

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:	September 18, 2026
Meeting Date:	September 22, 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, 13.08, 13.24, 13.02, 5.76
Agenda Item #:	—

Attachments:

Exhibit A: Proposed zoning text amendments

Summary

At the August 25, 2026, Planning Commission meeting, staff presented draft text to the commission for review and discussion. Staff and commission discussed and reviewed the draft changes. At the meeting, staff proposed the opportunity for Planning Commissioners to review and provide feedback regarding the draft.

Staff has reviewed feedback provided by Planning Commission since the August 25, 2026 meeting and prepared an updated draft text amendment for detached accessory dwelling units.

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.

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. As part of this process, 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 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 forward a positive recommendation to the City Council for File # 8Z26 - DCA00033-2026 based on the findings and information outlined in this staff report.

Recommended Motion

I move that we forward a positive recommendation to the City Council for File # 8Z26 - DCA00033-2026 based on the findings and information outlined in this staff report.