

Low-Cost by Design

Housing Solutions
Without Subsidy



CORE PRIORITIES

- **(Really) Local Control:** People have ultimate control and use of their property, which means subdividing, building starter homes, and accessory dwelling units should all be on the table.
- **Removing government barriers** to family-friendly housing.



Can ADUs Really Help?

- Lower rents = more savings for young couples to buy a home.
- Rental income from ADU can help buyers qualify for a mortgage.
- Over 800,000 Utah homes could host an ADU — far more potential than people realize. We're waiting for updated numbers, but Utah's shortage is estimated to persist.
- ADUs let older or disabled relatives live nearby with more independence.
- It may not solve the whole crisis — but it could solve my family's crisis. Doesn't that count?
- Boosts ownership — owner-occupancy rules mean more resident owners than otherwise.



The Utah ADU Landscape

- We performed an analysis of ADU ordinances of cities 5,000 population and over revealed a very wide variety of freedom to build ADUs. Here is an overview:



The Number of ADUs Allowed

- Smithfield in Cache County allows 2 ADUs (one attached, one detached) with no minimum lot size required.
- Moab allows 2 ADUs if the lot is greater than 20,000 sq. ft.
- Hurricane allows two if your lot is .8 acre lot or larger.



Type of ADUs People Want to Build

- Internal - within the footprint of the primary dwelling
- Attached - added to the original footprint
- Detached - separate structures
 - About 30% of the cities only allow internal ADUs.
 - More cities now allow internal and detached, but attached often left vague.
 - Detached ADU ordinances vary widely — permissive in some ways, restrictive or unclear in others.



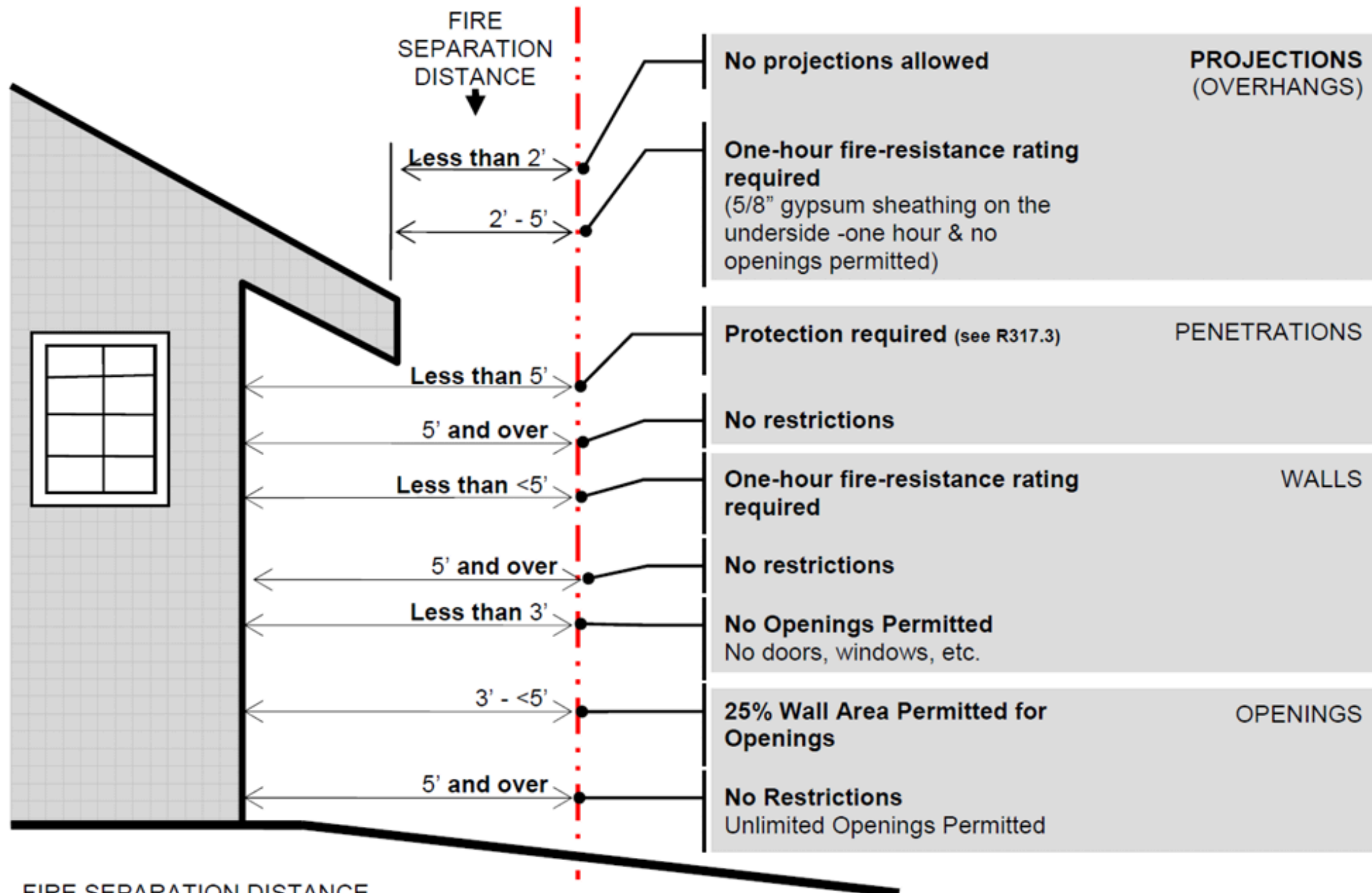


Location of ADU on Lot

- **Side and Rear Yard:** Some cities fail to specify side yard is OK. Lindon actually allows ADUs in front yards in limited cases.
- **Setbacks:** Midvale leads in flexibility: 2 feet from property line with fire-resistant materials. Salt Lake City is three. I'm told Millcreek also recently reduced to three. 5 feet is common, as is 6-10. Three solves the "garage problem."



Fire Separation Distance



FIRE SEPARATION DISTANCE

The distance from the building to the closest interior lot line or an imaginary line between two buildings on a lot or the centerline of a street alley or public way

NOTE: See exceptions regarding foundation vents and accessory detached garages within 2'-0" of lot line.



Lot & ADU Size Requirements

- **Minimum lot size rules vary widely.** A few dozen cities have no minimum, others require about 5,000-6,000 sq ft., a fair amount require bigger lots. Of those that had a lot size requirement, I noticed a pattern. Larger minimum lot = permission for larger ADU. Smaller lot or no minimum = only small/tiny ADUs allowed.
- **ADU size limits also vary widely.** All cities require ADUs to be smaller than the main home. Most allow sizes in the studio to 2-3 bedroom range.
- **Underlying Policy:** The decision seems to be “let’s have them be small and affordable.”





1 Bed/1 Bath, 578 sq ft



3 Bed/ 2 Bath Cottage, 1,112 Sq Ft, 25' Height

Height Requirements

- **Layton Got it Right:** Cities are split on 1 vs. 2-story ADUs, often citing privacy concerns. Common approaches:
 - One-story near property lines
 - One-story only in all cases
 - Two stories allowed in almost all cases
- Layton strikes a thoughtful balance – allowing two-story ADUs with sensible provisions that respect both privacy and property rights.

REQUIREMENTS	Internal ADU	Attached ADU		<u>Detached</u>	<u>ADU</u>	
			Detached ADU (Single-Story)	Detached ADU (Single-Story)	Detached ADU (2-Story)	Detached ADU (2-Story)
Location	Part of Primary Dwelling	Attached to Primary Dwelling	Side Yard Area	Rear yard Area	Side Yard Area	Rear Yard Area
Maximum Height Limit ^{1&2}	Same as Primary Dwelling	Same as Primary Dwelling	16' to Roof Peak	16' to Roof Peak	25' to Roof Peak	25' to Roof Peak
Minimum Side Setbacks ³	Same as Primary Dwelling	Same as Primary Dwelling	Same as Primary Dwelling	5'	10'	10'
Minimum Rear Setbacks	Same as Primary Dwelling	Same as Primary Dwelling	Same as Primary Dwelling	10'	Same as Primary Dwelling	20'
Windows ⁴	No Restriction	No Restriction	No Restriction	Restricted	No Restriction	Restricted



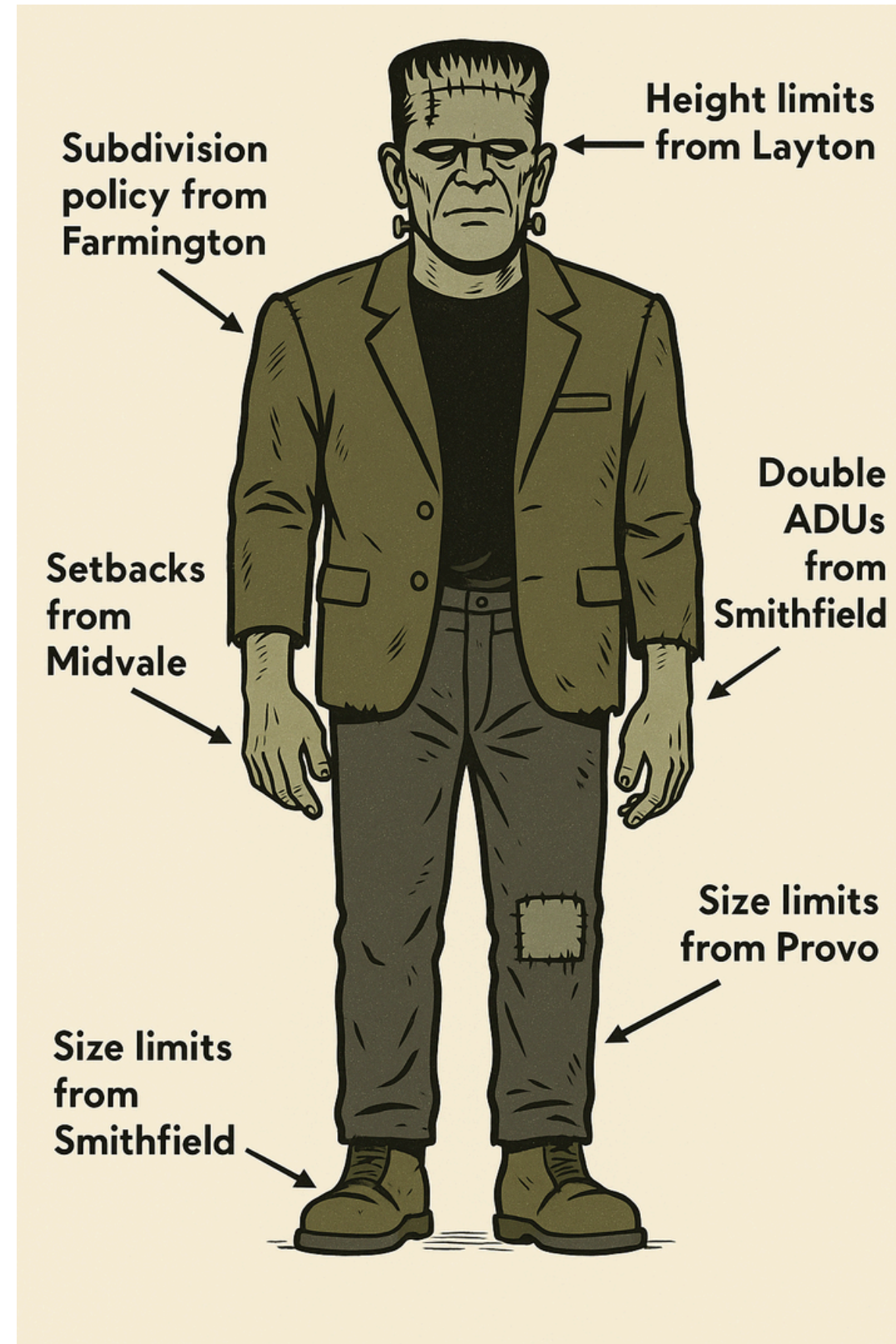
2 bed 2 bath, 893 sq. ft., 28 ft height



2 Bed 2 Bath, 921 SF, Height 20'1"



Best ADU Ordinance?



What Can Utah Do?

- **Nothing**
- **Go the Montana, Arkansas, New Hampshire, or North Carolina route**
- **Third Way?:** Continue the collaboration and establish, alongside city officials a vetted, model ADU ordinance.

