springville
ART CITY

ACCESSORY DWELLING UNITS

MARCH 4, 2025

ACCESSORY DWELLING UNITS

- Last Time
  - What are ADUs
  - Growth in construction
  - Fees
- Today
  - Regulations
- Future Discussion
  - Pre-approved Plans



REGULATIONS

- Attached
- Detached
  - Setbacks — Same as underlying zone

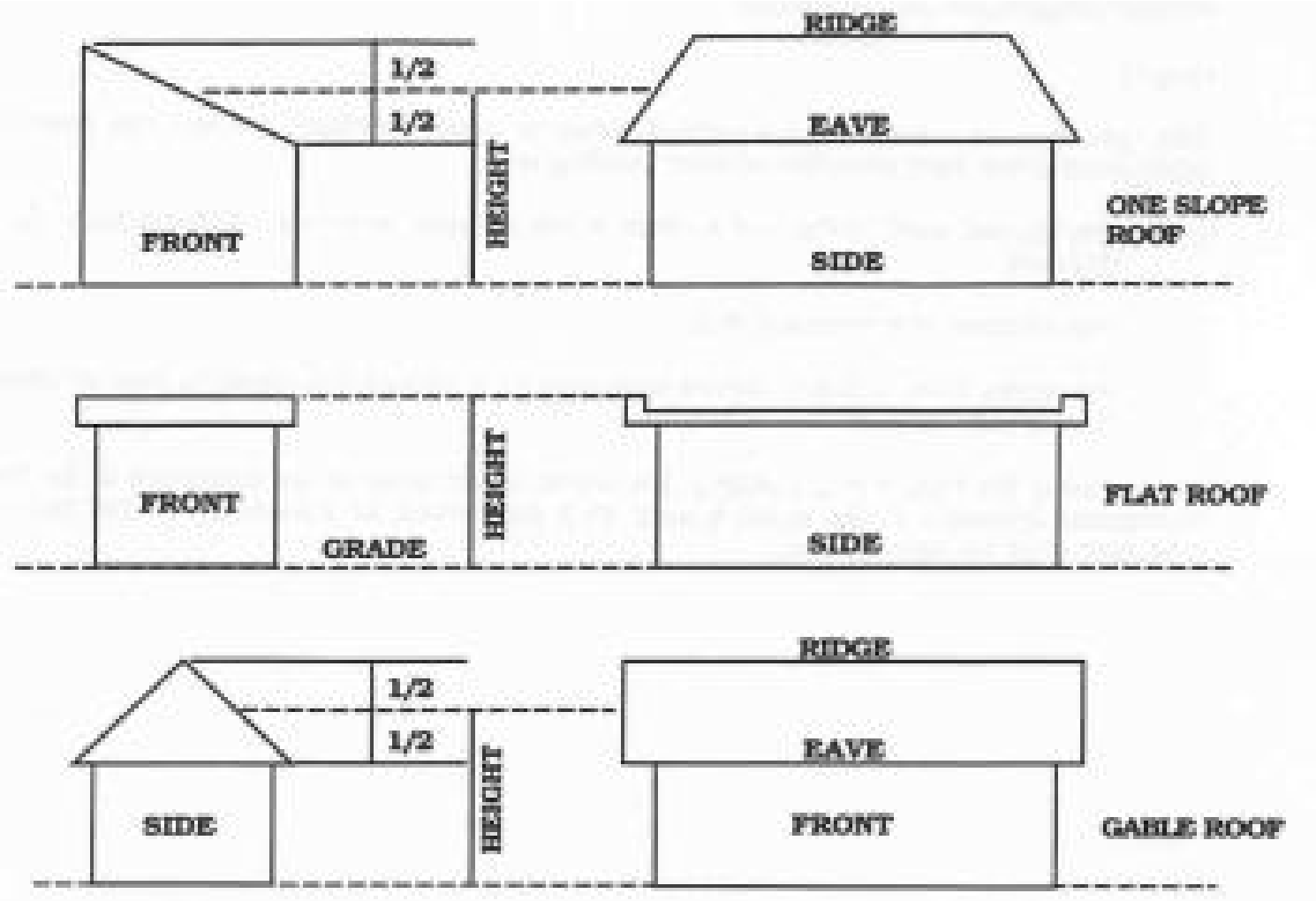
SETBACKS

Setbacks	A1	R1-15	R1-10	R1-8	R1-5	R2	RMF-1	RMF-2
Minimum Setbacks for Accessory Buildings and Structures (in feet)[8]								
Front Yard	Behind the front wall plane							
Side Yard (for buildings <8 feet in height)	3	3	3	3	3	3	3	3
Side Yard (for buildings between 8 and 10 feet in height)	6	6	6	6	3	3	3	3
Side Yard (for buildings >10 feet in height)	10	10	8	8	3	3	3	3
Side Yard on street frontage (corner lot)[9]	20	20	20	20	20	20	20	20
Rear Yard (for buildings 18 feet or less in height)	3	3	3	3	3	3	3	3
Rear Yard (for buildings >18 feet in height)	10	10						

REGULATIONS

- Attached
- Detached
  - Setbacks — Same as underlying zone
  - Height — 20 feet (mid gable)

HEIGHT


RIDGE
1/2
1/2
EAVE
HEIGHT
FRONT
ONE SLOPE ROOF
SIDE
FRONT
HEIGHT
GRADE
FLAT ROOF
SIDE
RIDGE
1/2
1/2
EAVE
SIDE
HEIGHT
FRONT
GABLE ROOF

REGULATIONS

- Attached
- Detached
  - Setbacks — Same as underlying zone
  - Height — 20 feet (mid gable)
  - Size — Same as underlying zone

BUILDING FOOTPRINT

CONFIGURATIONS	A1	R1-15	R1-10	R1-8	R1-5	R2	RMF-1	RMF-2
Maximum lot coverage (footprints of buildings)	25%	35%	35%	35%	40%	40%	50%	60%
		5,250	3,500	2,800	2,000			

REGULATIONS

- Attached
- Detached
  - Setbacks — Same as underlying zone
  - Height — 20 feet (mid gable)
  - Size — Same as underlying zone
  - Parking — R1-15 & R1-10: 2 additional spaces
    All other zones: 1 additional space

RECOMMENDATIONS

- Evaluate height requirements for detached ADUs
  - Increase maximum height?
  - Tie height to height of primary structure?