

Accessory Dwelling Units



Benefits of ADUs

1. Affordable housing
2. Multigenerational living
3. Sustainable neighborhood development
4. Long-term investment
5. Provides living space for a caregiver or nurse



RECAP: ADU OPEN HOUSE DISCUSSION



Feedback From Residents

1. Amend the height requirement for ADU's.
2. Reduce setbacks from property lines
3. Determine if Home Occupations should be allowed in ADU's.
4. Redefine the rear yard on corner lots



Amend the height requirements for ADU's

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.

REDUCE SETBACKS FROM PROPERTY LINES

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:

1. 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.
2. The other suggestions were to allow the ADU to be between 3–8 feet from the property line.

Staff Suggestion: At minimum, reduce the side yard setback to 8 feet. The R-8 Zone allows for an 8-foot side yard for the main dwelling. There are a few development (i.e. Foothill Subdivision) that allow for the main dwelling to be 5' from the side yard.

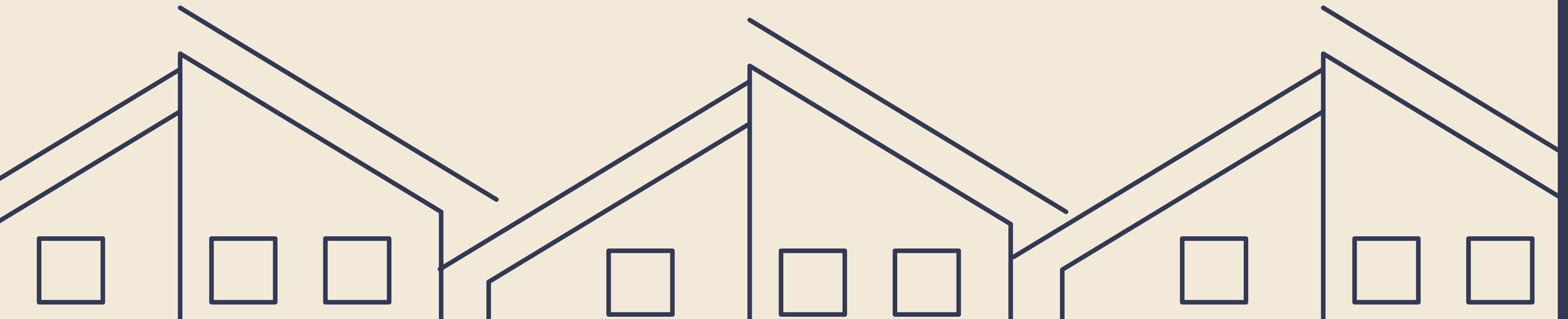
Setbacks

UT County Examples

- American Fork – 5' rear & side, 12' from main dwelling (17.5.134)
- Provo – 10' from all property lines (14.30.030)
- Lehi – 5' if walls have windows 10' (26.030)
- Eagle Mountain – 6' from main dwelling, meet same setbacks as primary dwelling (17.70 & 17.25.040)
- Payson 10' side and rear (13.20.221)
- Pleasant Grove 25' rear, 10' side and 10' from main dwelling (10-10-9)

Home Occupations

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.



Home Occupations

Almost all cities within Utah County allow home occupation business licenses within ADUs



01 OFFICE USE ONLY

Pleasant Grove allows office use if they have written permission from the property owner (10-15-47).

02 NO CUSTOMERS, DELIVERIES OR OFF SITE EMPLOYEES

Orem allows home occupations as long as no customers, deliveries or off site employees are coming to the ADU (22-14-15).



Redefine the rear yard on corner lots

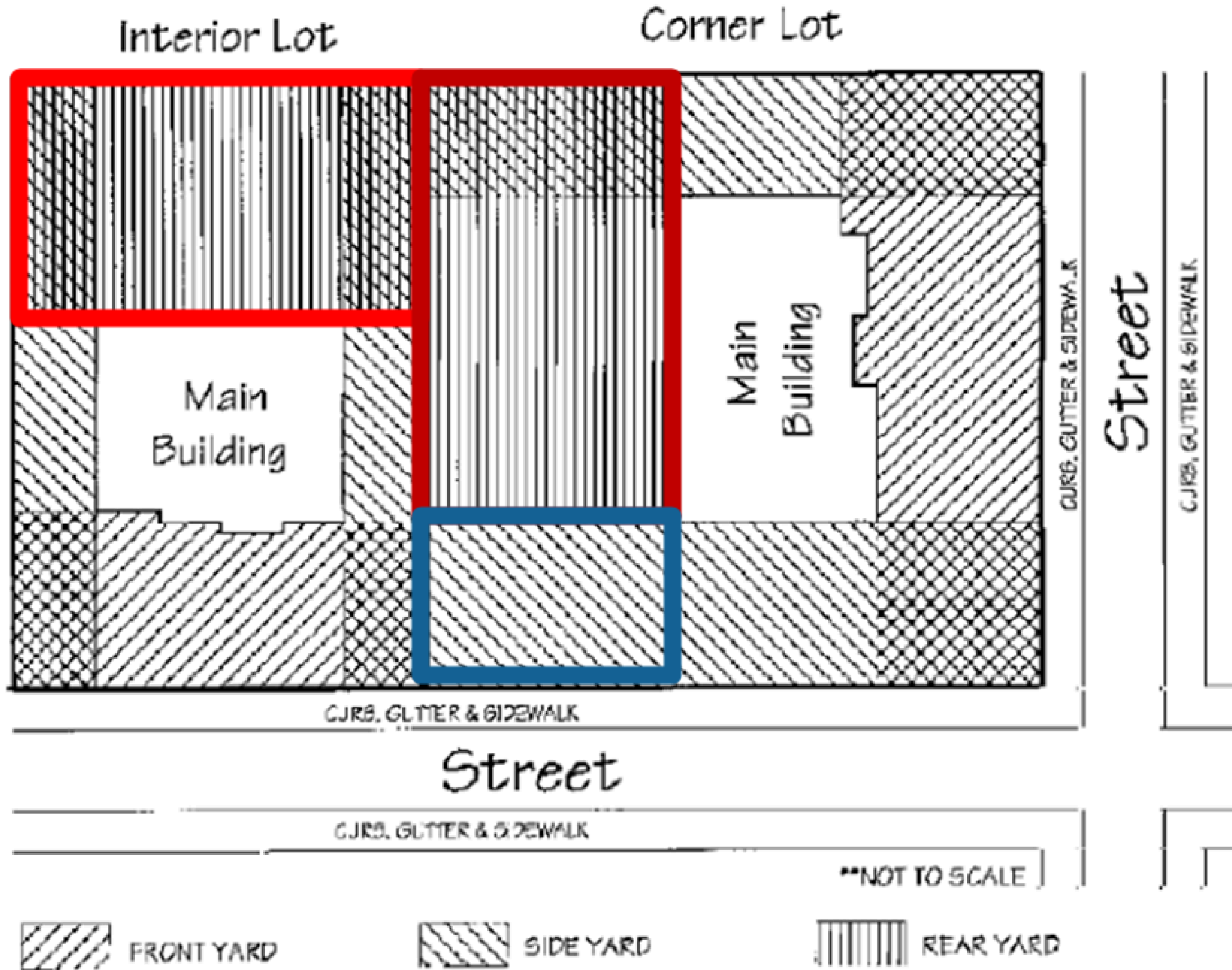
LOCATION: DETACHED ACCESSORY DWELLING UNITS SHALL ONLY BE ALLOWED IN THE REAR YARD OF A SINGLE-FAMILY DWELLING. DETACHED ACCESSORY DWELLING UNITS CANNOT BE SUBDIVIDED FROM THE PRIMARY DWELLING AND CANNOT BE SOLD SEPARATELY FROM THE PRIMARY DWELLING. EITHER THE PRIMARY DWELLING OR THE DETACHED ACCESSORY 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.

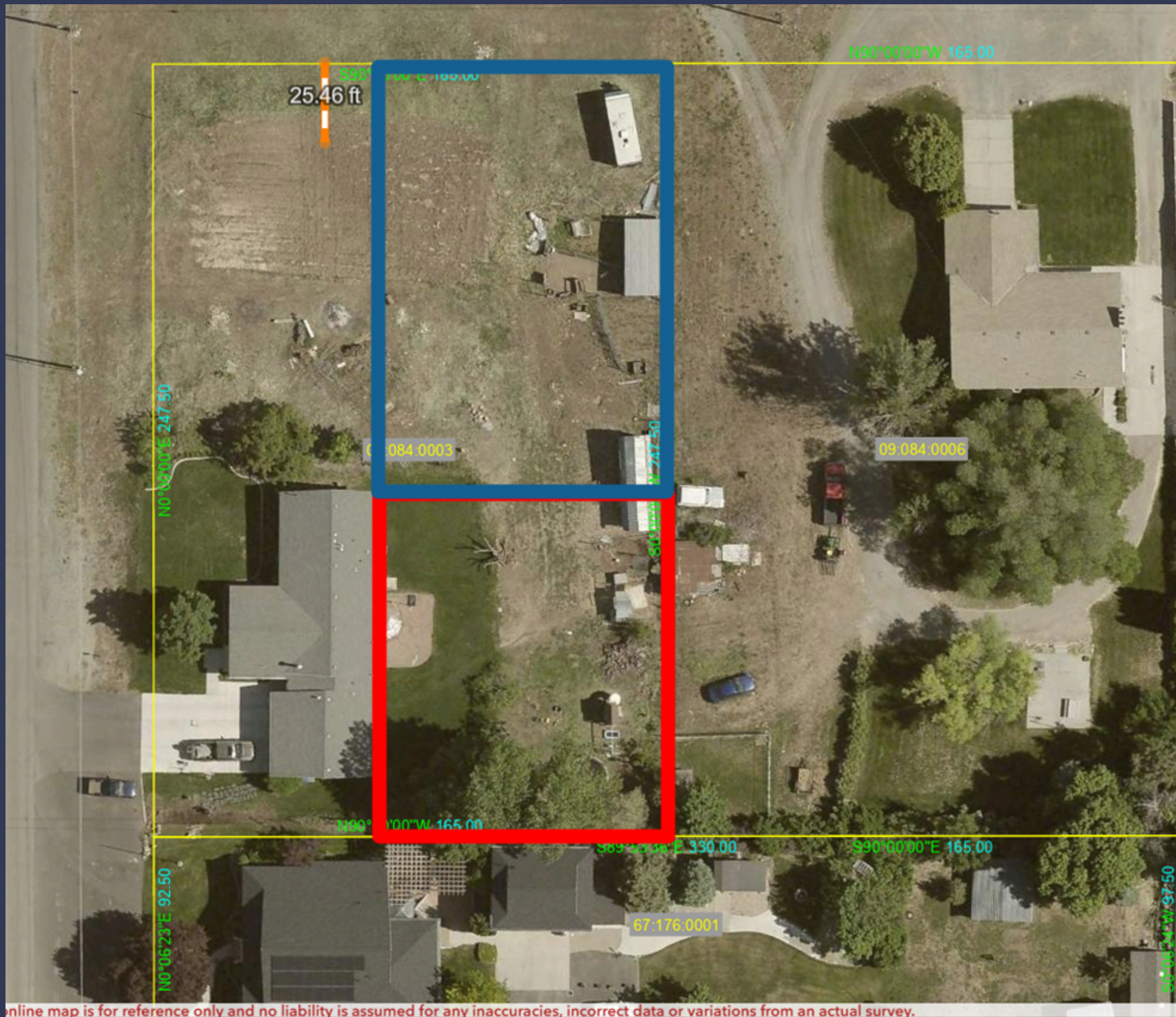
**SUGGESTIONS FROM RESIDENTS:
EXTEND THE REAR LOT OF CORNER LOTS TO THE PROPERTY LINE ALONG THE ROAD.**



Yard Designation

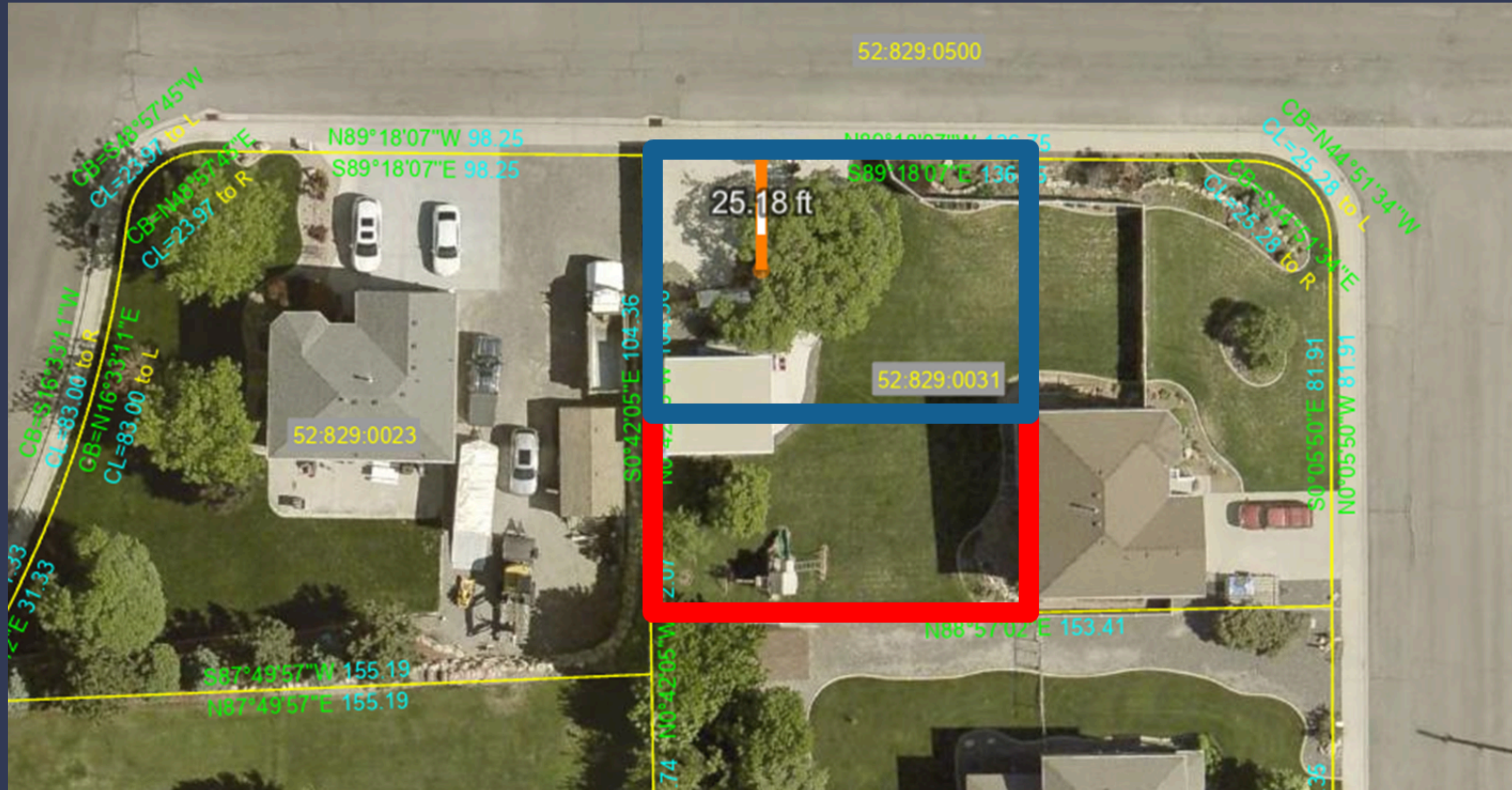


EXAMPLE #1



Online map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations from an actual survey.

EXAMPLE #2



EXAMPLE #3



TOTAL LOT AREA

• 8,400 SQUARE FEET

RED AREA

• 1,209 SQUARE FEET.
• 25% = 302 SQUARE FEET

RED AND BLUE AREA

• 3,040 SQUARE FEET
• 25% = 760 SQUARE FEET.

Corner Lots

Most cities define rear yard as anything behind the house (See diagram on next slide)

To ensure ADUs are not taking priority of the full yard:

- Lehi 26.030 ADUs cannot cover more than **30%** of the rear yard.
- Payson 13.20.221, Salem 14-1-065, Lindon 17.46.100, and Highland 3-624 require ADUs to be built on **6,000** sq ft lots or larger.
- Eagle Mountain 17.70, Payson 13.20.221, Lindon 17.46.100 require ADUs to be **no more than 1,200 sq ft.**



UT Examples

BLUFFDALE 11.340.040

- Setbacks same as accessory building
- Allow home occupations
- Corner lot has 2 front yards must be 20' back along street sides.
- Don't allow separate addresses for ADUs

SALT LAKE ADU HANDBOOK

- 3' rear and side setbacks
- Corner lot side setbacks are 10'
- Can't exceed 50% of the rear yard.
- Offer a few pre-approved plans

TREMONTON CHPT 1.21 & 1.

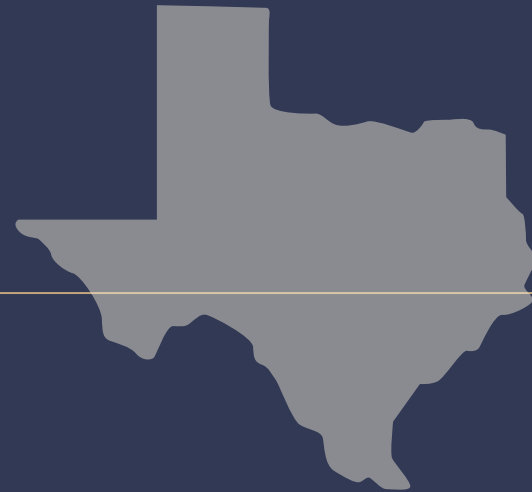
- 5' or 10' setbacks depending on the zone
- Can't exceed 30% of rear yard
- Currently, no code is written to deny or allow home occupations.

Out of State Examples



- 10' setbacks
- Can't exceed 40% of rear yard
- Allow 2 per property
- Can be used as airbnbs

SEATTLE, WASHINGTON



- 3' setbacks
- Can't Exceed 50% of primary dwelling
- Houston offers preapproved downloadable plans created by Grad students at Rice university to reduce permit approval time.

DENTON & HOUSTON,
TEXAS



- 4' setbacks
- Allow JADUs no more than 500' sq can share main bathroom.
- Require impact fees and separate utilities

Nevada County

Conclusion

REDUCING SETBACKS AND REDEFINING THE REAR YARD WILL ALLOW MORE
RESIDENTS TO BUILD ADUS WHICH WILL
INCREASE MODERATE INCOME HOUSING OPTIONS
PROVIDE LONG TERM INVESTMENT OPPORTUNITIES
AND ENSURE SUSTAINABLE NEIGHBORHOOD DEVELOPMENT

