

Rohr D-ADU Text Amendment

Todd A. Draper, AICP

City Council
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Text Amendment Proposal

- Citizen Submitted Application – Not City Initiated
- The proposal if approved would:
 - Permit existing accessory buildings and structures to be converted into Detached Accessory Dwelling Units (D-ADU's).
 - Set different height and setback standards for D-ADU's that are created from existing accessory buildings and structures.
 - Clarify where a D-ADU can be located on a property.

Proposed Text

9-31-040: D-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each D-ADU:

A. Separate Structure: A D-ADU is a separate structure from the single- family dwelling contained on the same lot or parcel as the single-family dwelling.

B. Existing Structures: An existing detached accessory structure, which existed prior to September 21, 2021, can be converted as part of an application for the creation of a D-ADU in compliance with all other standards for D-ADUs listed in this chapter.

~~B-C.~~ Conditions: A D-ADU shall comply with the applicable requirements of section 9-31-030 and all of the following conditions:

1. Only one D-ADU shall be allowed per lot or parcel.
2. A D-ADU shall comply with the ~~same following: setback for a main building in the zoning district in which the lot or parcel is located.~~
 - a. A newly constructed D-ADU shall comply with the setbacks and height limits for a main building in the zoning district in which the lot or parcel is located; or
 - b. An existing accessory building that is being converted into a D-ADU shall comply with the setbacks and height limits for an accessory building found in section 9-10-040 of this title.

Proposed Text (Continued)

3. A D-ADU shall not be located within ~~the rear yard area of the lot or parcel and is prohibited within the~~ a front yard ~~area~~.
4. At least one additional parking stall above the minimum required for the single-family dwelling shall be provided on site and be reserved for exclusive use by occupants of the D-ADU. The parking stall(s) provided for use of the occupants of the D-ADU may not be located in tandem with parking stalls designed to serve the single-family dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.
5. The total square footage of a D-ADU shall not exceed fifty percent (50%) of the single-family dwelling's total square footage not including the garage.
6. A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.
7. The architectural design, color pallet, and materials of a D-ADU shall match those of the single-family dwelling.
8. ~~The height of a D-ADU shall conform to the height limit specified for main buildings in the zoning district in which it is located.~~



Planning Commission Recommendation

The Planning Commission at their June 11, 2026 meeting forwarded positive recommendations to the City Council for the application on a unanimous 3-0 vote.

Questions or Comments?

Contact:

Todd A. Draper, AICP
Todd.Draper@draperutah.gov
801-576-6335
www.draperutah.gov