

Summary of Salt Lake City Proposed Zoning Amendment regarding Accessory Dwelling Units

	Current	Proposed	Comments
Where allowed in city	CH excluded	CH included	
Property ownership	owner-occupied	owner-occupied	excludes vacations rentals
Methods of creation	<ul style="list-style-type: none"> • within home • attached to home • detached from home 	<ul style="list-style-type: none"> • within home • attached to home • detached from home 	
Height, lot coverage	same as underlying zone	same as underlying zone	<ul style="list-style-type: none"> • May not exceed height of main home. • Existing noncomplying accessory structures may be converted to ADU
Setbacks	may be in required yards	may be in required yards	Allows ADU's within 1 foot of property line
Maximum floor area	<ul style="list-style-type: none"> • <u>Attached or detached-</u> lesser or 650 sf or 50% of home. 	<ul style="list-style-type: none"> • <u>Attached-</u> lesser or 650 sf or 50% of home. • <u>Detached-</u> 650 sf 	Removes possibility of larger detached ADU's
Design	"compatible"	"compatible"	Must follow guidelines if in historic district
Parking	<ul style="list-style-type: none"> • 1 on-site space for 1 BR ADU • 2 on-site spaces for 2 Br ADU 	1 on-site space	Can be waived by planning director if <ul style="list-style-type: none"> • adequate street parking exists OR • site is within ¼ mile of transit stop Tandem parking may be approved
Business license	required	required	
Number of permits per year	unlimited	25	