residence, or be detached as a separate building in a backyard or a garage conversion. An ADU provides completely separate living space including a kitchen, bathroom, and its own entryway.

WHY BUILD AN ADU?

Building a new ADU or converting existing space into one, can be a smart investment for many single-family homeowners.

Increase Your Property Value

House Friends & Family

Generate Rental Income

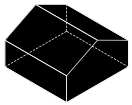
Add Housing Stock to the City

WHAT ARE THE REQUIREMENTS FOR AN ADU?

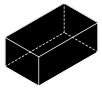
- An ADU is allowed on any property in a residential zoning district that includes a single-family home, townhome, or rowhome, that is located on it's own individual lot.
- If the property is in an FR or R-1 zoning district, then conditional use approval is required.
- The property owner or an owner's family member, must live either in the principal home or the ADU.

There are rules about the location, size, and design of ADUs that are discussed in this guidebook.

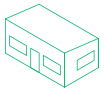
LEGEND



SINGLE-FAMILY HOME



GARAGE



ADU

PARKING

STAIRS

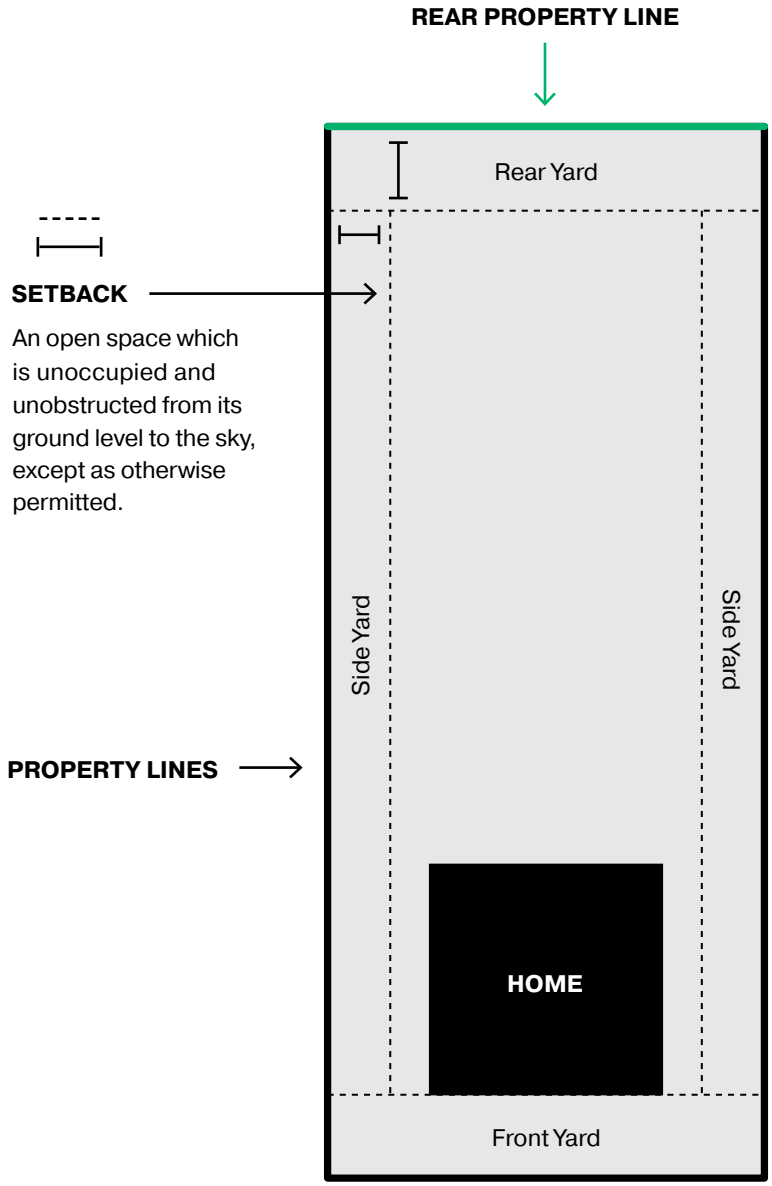
ENTRANCE

SETBACK

SIZE

HEIGHT

YOUR PROPERTY



ELIGIBILITY

Every neighborhood in Salt Lake City falls within a specific land use zone. To build an ADU, your current home must be located in a residential zone and your property must contain a single-family home, townhome, or rowhome.

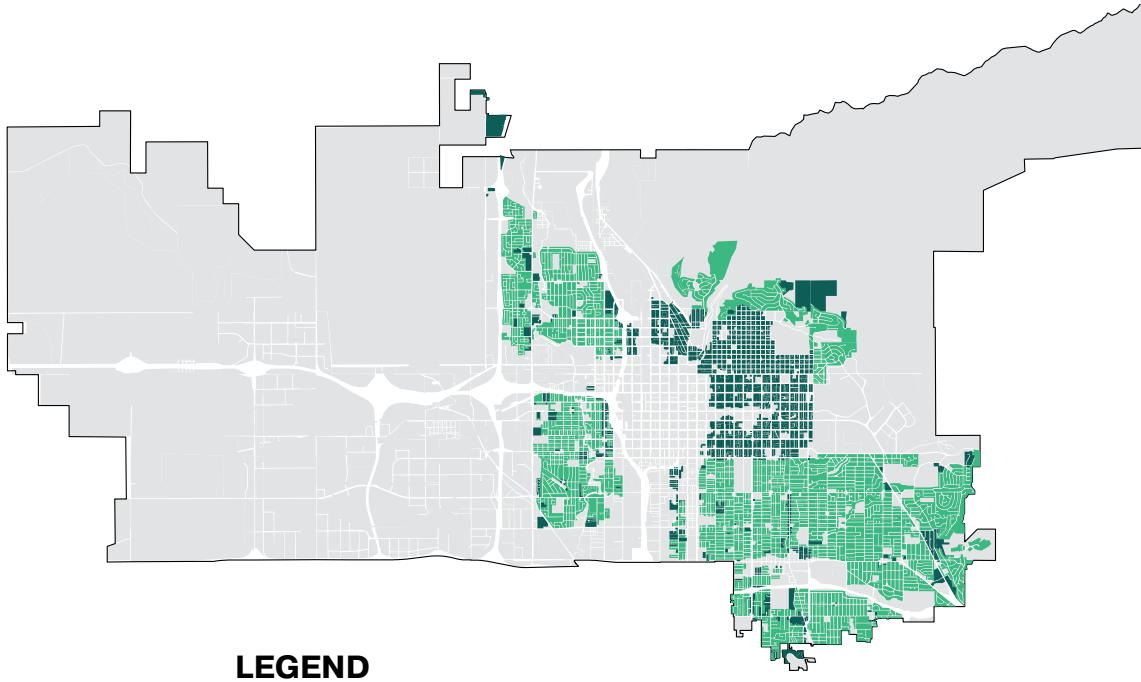
Any lot in these zones may build an ADU if the ADU complies with the rules. Your lot must have an existing single-family home, only one ADU per lot is permitted, and the ADU cannot be sold separately from the house.

*Check your eligibility on the **Salt Lake City Zoning Lookup Map** //* http://maps.slcgov.com/mws/zoning.htm

HISTORIC DISTRICTS

A Certificate of Appropriateness is required for properties located in a Historic District. The Historic Landmark Commission can modify certain lot and bulk standards to ensure compatibility in the historic district.

For more information about a Certificate of Appropriateness Contact the Planning Division // 801.535.7700



RESIDENTIAL ZONES

PERMITTED USE:
SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, RMU-35, RMU-45, R-MU, RO.

CONDITIONAL USE:
FR-1 43,560, FR-2 21,780, FR-3 12,000, R-1 7,000, R-1 5,000, R-1 12,000.

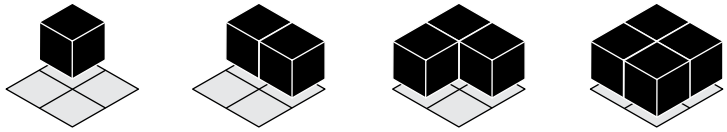
SPECIAL PURPOSE ZONES

PERMITTED USE:
FP, AG, AG-2, AG-5, AG-20, MU.

WHAT IS BUILDING COVERAGE?

Building Coverage is the percentage of a lot covered by principal and accessory buildings.

An ADU must comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay zoning district, whichever is more restrictive.



25% 50% 75% 100%

WHAT IS REAR YARD COVERAGE?

When it comes to accessory buildings, the rear yard is considered the area between the rear of the house and the rear property line. Accessory buildings, detached garages, sheds, and ADUs cannot collectively cover more than 50% of the rear yard. If you have an existing garage or shed and want to build an additional building with an ADU, the following regulations apply:

- The size of the ADU cannot exceed 50% of your home's footprint, or can be up to a maximum of 650 sq ft, which ever is less.
- All of the accessory buildings in the rear yard cannot cover more than 50% of the space between the rear wall of your home and the rear property line.

BUILDING AN ADU

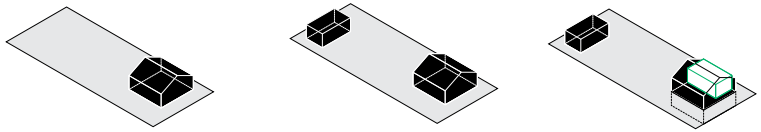
☐ MY PROPERTY HAS...

A single-family home. **OR** A townhome.* **OR** A rownhome.*

**Subdivided on it's own individual lot.*

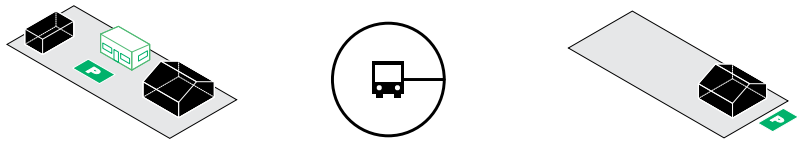
☐ MY PROPERTY HAS...

Extra space in the backyard. *(check maximum building coverage)* **OR** A garage in the backyard. **OR** Space that can be converted into an ADU or space for home additions.



☐ MY PROPERTY...

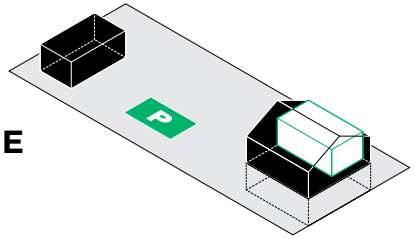
Has space to build additional parking. **OR** Is located within a 1/4 mile radius from public transit. **OR** Has legal on-street parking.



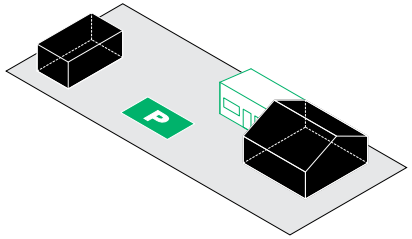
If you checked all the boxes you may qualify to build an ADU!

TYPES OF ADU CONFIGURATIONS

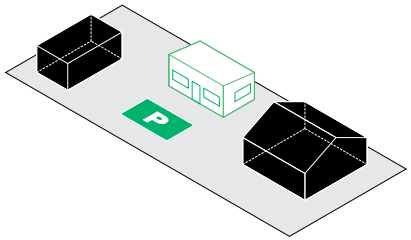
CONVERT PART OF YOUR EXISTING HOME



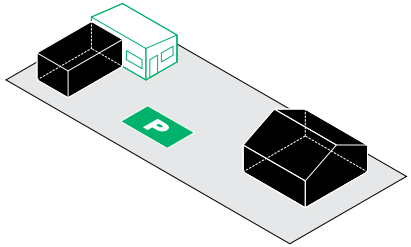
ADD AN ATTACHED UNIT TO YOUR HOME



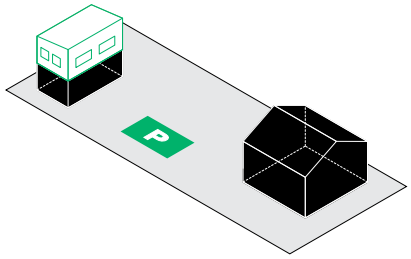
ADD A DETACHED UNIT TO YOUR LOT



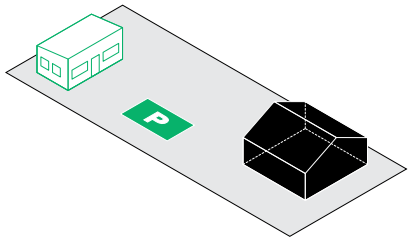
ADD AN ATTACHED UNIT TO YOUR GARAGE



ADD AN ATTACHED UNIT ABOVE YOUR GARAGE



CONVERT YOUR BACKYARD GARAGE



ATTACHED ADUs

An attached ADU is new construction or remodel of an existing space in the primary dwelling.

CONFIGURATIONS

15 Existing Space Conversion

16 Basement Conversion

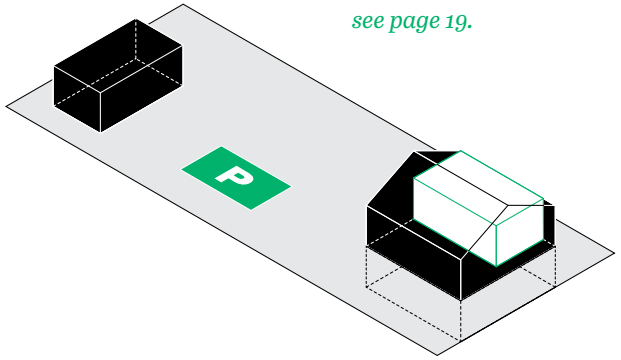
17 Home with Attached Garage

18 Addition to House Exterior

19 General Guidelines

EXISTING SPACE CONVERSION

General Guidelines apply, see page 19.



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

SIZE

The size of your ADU cannot exceed 50% of your home's gross square footage.

The square footage of your detached garage cannot be included in your home's footprint.

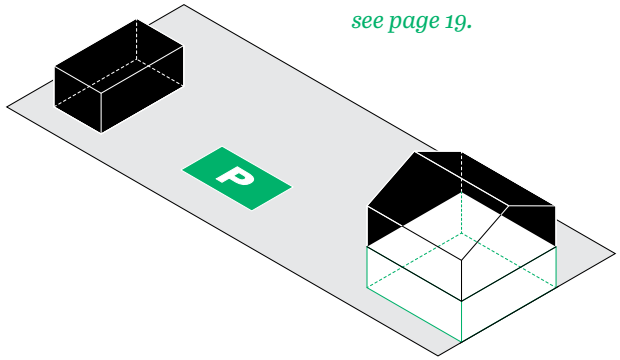
PARKING

Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

BASEMENT CONVERSION

General Guidelines apply, see page 19.



REGULATIONS

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SIZE

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The square footage of your detached garage cannot be included in your home's gross square footage.

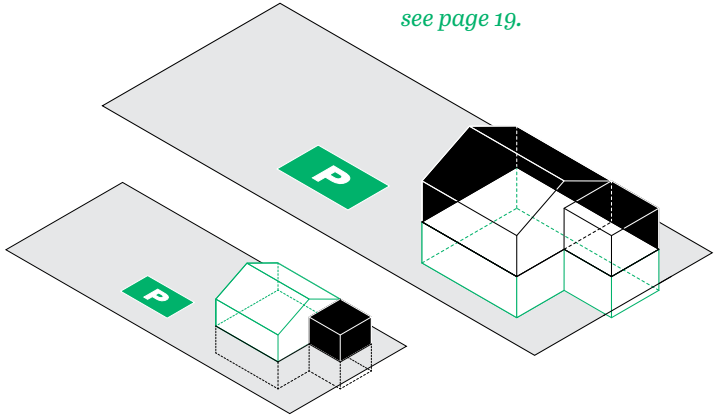
PARKING

Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

HOME WITH ATTACHED GARAGE

General Guidelines apply, see page 19.



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

SIZE

The size of your ADU cannot exceed 50% of your home's gross square footage.

Livable space below your attached garage may count as part of your home's gross square footage if the ADU is built in your basement.

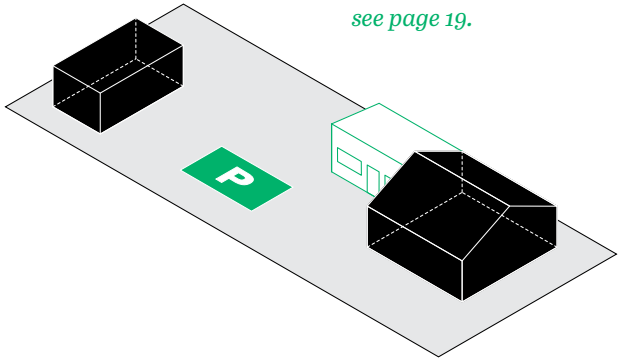
PARKING

Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

ADDITION TO HOME EXTERIOR

General Guidelines apply, see page 19.



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

SIZE

The size of your ADU cannot exceed 50% of your home's gross square footage.

PARKING

Provide a minimum of one parking space in addition to existing parking on your property.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

GENERAL GUIDELINES

Additions must comply with all bulk requirements of the principal dwelling.

SETBACKS

Additions to your home must comply with the front, side and rear yard setbacks for your zoning district.

BUILDING HEIGHT

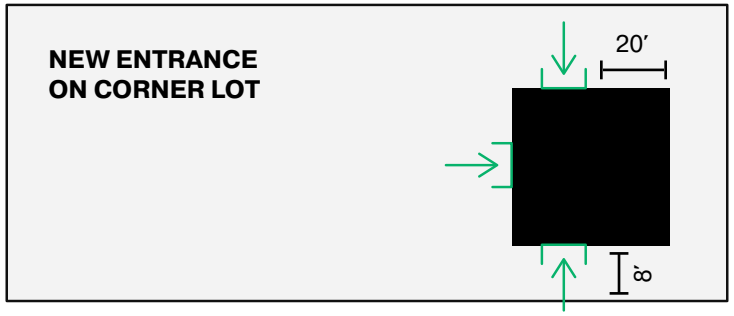
The height of your ADU must be the height allowed in your zoning district.

ENTRANCE LOCATIONS

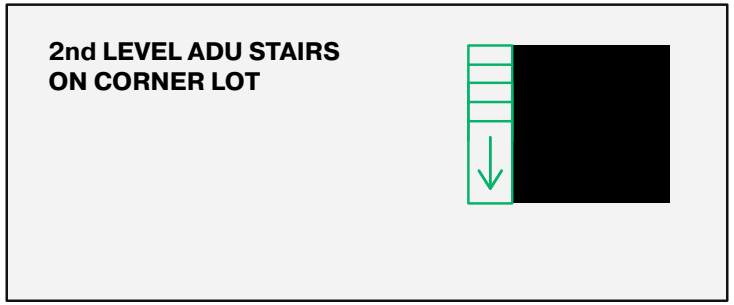
An ADU provides completely independent living space, including a separate entryway. Entrances are permitted in the following locations:

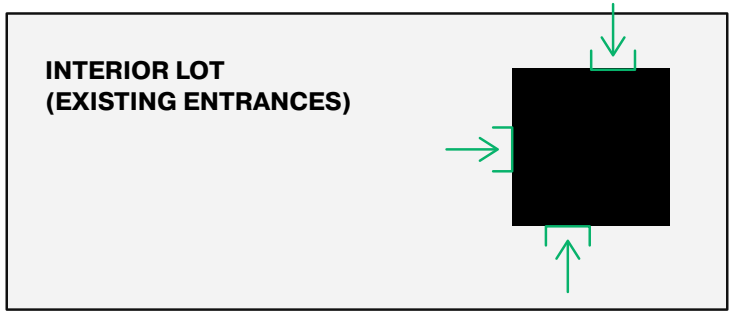
- An existing entrance to the dwelling.
- Rear facade of dwelling.
- Corner side yard: setback must be at least 20 ft from front building facade.
- Exterior stairs leading to a second story: these can only be located on the rear building elevation.
- Side yard: provided the side yard is at least 8 ft in width. *Exempt from side entry building requirements.*

ENTRANCE LOCATIONS



STREET FRONTAGE (RIGHT OF WAY)





STREET FRONTAGE (RIGHT OF WAY)

DETACHED ADUs

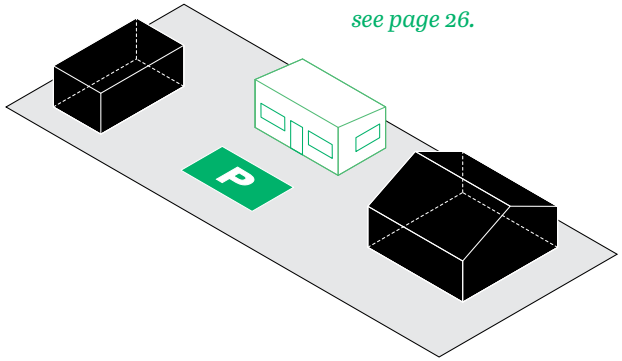
A detached ADU is a newly built or existing structure that is detached from the primary dwelling.

CONFIGURATIONS

22 Detached Unit
23 Detached Garage Conversion
24 Attached Above Garage
25 Attached to Existing Garage
26 General Guidelines

DETACHED UNIT

General Guidelines apply, see page 26.



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE

The size of your ADU cannot exceed 50% of your home's footprint or can be up to a maximum of 650 sq ft, whichever is less.

SETBACKS

A detached ADU must have the following setbacks:
Minimum of 10 ft from your home.
Minimum of 10 ft from your neighbor's home.
Minimum of 4 ft from the side and rear lot line.

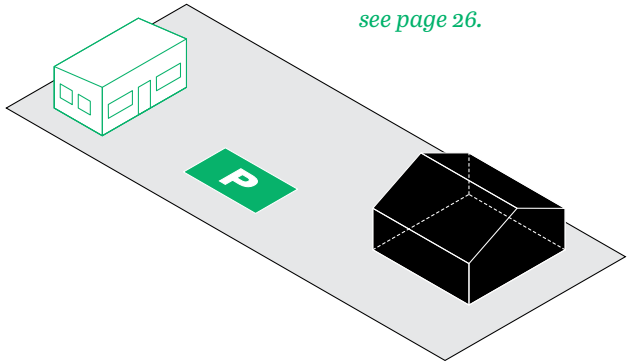
BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft for a flat roof, if your rear and side yard setbacks are 10 ft.

DETACHED GARAGE CONVERSION

General Guidelines apply, see page 26.



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE

The size of your ADU cannot exceed 50% of your home's footprint or can be up to a maximum of 650 sq ft, whichever is less.

SETBACKS

Additions to your property must comply with the front, side and rear yard setbacks for your zoning district.

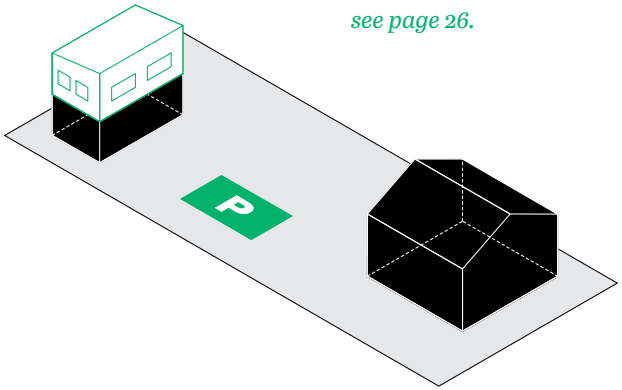
BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft for a flat roof, if your rear and side yard setbacks are 10 ft.

ATTACHED ABOVE EXISTING GARAGE

General Guidelines apply, see page 26.



REGULATIONS

ADU
You can build a maximum of one ADU if your property has a single-family dwelling.

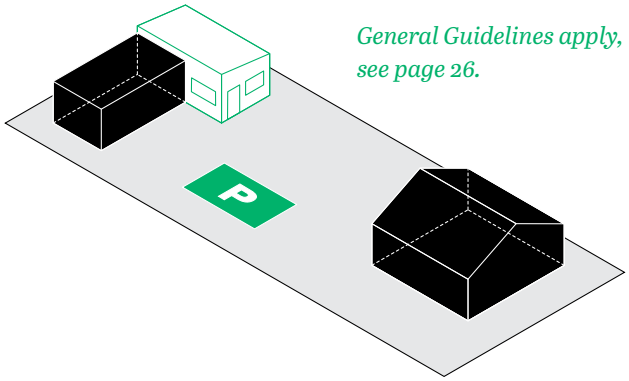
SIZE
The footprint of the building that contains the garage and the ADU cannot exceed 50% of the footprint of your home, up to a maximum of 720 square feet. The total size of the ADU cannot exceed 650 square feet.

SETBACKS
A detached ADU must have the following setbacks:
Minimum of 10 ft from your home.
Minimum of 10 ft from your neighbor's home.
Minimum of 10 ft from side and rear property line.

If the property line is along an alley, the setback can be reduced to a minimum of 4 ft along the alley property line.

ATTACHED TO EXISTING GARAGE

General Guidelines apply, see page 26.



REGULATIONS

ADU
You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE
The footprint of the building that contains the garage and the ADU cannot exceed 50% of the footprint of your home, up to a maximum of 720 square feet. The total size of the ADU cannot exceed 650 square feet.

SETBACKS
A detached ADU must have the following setbacks:
Minimum of 10 ft from your home.
Minimum of 10 ft from your neighbor's home.
Minimum of 4 ft from the side and rear lot line.

BUILDING HEIGHT
The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft

GENERAL GUIDELINES

ADUs must comply with all accessory building requirements related to yard, bulk, and height.

SETBACKS

- Between the rear building wall of the home and the rear property line.
- At least 10 ft from any single-family dwelling, including the single-family home on the subject property.
- At least 4 ft from any side or rear property line if the ADU is a new accessory building or addition to an existing accessory building.
- At least 10 ft from any side or rear property line if the ADU is in a second story addition to an existing accessory building. *If side or rear property line is along an alley, the setback can be reduced to 4 ft along that property line.*

BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

Accessory building height should 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.

For homes over 17 ft the ADU may be equal to the height of the single-

PARKING

Provide a minimum of one parking space in addition to existing parking on your property, could be in driveway.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

WINDOWS

Windows must have similar dimensions to the windows on the principle house. Skylights, clerestory, or obscured glass must be used if your ADU is facing a side or rear property line and is located within 10 ft of a property line.

Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

The windows in your ADU may be no larger than the minimum building code requirements if facing a property line. Existing windows on the ground floor and upper level must meet building and fire code requirements.

Visit our website *for information on* ***Fire Code and Building Requirements*** // www.slc.gov/buildingservices

BALCONIES AND DECKS

Balconies and decks must be located at least 10 ft away from the side or rear property line. Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

Balconies and decks located above the ground level are limited to a maximum of 80 square feet.

Rooftop decks are prohibited.

ENTRANCE LOCATIONS

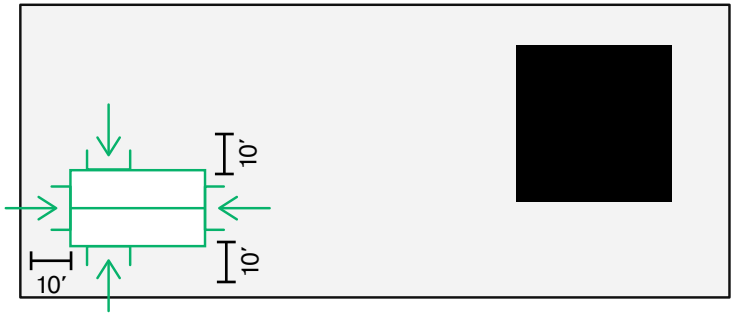
The entrance to a detached ADU must face an alley, public street, or the rear facade of your home. Entrances facing the side or rear property line must be set back a minimum of 10 ft from the property lines.

Exterior stairs leading to a second story ADU must be set back at least 10 ft from a side or rear property line.

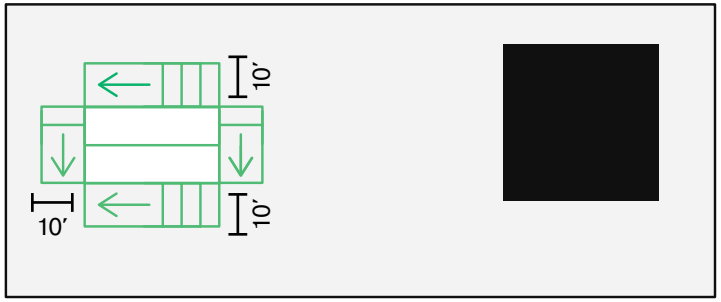
Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

ENTRANCE LOCATIONS

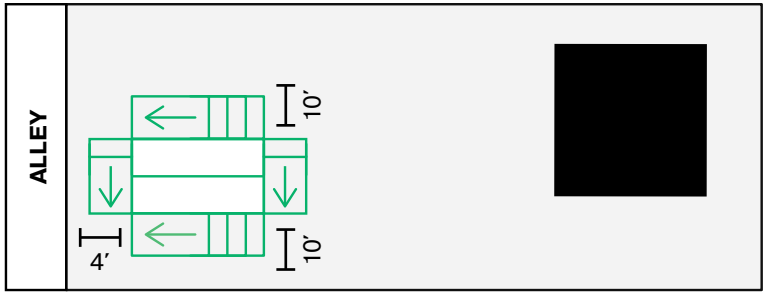
INTERIOR LOT (WITHOUT ALLEY)



INTERIOR LOT STAIRS OPTION (WITHOUT ALLEY)

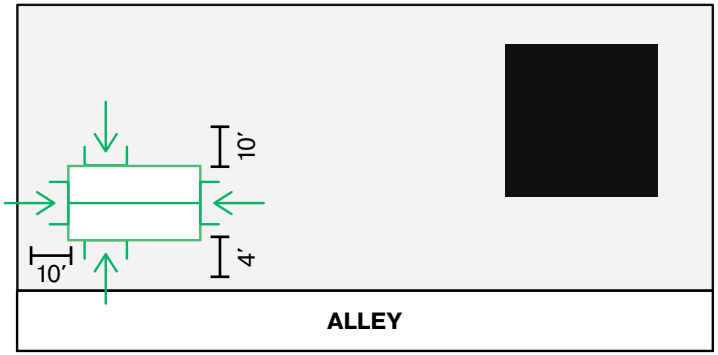


INTERIOR LOT STAIRS OPTION (WITH ALLEY)

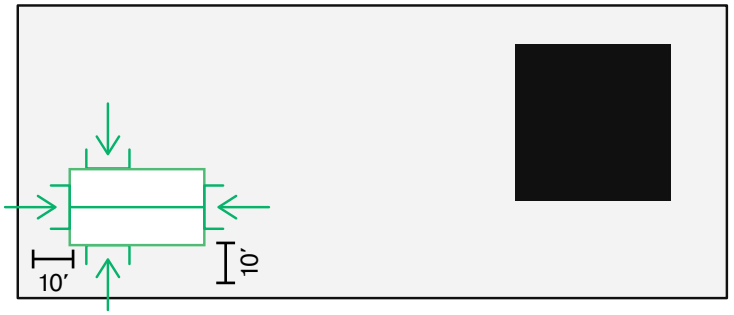


STREET FRONTAGE (RIGHT OF WAY)

INTERIOR LOT (WITH ALLEY)

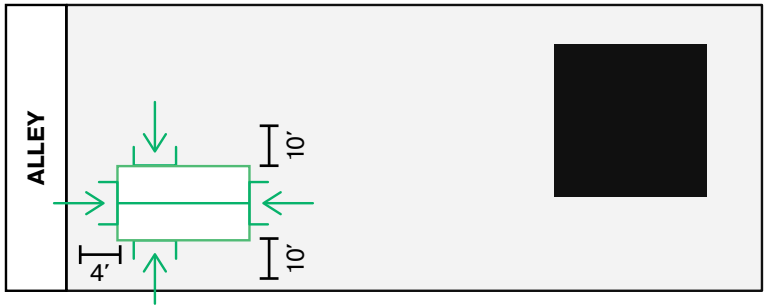


CORNER LOT (WITHOUT ALLEY)



STREET FRONTAGE (RIGHT OF WAY)

CORNER LOT (WITH ALLEY)

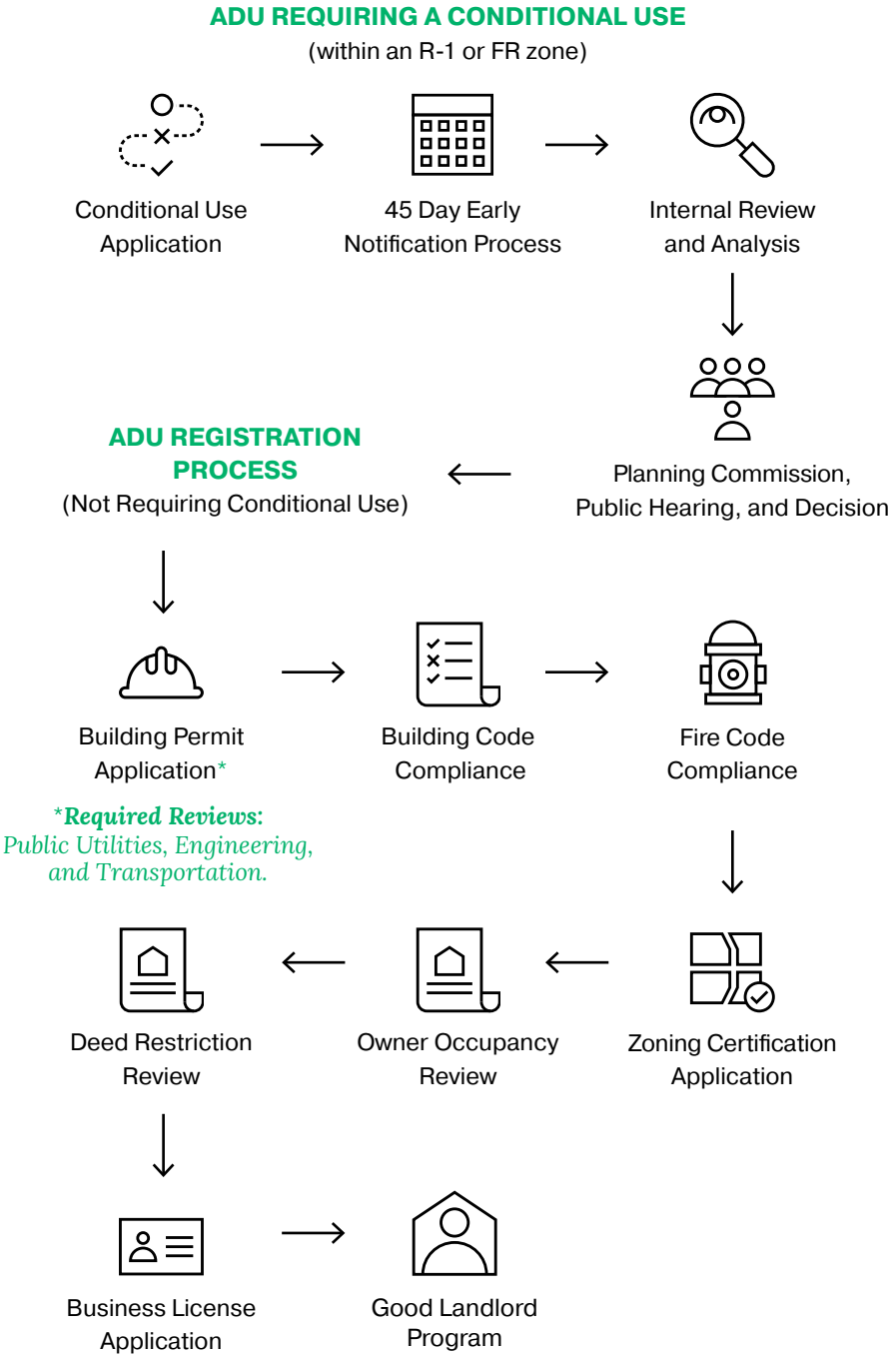


STREET FRONTAGE (RIGHT OF WAY)

PROCESS

Salt Lake City uses this registration process to ensure your ADU meets requirements so that it is properly located, designed and safely constructed and compatible with your neighborhood.

Keep track of your progress (use this space to take notes).



ADDITIONAL REQUIREMENTS

In addition to the zoning ordinance, ADUs are subject to building code requirements, utility requirements, fire codes, and other applicable regulations that apply to all new buildings and additions to buildings.

REQUIREMENTS FOR ATTACHED ADUS

A licensed general contractor must take out the building permit for a second dwelling unit (Utah Code 58-55-301 and 58-55-305).

PUBLIC UTILITIES

Check for drain grade and slope (major up-front issue).

FIRE DEPARTMENT

Fire department access: 150 feet maximum from public right of way to any point along any wall of the proposed new dwelling unit.

BUILDING CODE

- Fire separation including both vertical and horizontal assemblies (R302.3). All through and membrane penetrations to be protected (R302.4)
- With an added story or conversion of storage space to habitable space, seismic upgrade where live load is increase more than 10%.
- Separate heating systems (M1602.2).* All ducts to be within the individual fire areas or dampered at penetrations.
- All ducts, including dryer ducts and fan exhausts to be within the individual fire areas.
- Separate and accessible natural gas shut offs (G2420.1.3).
- Separate and accessible water shut offs (P2903.9.1). Independent water heater systems must be downstream of these shut offs.*
- Separate and accessible sewer clean outs (P3305.2.10).
- Separate and accessible power disconnects (E3601.6.2). Independent panels and over-current devices must be downstream of these disconnects.*
- Separate means of egress, but can be off of a shared interior entry. Each should comply with dimensions for the required egress (R311).

**Each mechanical system or electrical panel must be independently accessed for service from the respective dwelling unit.*

REQUIREMENTS FOR DETACHED ADUS

A licensed general contractor must take out the building permit for a second dwelling unit (Utah Code 58-55-301 and 58-55-305).

PUBLIC UTILITIES

Check for drain grade and slope (major up-front issue).

FIRE DEPARTMENT

Fire department access: 150 feet maximum from public right of way to any point along any wall of the proposed new dwelling unit.

BUILDING CODE

- With an added story, foundation depth (R403.1.4 and SLC Code 21A.24.010.U).
- With an added story or conversion of storage space to habitable space, seismic upgrade where live load is increase more than 10%.

- Fire separation of exterior walls (R302.1).
- Fire separation between the two dwellings on the same lot (R302.1).
- Fire separation between a garage and a dwelling unit (R302.5-6).
- Minimum room areas and ceiling heights (R304-5).
- Plumbing fixture spacing (R307).
- Separate heating systems (M1602.2). *
- Separate and accessible natural gas shut offs (G2420.1.3),
- Separate and accessible water shut offs (P2903.9.1) with independent water heater systems.*
- Separate and accessible sewer clean outs (P3305.2.10).
- Separate and accessible power disconnects (E3601.6.2), with independent panels and over-current devices.*

**Each mechanical system or electrical panel must be independently accessed for service from the respective dwelling unit.*

CONTACT INFORMATION

For additional information and questions, please contact:

BUILDING SERVICES // 801.535.7968

ENGINEERING // 801.535.7961

FIRE DEPARTMENT // 801.799.4103

PLANNING DIVISION // 801.535.7700

PUBLIC UTILITIES // 801.483.6900

TRANSPORTATION // 801.535.6630

FAQ

WHERE ARE ADUS PERMITTED?
ADUs are permitted in zones that allow more than a single-family residential use (duplex, twin homes, single family attached, multi-family). A conditional use permit is required for an ADU in all R-1 and FR zones.

For more information on eligibility see pg 8.

HOW MANY ADUS CAN I BUILD ON MY PROPERTY?
You can build a maximum of one ADU per lot.

HOW BIG CAN I MAKE MY ADU?
The size of your ADU cannot exceed 50% of your home's footprint or can be up to a max of 650 sq ft, whichever is less.

IS THE NUMBER OF BEDROOMS REGULATED?
No. However, size of a bedroom must comply with applicable building code standards.

ARE INTERIOR MATERIALS REGULATED?
No.

CAN I SELL MY ADU?
The ADU cannot be subdivided or sold separately from the primary home.

CAN I RENT MY ADU?
If you add an ADU to your home, you can rent one of the units, as long as the owner resides in one of the units and enrolls in the Good Landlord Program. A business license is required.

IS THERE A GOVERNED AMOUNT OF MONEY / RENT THAT I CAN CHARGE?
No.

MUST THE HOMEOWNER LIVE ON THE PROPERTY?
The homeowner is required to reside on the property with a few exceptions.

Contact the Planning Division to discuss exceptions // 801.535.7700

WHAT ARE THE MINIMUM PARKING REQUIREMENTS?
Provide a minimum of one parking space in addition to existing parking on your property, additional parking space can be located in the driveway.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

HOW CAN I LEARN IF I AM NEAR TRANSIT?
Enter your home address in Google Maps or UTA Trip Planner to check if your property is located within a 1/4 mile radius of a bus stop or trax station.

Contact the Planning Division and provide your address to confirm weather you need to provide parking for your ADU

HOW CAN I LEGALIZE AN UNPERMITTED ADU ON MY LOT?
Although the primary focus of this guide is new construction, you may be able to get permits that will legalize an existing unit on your property.

Contact the Planning Division for more information // 801.535.7700

WILL IMPACT FEES BE CHARGED?
Yes, the ordinance requires an impact fee for each dwelling unit.

CAN AN ADU BE CONSTRUCTED OUT OF A FREIGHT CONTAINER?
Potentially. Although there are several complications with getting "containers" up to code.

Contact Building Services for more information // 801.535.6000

CAN I TAP INTO AN EXISTING SEWER / WATER FROM THE MAIN DWELLING?
The existing sewer and water service to the property may be used for the ADU. However, site conditions and the age and condition of the existing services may require additional work or separate connections.

Contact Public Utilities for questions concerning the location and condition of existing utilities // 801.535.6900

ARE SOLID PERIMETER FOUNDATIONS REQUIRED?
Yes, per 21A.36.190.

GLOSSARY

This glossary can help you get familiar with common used terms in the planning and construction of your project.

ACCESSORY DWELLING UNIT (ADU):
A type of accessory use that includes 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.

ATTACHED ADU:
An attached ADU is typically a new construction or the remodel of an existing space in the primary dwelling.

BUILDING COVERAGE:
The percentage of the lot covered by the principal and accessory buildings. ADU must comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay zoning district, whichever is more restrictive.

CONDITIONAL USE:
A land use, that because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required to mitigate or eliminate the detrimental impacts.

DETACHED ADU:
A detached ADU is typically a newly built or existing structure that is detached from the primary dwelling.

FOOTPRINT:
The shape of the building on the ground and the amount of ground an object occupies.

OWNER OCCUPANT:
An individual who is listed on a recorded deed as an owner of the property; any person who is related by blood, marriage, or adoption to an individual who is listed on a recorded deed as an owner of the property; or an individual who is a trustor of a family trust who possesses legal ownership of the property.

OWNERSHIP:
An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

REAR YARD COVERAGE:
When it comes to accessory buildings, the rear yard is considered the area between the rear of the house and the rear property line. Accessory buildings, detached garages, sheds, and ADUs cannot collectively cover more than 50% of the rear yard.

SETBACKS:
An open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted.

ZONING DISTRICT:
Areas of the City in which requirements and standards for the use of land and buildings are prescribed.

RESOURCES

PLANNING DIVISION
https://www.slc.gov/planning //
zoning@slcgov.com // 801.535.7700

BUILDING SERVICES DIVISION
https://www.slc.gov/buildingservices //
building.services@slcgov.com // 801.535.7968

PUBLIC UTILITIES
https://www.slc.gov/utilities // 801.438.6900

FIRE DEPARTMENT
https://www.slc.gov/fire // 801.799.4103

FULL TEXT // TITLE 21 - ZONING
CHAPTER 21A.40.200: ACCESSORY DWELLING UNITS
https://www.sterlingcodifiers.com/codebook/index.php?book_id=672

ZONING LOOKUP MAP
http://maps.slcgov.com/mws/zoning-lg.htm

FINANCIAL RESOURCES
Community Development Corporation
cdcutah.org // 801.994.7222

Restore Utah
restore-utah.com // 801.201.7002

Utah Center for Neighborhood Stabilization
utcns.com // 801.316.9111

451 S. State Street, Room 406
Salt Lake City, UT 84114 - 5480
P.O. Box 145480

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www.slc.gov/planning