

# Accessory Dwelling Units

September 17<sup>th</sup>, 2024





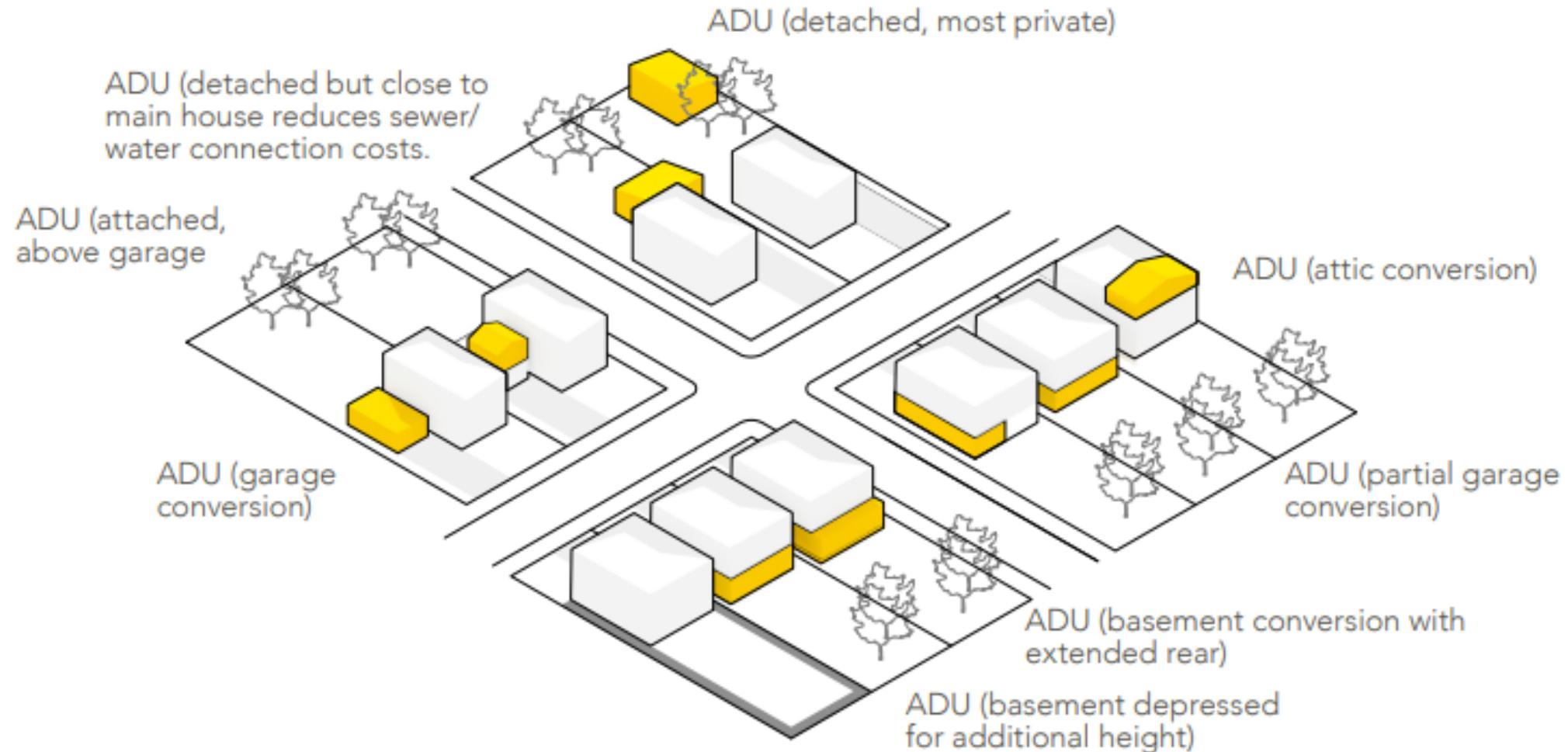
# Updates Needed

- *Internal Accessory Dwelling Units permitted in Clearfield since September 2021.*
- *Updates to State Code in 2023.*
- *Modifications Needed*
  - *Prohibited from regulating:*
    - *Size in relation to primary dwelling;*
    - *Total lot size\*;*
    - *Street frontage;*
    - *Internal connectivity.*

\*Can prohibit IADUs on lots 6,000 SF or less.



# Accessory Dwelling Unit Types



# Internal or Attached



# Detached





# Accessory Dwelling Units

A Step by Step Guide to Design and Development

An ADU Design Catalog with a summary of ADU policies in Austin, TX; Denver, CO; Oakland, CA and the District of Columbia.

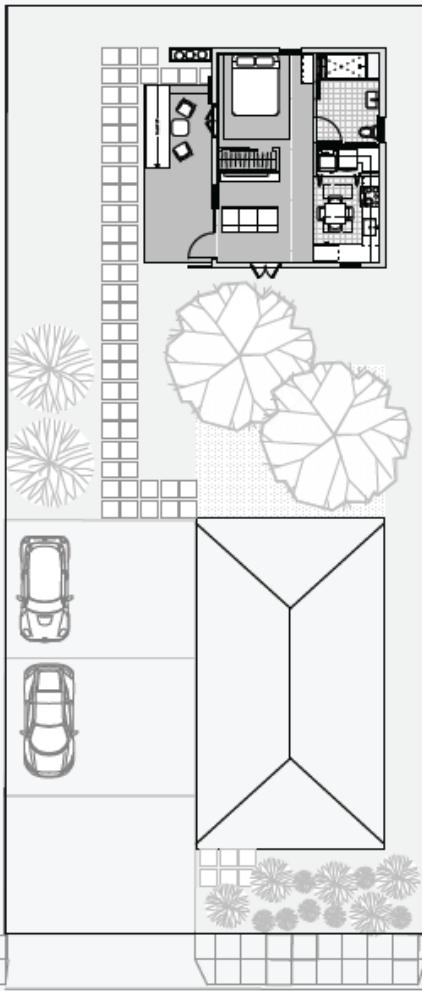




# ADU FLOOR PLAN - 525 SF

The 525 SF ADU is a spacious unit designed for those with special mobility needs. The deck shown is 9 inches above grade. It is designed so that regardless of physical ability, entry to the house is experienced from the same starting point.

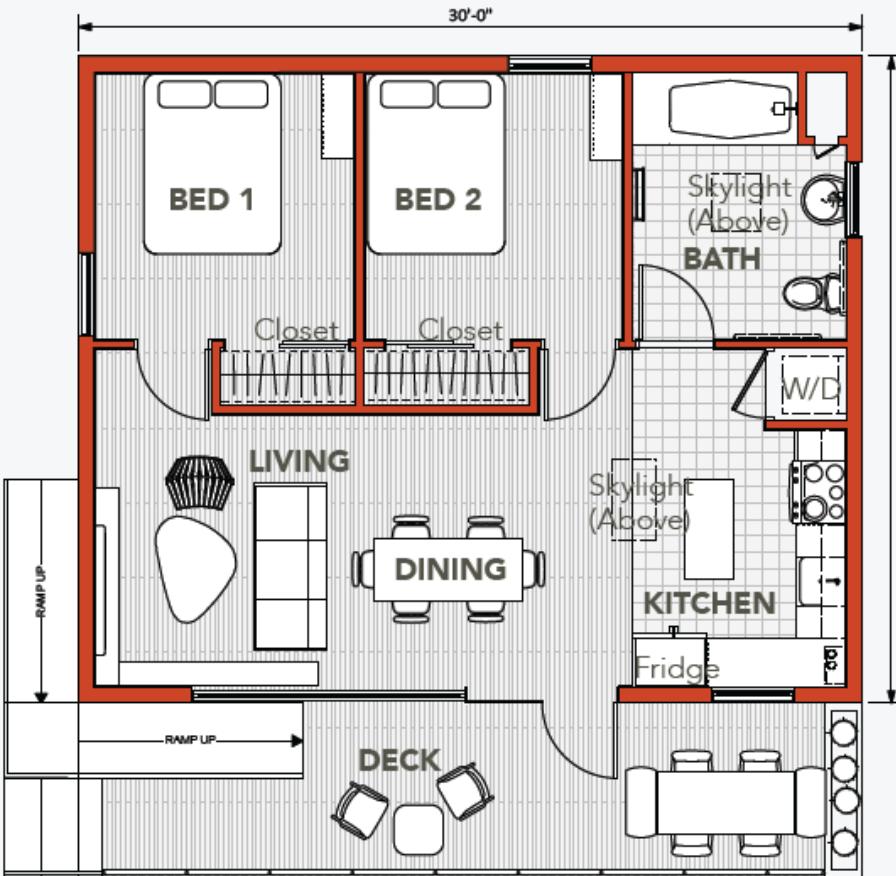
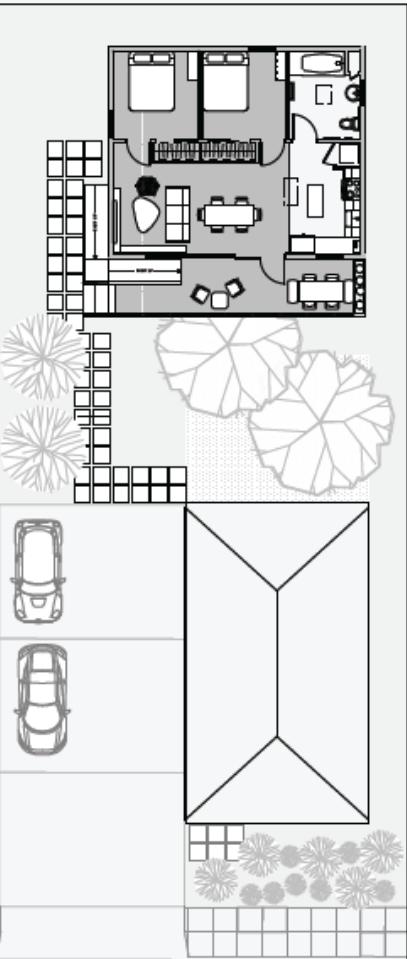
ROOM LIST & SIZES	
Sleeping Area	160 SF
Living Area	120
Bathroom	80
Kitchen	120
Deck	170
FURNISHINGS (as shown)	
Queen-Size Bed	Sofa & Coffee Table
Dresser	Bookshelves
Built-in Closet	Wall-mounted TV
Sofa	Deck furnishings
APPLIANCES & EQUIPMENT	
Roll-in Shower, Bench & Sink	4-Burner Stove /Oven
Low-Flow Toilet	Full-sized Washer/Dryer
Wall-mounted Hot-Water Heater	Full-height refrigerator
Skylights (2)	



## ADU FLOOR PLAN - 800 SF

This 800 SF ADU is suitable for a small family or those who wish to down-size and still be able to have a guest room. The deck shown is 18 inches above grade. Therefore, a longer ramp is required. We have shown the ramp as a seamlessly, integrated element.

ROOM LIST & SIZES	
Sleeping Area	290 SF
Living Area	136
Bathroom	80
Kitchen	102
Dining	136
Deck	230
FURNISHINGS (as shown)	
Queen-Size Bed (2)	Sofa & Coffee Table
Dresser (2)	Bookshelves
Built-in Closet (2)	Wall-mounted TV
Sofa	Deck furnishings
APPLIANCES & EQUIPMENT	
Full Bath & Sink	4-Burner Stove /Oven
Low-Flow Toilet	Stacked Washer/Dryer
Wall-mounted Hot-Water	Full-Height refrigerator
Skylights (2)	





# Clearfield City

- *6,000 SF or less*
- *ADU size of 50% or less of primary residence (Need to remove)*
- *Separate living areas defined & required.*
  - *Eating, Sleeping, & Full Bathroom*
- *Owner occupancy*



# Syracuse City

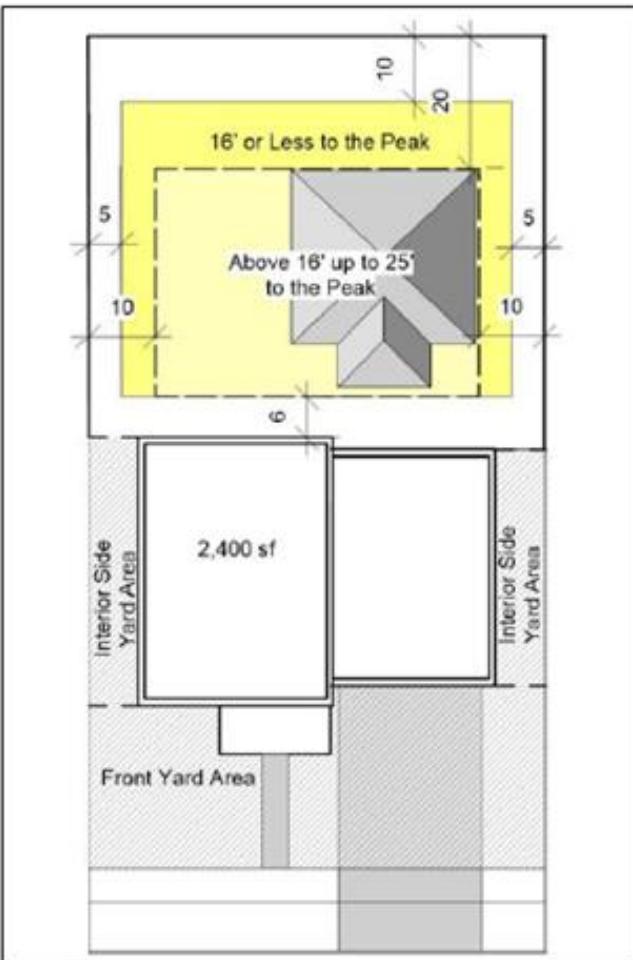
- Owner occupied with two exceptions.
  - Leave of absence of 3 yrs or less for qualified purpose.
  - Owner in hospital but not in retirement community.
- No size limit for IADUs; 10,000 SF or greater for detached.
- No separate utility connection for IADUs; separate connection allowed for detached ADUs.
  - \*Two utility accounts for all ADUs
- Similar ADU size limitations.
- Parking based on bedroom count.



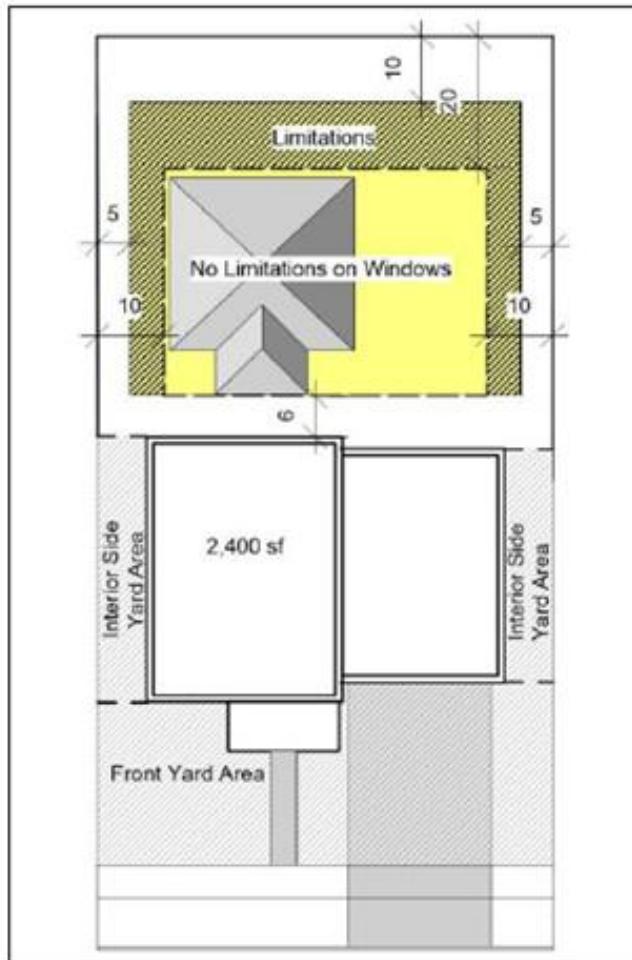
# Layton City

- *Owner occupancy requirements similar to Syracuse City.*
- *6,000 SF for detached ADUs.*
- *Allow single and two-story detached ADUs with different limitations.*
- *Only 1 additional parking space.*
- *Interior access required, but not allowed by State Code.*

## Detached ADU Buildable Areas and Limitations

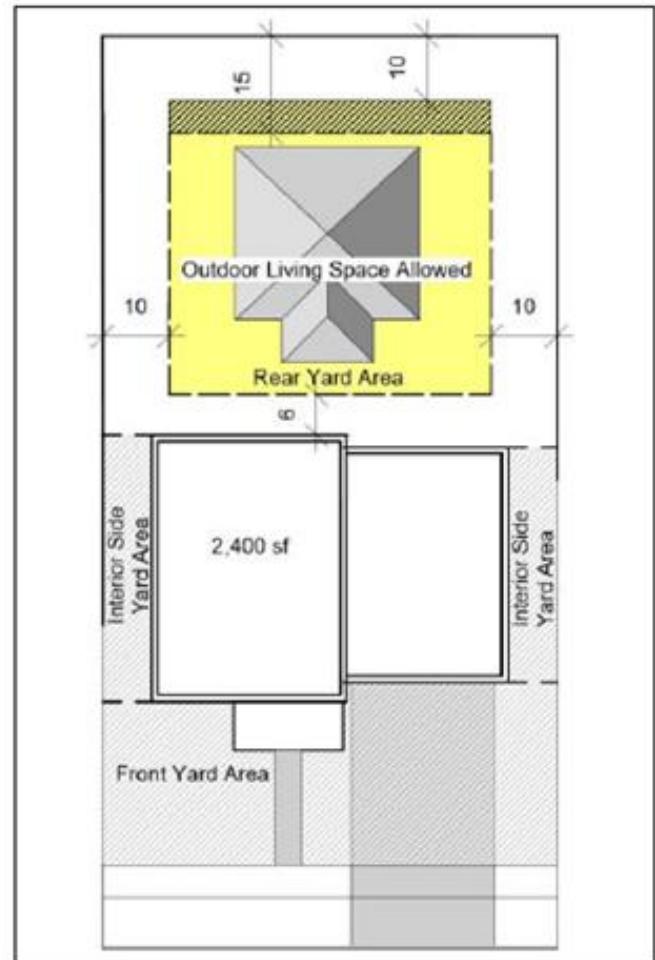


### Single-Story vs. Two Story ADU Buildable Area



### Window Limitations

Windows limited to skylights, clerestory, or obscured glass if closer than 10' of side yard or 20' of rear yard



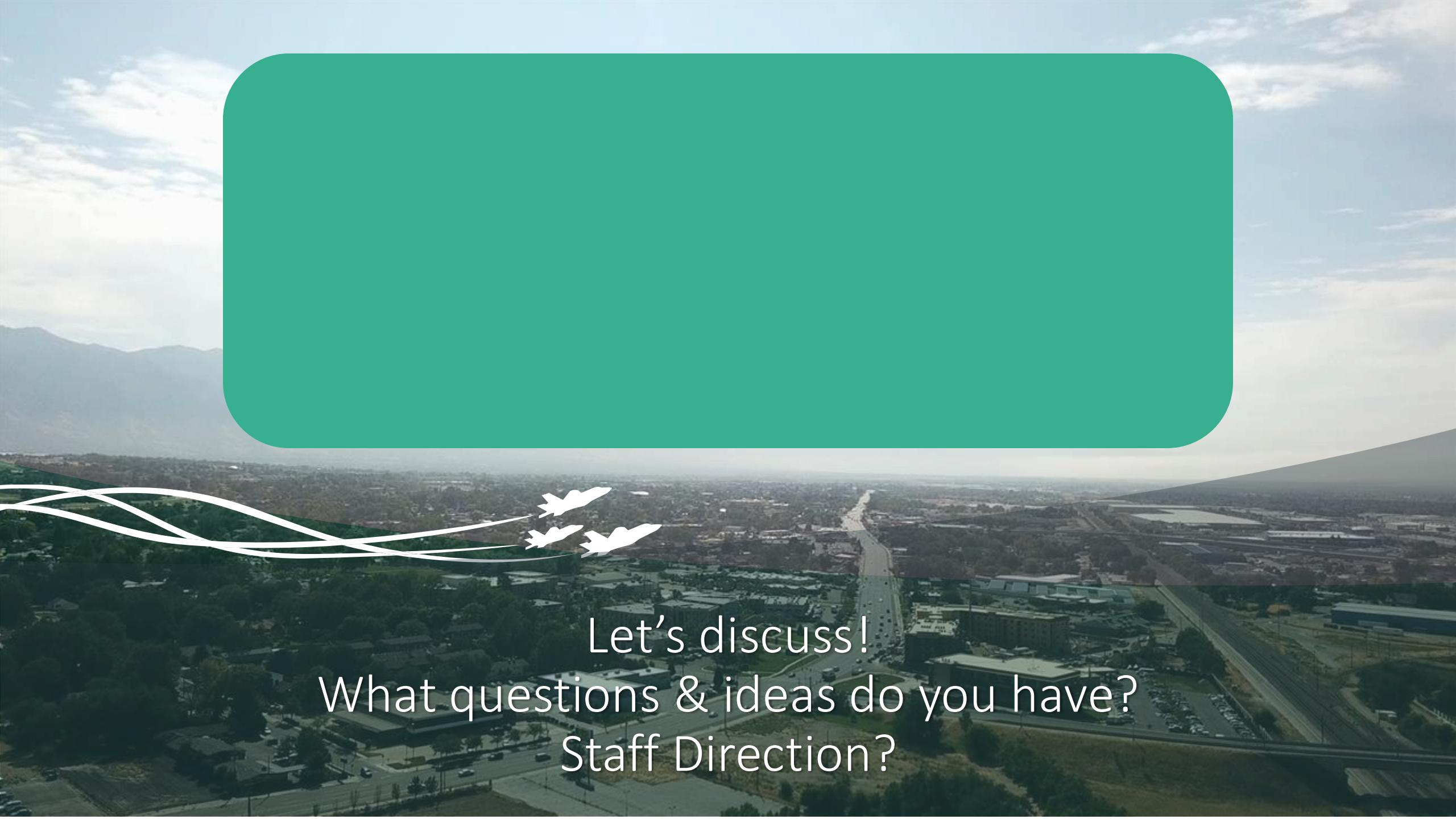
### Outdoor Living Space

Outdoor Living Space must be 10' from the side yard or rear yard. Balconies, decks or similar above 4 feet from finished grade must be setback 15' from the rear property line.

A large, semi-transparent image of an aerial view of a city, showing a highway, buildings, and green spaces, occupies the left side of the slide. The image is partially covered by a white diagonal bar on the right side.

# Murray City

- Owner occupancy required.
- 10,000 SF for detached ADUs.
- Similar size limitations to Syracuse.
- 1 additional space. 3 total for primary dwelling and ADU.
  - State Code says no more than 4, so they could require more.
- Utilities or impact fees, exterior design, separate living areas, and method for addressing not specified.



Let's discuss!  
What questions & ideas do you have?  
Staff Direction?