

ACCESSORY DWELLING UNITS

SALT LAKE CITY PLANNING DIVISION

2021

BACKGROUND

2012: First ADU ordinance adopted. One ADU built.

2014: Planning started process of updating regulations

2016: two PC public hearings and recommendation

2018: updated ADU ordinance adopted



WHAT WERE THE ISSUES

- Owner occupancy
- Parking
- Outward appearance
- Crowding
- Privacy



WHAT WAS THE FORECAST

Average of 27 ADU's per year

- % of homes with ADUs in cities with similar regulations

One FTE for every 30 conditional use applications submitted

ADUs would not contribute to addressing housing needs of the city given the scope of regulations.



WHAT WE HAVE SEEN

2019: 33 total (24 CU, 9 permitted)

2020: 34 total (24 CU, 10 permitted)

.08% of homes per year
12+ years for 1% of homes (420)
to have ADU approved



TOTAL BUILT (ALL YEARS)

Total Building Permits (as of 12/31/2020)

21 under construction

17 in permit review

9 completed



CHARACTERISTICS

ADU CHARACTERISTICS



AVERAGE SIZE
566
SQUARED FT.

DETACHED ADU SIZE
40%

% of size of principal structure



AVERAGE HEIGHT
14 FT. 10 IN.



ONE BEDROOM
31

TWO BEDROOMS
3

PARKING LOCATION



ON SITE
74%

ON STREET
23%

NONE
3%
near transit

CONDITIONAL USE ADU CHARACTERISTICS - 2020 APPROVALS

INTERNAL ADUS

5

AVERAGE SIZE
884
SQUARED FT.

SEPARATE BUILDING

19

AVERAGE SIZE
551
SQUARED FT.

ABOVE GARAGE

6

AVERAGE HEIGHT

15 FT. 10 IN.

BEDROOMS



ONE BEDROOM
20

TWO BEDROOMS
4

PARKING LOCATION



ON SITE
7

ON STREET
17

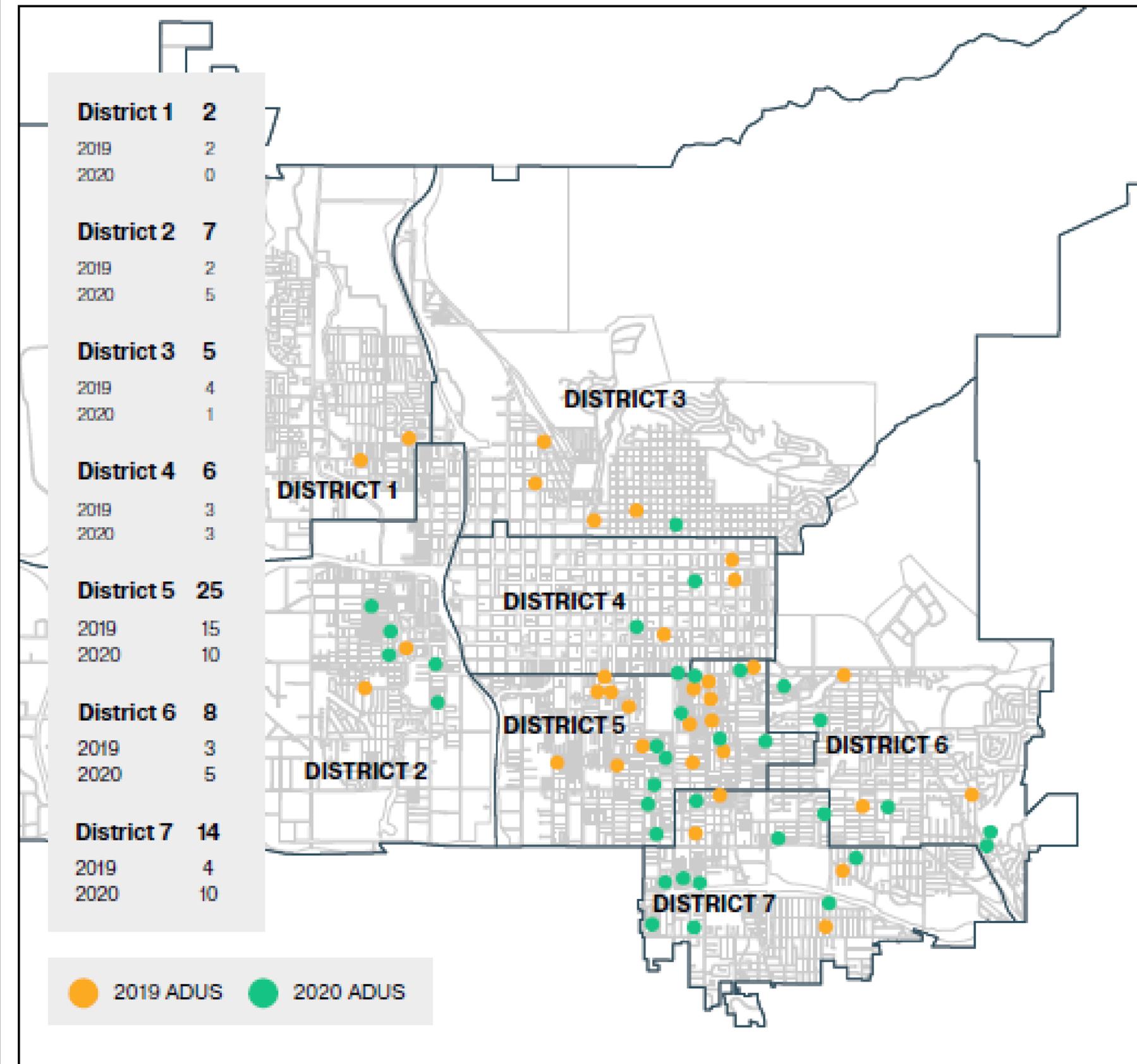


LOCATION

Nearly ½ are in district 5
Concentrate around Liberty Park

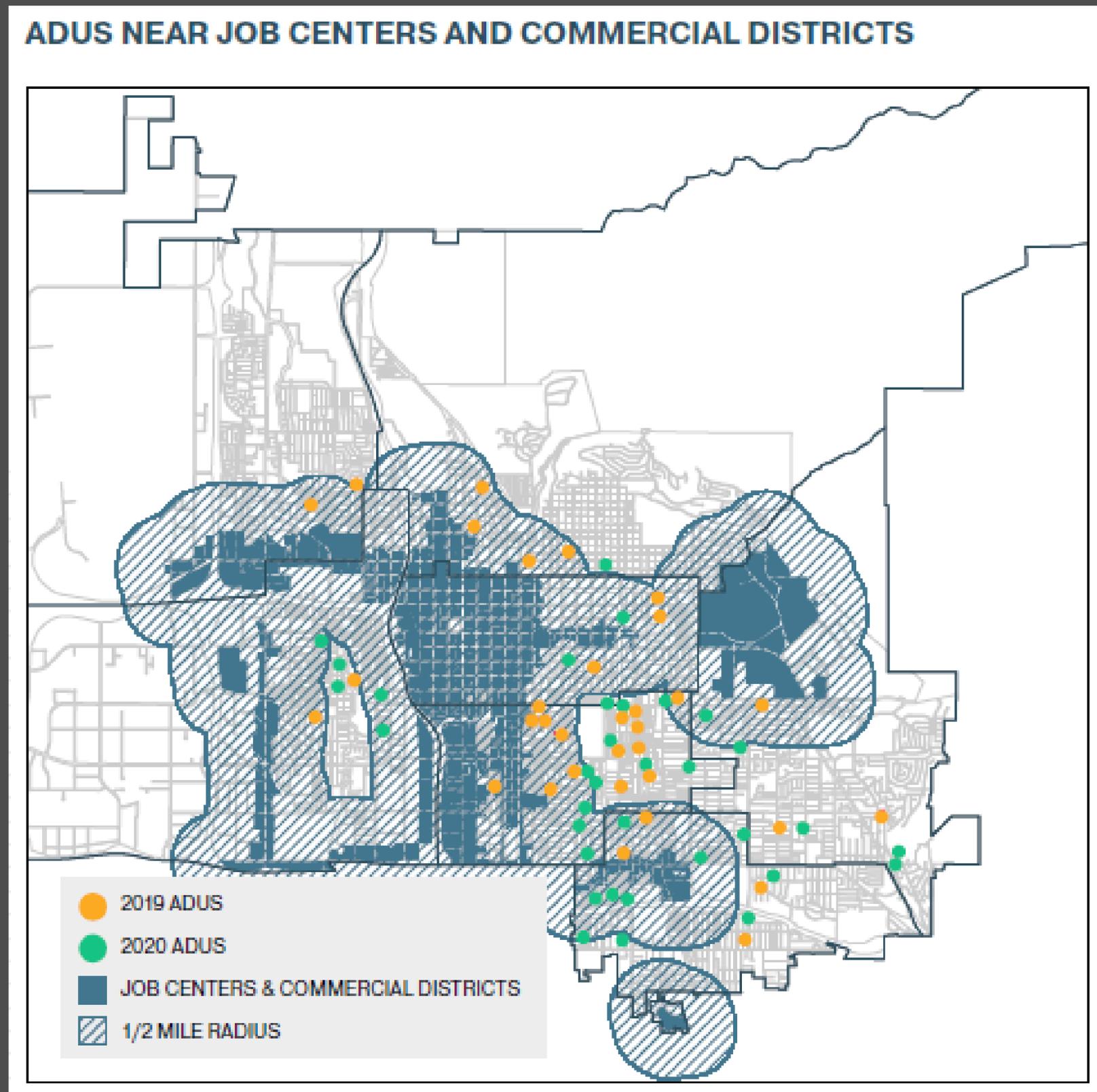
Note where ADUs are not being applied for

ADUS BY DISTRICT



LOCATION

67% of ADUs are within a 10-minute walk



WHAT MAKES IT HARD TO BUILD?

Property owner wants

Construction process

Construction costs

Finding contractors



WHAT MAKES IT HARD?

City Barriers:

- Fees
- Building and fire codes (can't modify)
- Zoning
 - Conditional use process
 - Owner occupancy
 - Building design elements
 - Setbacks
 - Reuse of existing garages



HB 82 IMPACTS

Internal ADUs only

- Permitted uses
- Cities cannot regulate:
 - Size of ADU
 - Total lot size
 - Street frontage



HB 82 IMPACTS

Cities can regulate:

- Can limit them to a % of land in the city
- External appearance
- Require one parking spot and replacement of lost parking
- Require a license for renting
- Prohibit and enforce short term rentals
- Prohibit ADUs on lots under 6,000 sq ft
- Lien a property for violations



HB 82 IMPACTS

Required code updates:

- Define internal ADUs
- Update land use tables
- Delete max size for internal ADUs
- Updating registration process
- Prohibit short term rentals
- Ensure enforcement section is consistent



HB 82 IMPACTS

We don't plan on:

- Prohibiting ADUs on some % of land
- Prohibiting ADUs on lots under 6,000 sq ft
- Changing parking requirements



BEST PRACTICES

- Quick, simple processes
- Fixed, easy to understand processes
- Few design standards
- Make it easier to convert/expand existing buildings for ADUs



WHAT STOPS BEST PRACTICES?

- Lack of political support
- Lack of community support
- Time to process
- Lengthy processes to change
- Reinventing the wheel

