



ADU OPEN HOUSE DISCUSSION

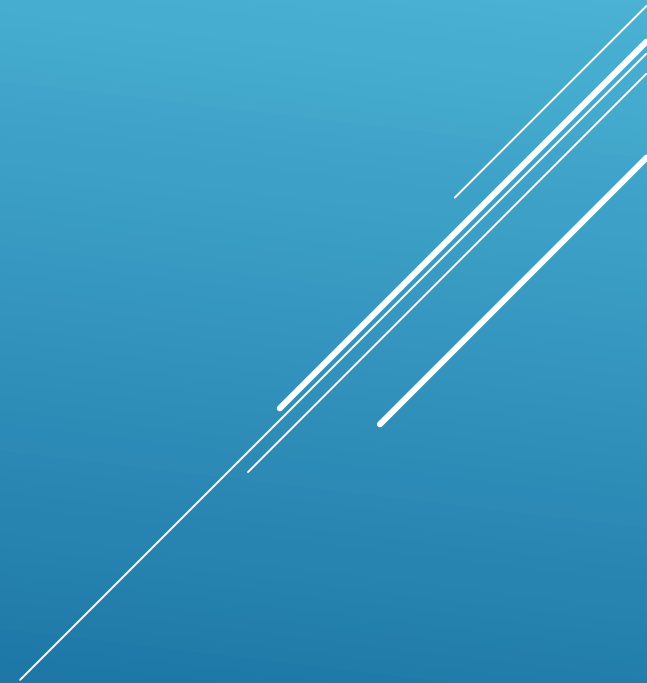
Feedback From Residents

Feedback #1 – The setback from the property line needs to be reduced.

Feedback #2 – Rear yard on corner lots is a challenge.

Feedback #3 – Should Home occupations be allowed in ADU's.

Feedback #4 – The height requirement for ADU's should be amended.

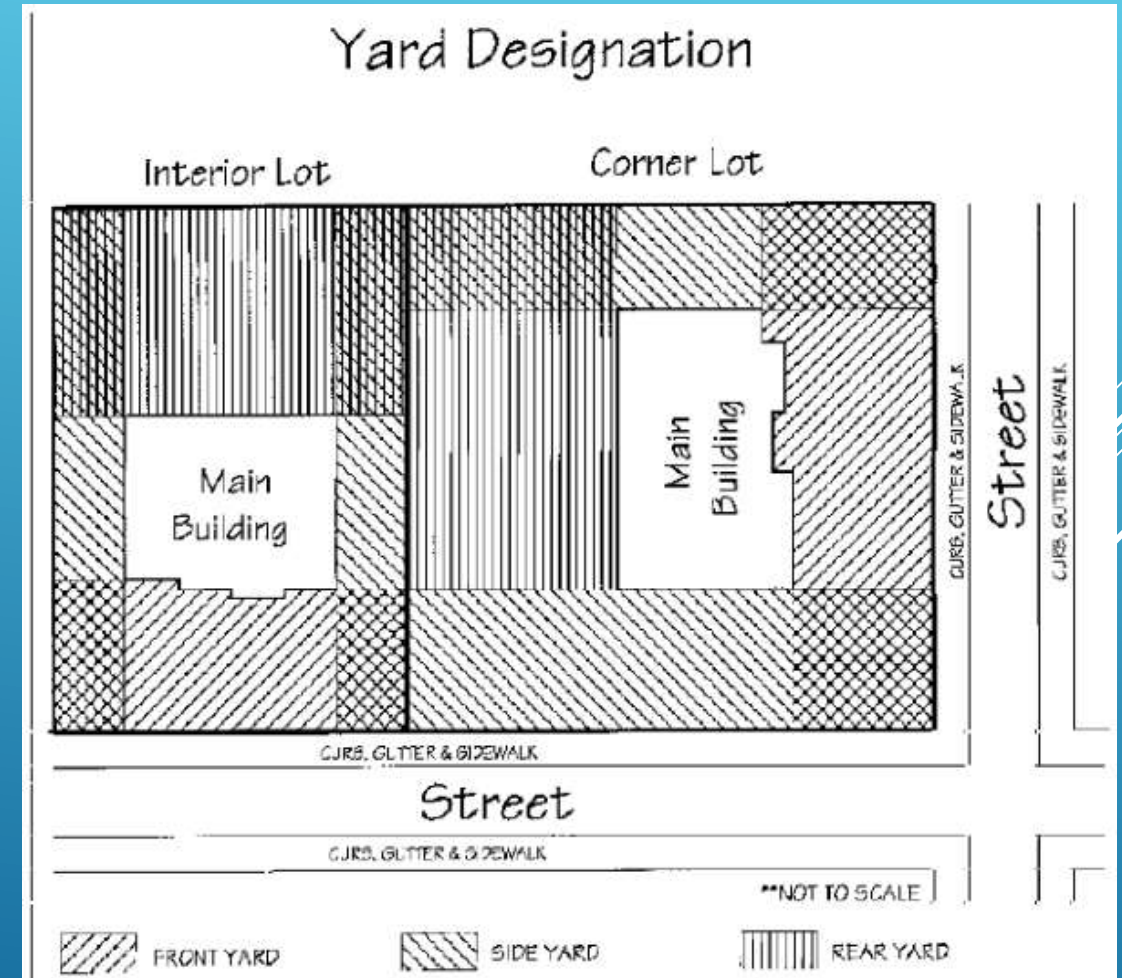


FEEDBACK #1 - THE SETBACK FROM THE PROPERTY LINE NEEDS TO BE REDUCED.


- ▶ Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less. **The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.**
- ▶ Suggestions from residents:
 - ▶ Allow a single-story ADU to be 3 feet from property line. Accessory building are allowed within 3 feet if they are fire rated. If it is a two-story ADU, keep it at 10 feet.
 - ▶ The other suggestions were to allow the ADU to be between 3-7 feet from the property line.

FEEDBACK #2 - REAR YARD ON CORNER LOTS IS A CHALLENGE

- ▶ Location: **Detached accessory dwelling units shall only be allowed in the rear yard of a single-family dwelling.**
Detached accessory dwelling units cannot be subdivided from the primary dwelling and cannot be sold separately from the primary dwelling. Either the primary dwelling or the detached accessory dwelling unit need to be owner occupied. Detached accessory dwelling units cannot be leased for a term longer than 2 years without a renewal agreement.
- ▶ SCC 10.16.140 AREA OF ACCESSORY BUILDINGS
 - ▶ Accessory buildings in any residential zone shall not cover more than a combined total of twenty five percent (25%) of the rear or side yard, as applicable.
- ▶ Suggestions from residents:
 - ▶ Extend the rear lot of corner lots to the property line along the road.



FEEDBACK #3 – SHOULD HOME OCCUPATIONS BE ALLOWED IN ADU'S

- ▶ Currently, Santaquin City Code is silent on home occupation in ADU's. The home occupation ordinance allows a home occupation to be within the home (500 square feet or 25% whichever is less) or they can use 50% of a garage, shed, etc.
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FEEDBACK #4 - THE HEIGHT REQUIREMENT FOR ADU'S SHOULD BE AMENDED

- ▶ Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. **The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less.** The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.
- ▶ Suggestions from residents:
 - ▶ Allow the maximum height of the ADU to be 24 feet in height. Remove the provision that it can't be higher than the main home.