

ADU Project Description - 535 E Division Ln

Overview

The MODAL 02 is a two-bedroom, one-bathroom, 567-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- Footprint: 567 SqFt
- Bedroom: 2
- Bathroom: 1
- Length: 42 ft
- Width: 13.5 ft
- Height: 11 ft 6 in

Features

Exterior

- Cladding: Fiber Cement Panels
- 2x6 Timber Frame Construction
- PVC Roofing System
- R48 Roofing/ R30 Flooring Insulation
- R21 Wall Insulation
- Dual Pane Black-on-Black Composite Windows & Doors
- Custom Exterior Patio Lights
- Plug and Play Utility Hookups

Interior

- 9' Ceilings
- Fully Equipped Kitchen: Garbage Disposal, Dishwasher, Fridge/Freezer, 4-Burner Electric Stove, and Electric Oven
- Solid Wood Soft-Close Kitchen Cabinetry with Built-In Lighting
- Full-Size Bathroom with Vanity Light and Mirror Included, Stacked Washer and Dryer
- Vinyl Plank Flooring
- 9'x8' Glass Entry Door
- Duct System for Heating and Cooling

Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 535 E. Division Ln, currently, a single-family home located in the R-1/7,000 zone.
- The property is 9,583.2 SQ.FT. or .22 acres and has an existing single-family dwelling with a footprint of 1,140 SQ.FT. and does not exceed more than 50% of the ADU size (567 SQ.FT.).
- Existing lot coverage is 16% and with the ADU, 22%. This will not exceed the 40% maximum building coverage allowed in the R-1/7,000 zone.
- Existing rear yard coverage is 0.08% and with the ADU, 18%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- Setbacks are as follows: rear yard: (4'), side yards: (4' West, 19'-1 ½" East).
- The proposed ADU would be placed 68'-8 ½" behind the primary dwelling and the closest primary dwelling on an adjacent property would be 72'.
- The entrance for the proposed ADU is oriented towards the rear of the primary dwelling.
- There is an existing detached garage in the rear yard with a footprint of 440 SQ.FT. The unit would be facing the detached garage and would have a separation distance of 37'-6 ½".
- The south elevation will have aluminum-clad solid wood single-light fixed panel dual-action french doors that are 9' wide by 8' high and two 3' wide by 6' high windows to both bedrooms. The north, east, & west elevations have no openings.
- Parking will be provided for the ADU occupant(s) on the street in front of the property.
- The proposed ADU will be 301' away from the nearest fire hydrant measured from the furthest point of the unit. The proposed ADU would be the third structure added to this property and does not meet the requirement to be within 150' of the nearest fire department access road. To meet this requirement, we will equip the ADU with an approved automatic sprinkler system.
- Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. We will perform a televised sewer lateral inspection on the existing

sewer line to see the condition prior to connecting to the ADU. All utility design and construction will comply with APWA Standards and SLCPU Standard Practices. All utilities will be separated by a minimum of 5 feet horizontally and 12 inches vertically. Water and sewer lines will be separated by a minimum of 10 feet horizontally and 18 inches vertically.

- For installation, we will crane the unit into the rear yard.
- The proposed use of the ADU is as a home for the property owner's children. The property owner intends to comply with all applicable laws and ordinances.