

Planning Commission Staff Report

File #8Z26-DCA-000633-2026

**Public Hearing and Recommendation to the City Council for
a Zoning Text Amendment to Title 13.11.010 of the
Taylorsville Municipal Code, Amending 13.11.010 Accessory
Dwelling Units (ADUs) and Guesthouses to add Detached
Accessory Dwelling Units.**



Department of Community Development

Staff Report Date:	August 20, 2026
Meeting Date:	August 25, 2026
Agenda Item:	Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Title 13.11.010 of the Taylorsville Municipal Code, Amending 13.11.010 Accessory Dwelling Units (ADUs) and Guesthouses to add Detached Accessory Dwelling Units..
Subject Property Address:	City-wide
Applicant:	City of Taylorsville
Author:	Grant Allen, Senior Planner
Parcel #:	n/a
Applicable Ordinances:	Title 13.11.010, 13.07, 13.36
Agenda Item #:	5

Attachments:

Exhibit A: Proposed zoning text amendments

Summary

The City of Taylorsville is requesting a text amendment to 13.11.010 of the Taylorsville Land Development Code (LDC) related to accessory dwelling units and corresponding definitions and reference sections. This amendment will align the City's LDC with recent legislation passed by Utah Legislature related to detached accessory dwelling units.

Background

In its 2026 General Session, the Utah legislature passed Senate Bill 284 (SB284), resulting in a requirement for cities to adopt a land use regulation that permits a detached accessory dwelling unit. The intent of SB284 is to establish detached accessory dwelling units as permitted uses, and establishes specific elements of what municipalities may and may not regulate as part of the adopted ordinance. A brief summary of SB284 is provided below, as it relates to this text amendment request:

- A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit (DADU) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
 - Municipalities may permit DADU on lots smaller than 11,000 square feet.
- Ordinance shall require DADU to comply with all applicable building, health and fire codes
- Ordinance shall include a process for legally constructed accessory structure to convert to DADU, subject to additional requirements.
- Ordinance may not
 - require a conditional use permit
 - require more than 2 parking spaces for units 650 sq feet and greater
 - require more than 1 parking space for unit smaller than 650 square feet
 - include design standards
- Ordinance may:
 - Include requirements for size, dimensions, height and max lot coverage
 - Require setbacks
 - Require design consistency
 - Restrict size of DADU
 - Require owner occupancy
 - Restrict short term rentals
 - Restrict number of DADUs
 - Prohibit DADU due to inadequate access to utilities.

Following the 2026 Utah Legislative session, Staff has presented overviews of the changes to City Council, and Planning Commission outlining the process for adopting an updated ordinance. Planning Commission has held two work sessions with Staff to discuss important elements of the ordinance, such as setbacks, height, size, access, parking, utilities.

Staff Analysis

The changes required by SB284 provides the opportunity for the city to consider the impacts, and requirements of detached accessory dwelling units (DADU) and provide the opportunity for residents to add one their property.

Staff in coordination with a consultant has prepared draft language incorporating feedback from Planning Commission work sessions, and comments from City Council. This draft language is in exhibit A, the proposed text amendment.

Public Comment

A public notice was published on the Utah State Notice Website and the City's website on August 13, 2026, and mailed to Affected Entities. No comments have been submitted after the public notice.

Staff has received many inquiries and questions about detached accessory dwelling units prior to publishing the public notice.

Findings

1. This application was initiated by the City of Taylorsville.
2. The city is requesting a text amendment to the Taylorsville Municipal Code Title 13.11.010, Amending 13.11.010 Accessory Dwelling Units (ADUs) and Guesthouses to add Detached Accessory Dwelling Units, and related reference sections, Chapter 13.07 Land Uses in Residential Districts, Chapter 13.13.36 Definitions.
3. The amendment aligns city standards related to Utah Senate Bill 284.
4. The City Council is the final decision-making authority for a text amendment to the Taylorsville Municipal Code.

Staff Recommendation

Staff recommend the Planning Commission review and discuss the draft proposal (Exhibit A) and make a formal recommendation to the City Council at a future meeting.

Recommended Motion

I move that we continue File # 8Z26 - DCA00033-2026 to the September 22, 2026 Planning Commission meeting for the following specific reasons.

Exhibit A – Draft Text Amendments

Sections Amended Per DADU Update:

Chapter 13.36 Definitions

Chapter 13.07.020 Permitted Land Use table (Residential)

Chapter 13.08.020 Permitted Land Use Table (Commercial, Office, Industrial, Mixed Use,
Transit Corridor, and Research and Development Districts)

Chapter 13.11.010 Accessory Dwelling Units (ADUs) and Guest Houses

CHAPTER 13.36 DEFINITIONS

13.36.160: "A"

ACCESSORY APARTMENT: See definition of "Accessory Dwelling Unit" (ADU).

ACCESSORY DWELLING UNIT (ADU): means a habitable living unit added to, created within, or detached from a single-family dwelling and contained on one lot or parcel.

ACCESSORY DWELLING UNIT, INTERNAL (IADU), ~~INTERNAL~~: means an accessory dwelling unit created within a primary dwelling for the purpose of offering long-term rental of 30 consecutive days or longer. ~~A self-contained dwelling unit that is incorporated within the single-family dwelling that maintains complete independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation (i.e., separate kitchen). An internal ADU is part of the single-family dwelling and is not a duplex or multi-family unit.~~

ACCESSORY DWELLING UNIT, DETACHED (DADU): means an accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

ACCESSORY STRUCTURE, ACCESSORY BUILDING: A detached, incidental subordinate building customarily incidental to and located upon the same lot occupied by the main use or building. Detached garages, sheds, workshops, and barns are examples of accessory structures.

ACCESSORY STRUCTURE, LEGALLY CONSTRUCTED: means an accessory structure that was lawfully established under the applicable land-use and building regulations in effect when the structure was constructed, or that was subsequently legalized through an approved permit, code-compliance process, or other City authorization.

ACCESSORY USE: A use conducted on the same lot as the primary use of the structure to which it is related; a use which is clearly incidental to and customarily found in connection with such primary use.

GUESTHOUSE: A detached living quarters located within an accessory building that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary guests. Such facilities shall not be rented independently from the main dwelling unit.

13.36.160: "O"

OWNER OCCUPANCY: means that at least one owner of record occupies either the primary dwelling or the accessory dwelling unit (ADU) on the property as the owner's primary residence. Owner occupancy shall be established through an affidavit submitted by the property owner and recorded against the property.

13.36.160: "P"

PRIMARY DWELLING: means a single-family detached dwelling. "Primary dwelling" includes a garage if the garage is both a habitable space and is connected to the primary dwelling by a common wall.

PRIMARY RESIDENCE: means the single property where the owner of record's habitation is fixed, and for which the owner of record resides at the property for a minimum of one hundred eighty-three (183) consecutive calendar days during the calendar year."

13.07.020: PERMITTED LAND USE TABLE BY THE RESIDENTIAL DISTRICTS:

E. Table Of Uses: The table below classifies land uses, zoning districts and permitting types within Residential Districts:

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-1-5	R-2-10	R-2-8	RM	MH
Accessory dwelling unit, internal (IADU),	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	N1	N1
<u>Accessory dwelling unit, detached (DADU)</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>P1</u>	<u>N1</u>	<u>N1</u>
Accessory structure (unless otherwise specified)	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/A C1	P/AC 1	P/AC 1
Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P	N	P
Guesthouse	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	N	N

Notes:

1. Subject to the standards in Chapter 13.11: Special Use Standards.

13.08.020: PERMITTED LAND USE TABLE BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

E. Table Of Uses: The table below classifies land uses, zoning districts and permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research And Development
Accessory dwelling unit, internal (IADU),	N	N	N	N	N	N	N	P12	N	N
<u>Accessory dwelling unit, detached (DADU)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P12</u>	<u>N</u>	<u>N</u>
Accessory structure (unless otherwise specified)	N	N	N	N	N	N	N	N	N	NC
Dwelling, single-family	N	N	N	N	N	N	N	AC	N	N

Notes:

- Reference regulatory standards in the special use standards section of this Code.

13.11.010: ACCESSORY DWELLING UNITS (ADUS) AND GUESTHOUSES:

A. Purpose:

This section is established to provide regulations and design standards for accessory dwelling units (ADUs) and guesthouses related to single-family dwellings in Residential Zone Districts, while establishing clear standards for public safety, utility capacity, parking, and neighborhood privacy and compatibility.

B. Accessory Dwelling Units (ADUs) Standards:

- a. ADUs shall only be allowed within the building footprint of a detached single-family dwelling. ADUs shall not be allowed in a duplex, triplex, apartment, or any other structure that contains more than one dwelling unit.
- b. An ADU shall not be allowed in a mobile home.
- c. Only one (1) ADU is permitted per lot.
- d. ADUs shall not be used as short-term rentals. Any rentals shall be made for 30 days or more.
- e. ADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- f. Installation of a separate utility meter to service an ADU is prohibited.
- g. Establishing a separate mailing address for an ADU is prohibited.
- h. ADUs shall comply with all applicable building, health, and fire codes.
- ~~h.i.~~ Accessory dwelling units may not be built or permitted within a recorded easement.

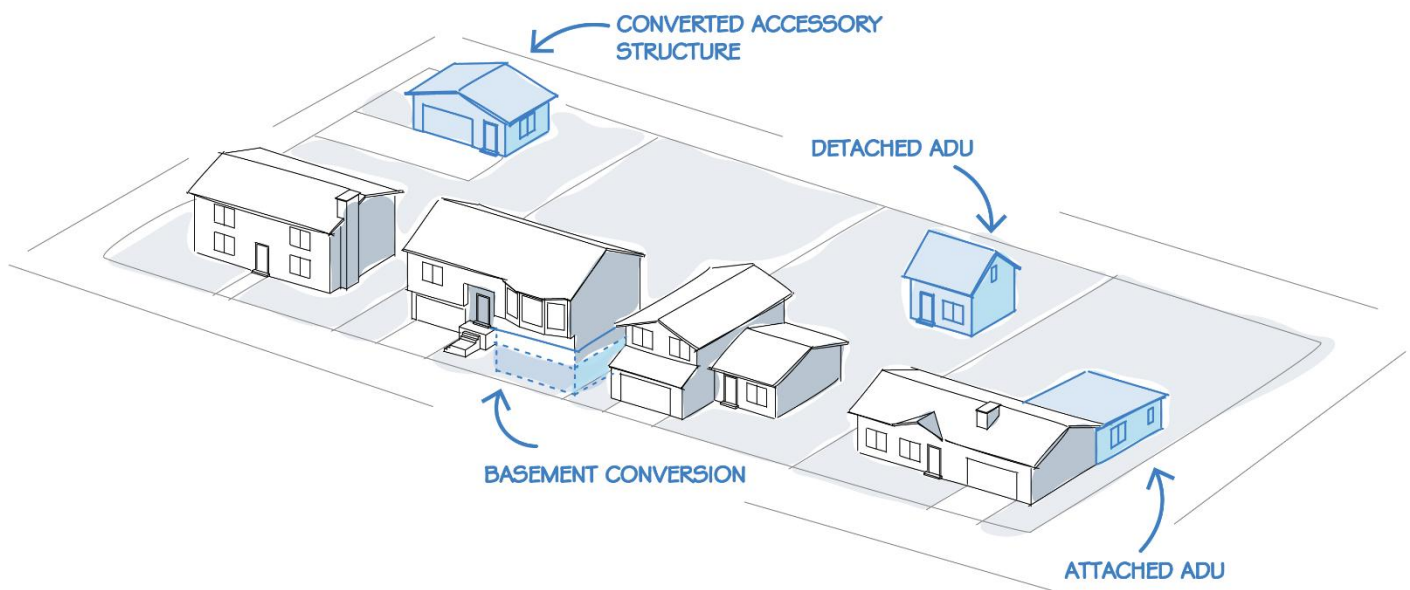


Figure XX: Accessory Dwelling Unit Types, illustrative graphic

1. Internal Accessory Dwelling Units (IADUs):

<u>Table XX. Internal Accessory Dwelling Unit (IADU) Standards</u>	
<u>Standard</u>	<u>Requirement</u>
<u>Setbacks/Height</u>	<u>Determined by the underlying zone designation.</u>
<u>Parking</u>	A minimum of one (1) off-street vehicle parking space is required for an ADU. This space shall be in addition to those required for the primary dwelling and shall comply with the City's parking standards.
<u>Lot minimum</u>	<u>IADUs shall only be allowed on a lot containing 6,000 or more square feet.</u>

2. Detached Accessory Dwelling Units (DADUs):

a. Detached Accessory Dwelling Units (DADUs) provisions shall apply to all lots within the city that:

- i. Have a minimum total area of 11,000 square feet
- ii. Have an existing single-family primary dwelling, as of the date of this ordinance created after December 31, 1996; and
- iii. Are located within a zone that allows single-family as a primary use.

b. A DADU is required to be an accessory use to a primary dwelling.

- c. A DADU shall not be sold separately or subdivided from the primary dwelling unit or property.
- d. A DADU shall not be occupied until the City has issued all relevant approvals, including a certificate of occupancy.
- e. Basements are not permitted within DADUs.
- f. **Existing Accessory Structure Conversion.** A detached building that complies with all applicable DADU standards within this section 13.11.010 may be converted to a DADU, provided the existing structure complies with the applicable sections of the adopted building and fire codes of the City.

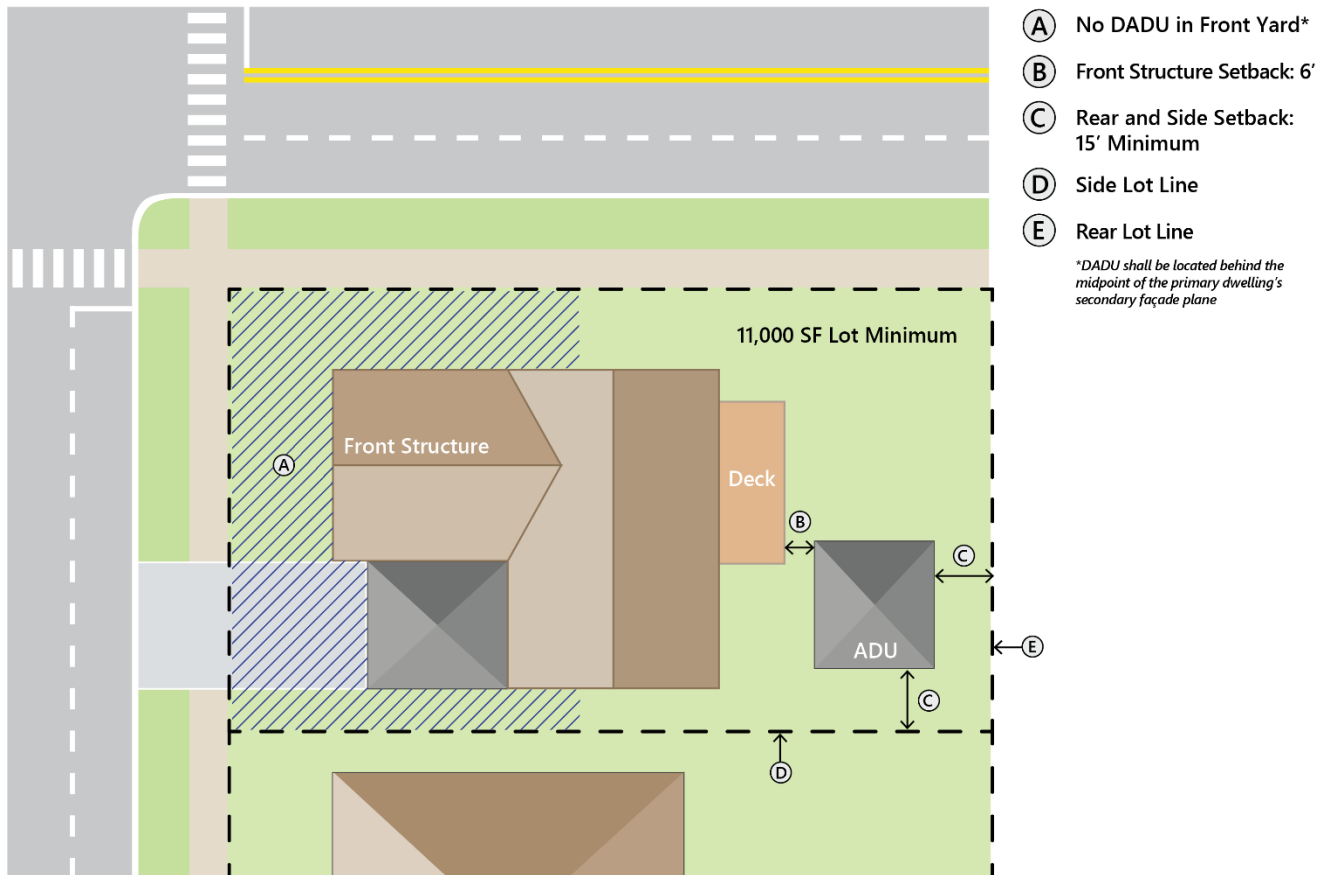


Figure XX: DADU Dimensional Standards Graphic

<u>Table XX. Detached Accessory Dwelling Unit (DADU) Standards</u>	
<u>Standard</u>	<u>Requirement</u>
<u>Location</u>	<u>A DADU shall be located in the rear or side yard of the primary dwelling and behind the midpoint of the primary dwelling's secondary façade plane. A DADU located in the side yard shall not be located forward of the midpoint of the primary dwelling's secondary façade. This requirement applies to the DADU's front appurtenances, including porches, stoops, and entryways.</u>
<u>Front setback</u>	<u>A DADU shall comply with the applicable front-structure setback requirements in Section 13.20.020.</u>
<u>Side setback</u>	<u>15 feet. A DADU located in the side yard shall comply with the required side setback regardless of its location relative to the primary dwelling.</u>
<u>Rear setback</u>	<u>15 feet</u>
<u>Primary Dwelling Separation Setback</u>	<u>Separation shall be measured from the closest existing projecting appurtenance on the rear or side of the primary dwelling to the closest front appurtenance of the DADU, including a porch or stoop. Where no projecting appurtenance exists, separation shall be measured between the closest portions of the buildings.</u>
<u>Height Maximum</u>	<u>Single story, or no greater than primary single family building height, whichever is more restrictive.</u>
<u>Additional Separation for DADU Height</u>	<u>If a DADU proposes a height exceeding the height of the primary dwelling, the required separation between the structures shall increase by 2 feet for every 1 foot of DADU height above the primary dwelling.</u>
<u>Accessory Building Separation Setback</u>	<u>6 feet between the DADU and any other detached accessory structure on the lot.</u>
<u>Porches, Stoops, and Entryways</u>	<u>Covered porches, stoops, entryways, and similar attached features of a DADU shall comply with the setback requirements in Section 13.20.020</u>
<u>Minimum lot size</u>	<u>11,000 square feet</u>
<u>Maximum DADU footprint</u>	<u>May not exceed 75 percent (75%) of the footprint area of the primary dwelling and have no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.</u>
<u>Lot Coverage</u>	<u>25% of the maximum total site lot coverage.</u>
<u>Parking</u>	<u>A minimum of one (1) off-street vehicle parking</u>

	<u>space. This space shall be in addition to those required for the primary dwelling and shall comply with the City's parking standards.</u>
Exterior Lighting	<u>Shall be fully shielded and downward directed.</u>

3. ADU Submittal Requirements.

a. Site Plan.

- i. A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, property boundaries, dimensions between structures, setbacks, walls, parking, driveways, and walkways.

- b. **Statement of Owner Occupancy.** Applicants for DADU shall provide an affidavit, sworn before a notary public, stating that the owner of the property (titleholder) lives in the primary dwelling unit or accessory dwelling unit, and the ADU shall not be rented as a short-term rental. Upon review by the Community Development Department, the affidavit shall be recorded with Salt Lake County against the property to alert the future owner of the regulations for the DADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit.

a.c. A building permit is required for the installation of any of the features listed below and any other construction related to the ADU. All construction must meet current building codes and shall, at a minimum, comply with the following standards prior to receiving a business license:

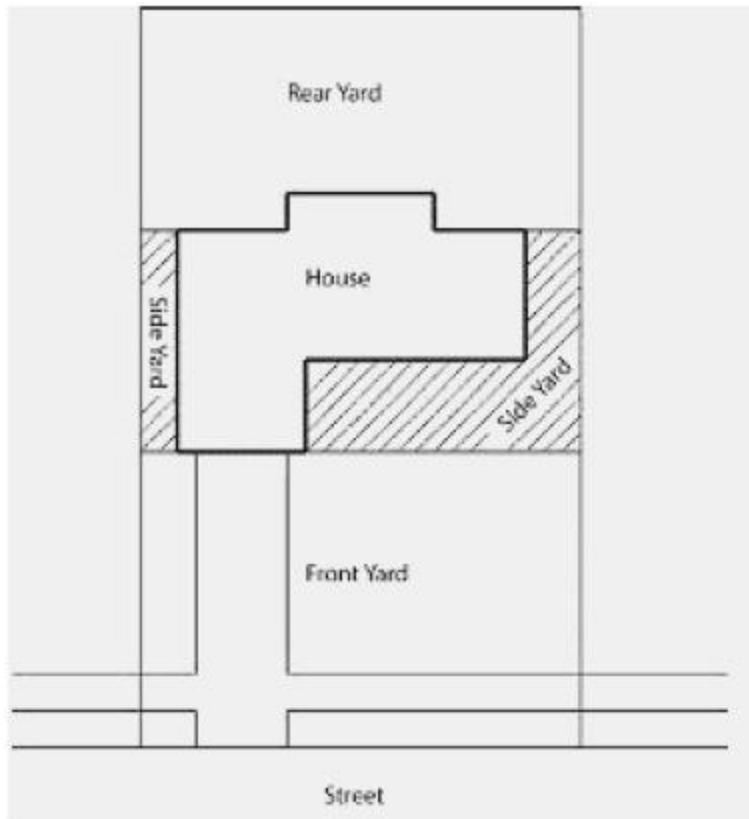
- i. Contain separate living facilities from the primary dwelling unit, including permanent provisions for living, sleeping, eating, cooking, and bathing. (IRC 202)
- ii. Provide primary ingress and egress to the ADU through a minimum 32-inch wide side-hinged door without requiring travel through a garage. (IRC 311)
- iii. If applicable, pProvide wall and floor/ceiling fire separation between the ADU and the primary dwelling unit with at least half-inch gypsum or equivalent. (IRC 302.3)
- iv. ADU occupants shall have access to the plumbing, HVAC, and electrical controls for the ADU. (IRC 1305.1 & 2005.2.1)
- v. Provide a written statement from a licensed HVAC professional stating the HVAC system is sufficient for the ADU and the primary dwelling unit. (IRC 1103.8 and 1105.4)

- vi. Provide separation of electrical systems. The branch circuits supplying the ADU must be accessible to its occupants. (IRC 3705.8)
 - vii. Provide sleeping rooms with emergency openings. (IRC 310.1)
 - viii. Provide interconnected smoke and carbon monoxide detectors. (IRC 314.2.2 & 315.2.2)
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- a. ~~b.~~—Prior to occupancy of an ADU, a business license must be obtained in accordance with Title 5: Business Licenses and Regulations, of the Taylorsville Code of Ordinances and this LDC. An active business license shall be maintained for as long as the ADU exists. Upon sale of the property, the new owner shall be required to secure reauthorization of the ADU by receiving a new business license.
 - b. Application for an ADU shall include evidence of owner occupancy by submitting any two of the following:
 - i. Bank statement (dated within 60 days);
 - ii. Court documents;
 - iii. Current mortgage or rental contract;
 - iv. Major credit card bill (dated within 60 days);
 - v. Property tax notice (statement or receipt dated within one year);
 - vi. School transcript (dated within 90 days);
 - vii. Utility bill (billing date within 60 days) (cell phone bills will not be accepted); or
 - viii. Valid Utah vehicle registration or title.
 - c. The city may record a notice with Salt Lake County to alert the future owner of the regulations for the ADU. The city shall, upon recording the notice, deliver a copy of the notice to the owner of the internal accessory dwelling unit. The notice shall include the following:
 - i. A description of the primary dwelling;
 - ii. A statement that the primary dwelling contains an internal accessory dwelling unit; and
 - iii. A statement that the internal accessory dwelling unit may only be used in accordance with Taylorsville's adopted land use regulations.

C. Guesthouses:

1. A guesthouse requires approval of an administrative conditional use permit in accordance with Chapter 13.33 of the Taylorsville Land Development Code.
2. A guesthouse shall only be allowed as an accessory use to a detached single-family dwelling on a lot containing 15,000 or more square feet.
3. Only one (1) guesthouse is permitted per lot.
4. A guesthouse shall be designed and constructed as to be compatible with the architectural components of the primary dwelling unit, e.g., exterior materials, color, and roof pitch.
5. Installation of a separate utility meter to service a guesthouse is prohibited.
6. Establishing a separate mailing address for a guesthouse is prohibited.
7. The design and size of the accessory structure shall conform to all applicable Building, Fire, and Health Codes. The applicant shall obtain all necessary building permits prior to construction of the guesthouse.
8. A minimum of one (1) off-street vehicle parking space is required for a guesthouse. This space shall be in addition to those required for the primary dwelling and shall comply with the City's parking standards.
9. A guesthouse shall be at least ten feet (10') from the side and rear property lines and six feet (6') from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be at least ten feet (10') from the property line.
10. A guesthouse may be located within the rear yard or side yard, provided that it is located behind the front plane of the primary dwelling (see figure 1 of this section). If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum setback for the primary dwelling in the zoning district in which it is located.

FIGURE 1
SETBACKS AND NO BUILD AREAS
(LOCATION)



11. The area of the guesthouse may not exceed 75 percent (75%) of the footprint area of the primary dwelling and have no more than one bedroom. This square footage will be considered part of the allowable square footage for the respective zoning district for accessory structures.

12. A guesthouse shall be limited to a single story. Basements shall not be allowed within a guesthouse.

13. A guesthouse may contain a full kitchen.

14. A site plan and architectural elevations shall be submitted to the Community Development Department to determine compliance with the requirements herein prior to approval of an administrative conditional use. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways, and walkways.

15. Existing accessory structures may be converted to a guesthouse provided that the proposed guesthouse complies with all development code standards and the adopted building codes. The number of required off street parking stalls shall not be eliminated with the conversion of an accessory garage.

16. Applicants for guesthouses shall provide an affidavit, sworn before a notary public, stating that the owner of the property (titleholder) lives in the primary dwelling unit as their permanent residence and that the guesthouse may only be used for guests and shall

not be rented. Upon approval of the administrative conditional use permit, the affidavit shall be recorded with Salt Lake County against the property to alert the future owner of the regulations for the guesthouse. Upon sale of the property, the new owner shall be required to sign and record a new affidavit and secure reauthorization of the ADU by receiving a new administrative conditional use permit. (Ord. 14-06, 4-16-2014; amd. Ord. 21-13, 9-15-2021)