



CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay City Council will hold a public hearing on **Thursday, October 1, 2026, as close to 6:00 P.M. as possible**. The purpose of the hearing is to receive comments on amending various sections of Title 13 of the Holladay Land Use and Development Ordinance to comply with State of Utah Accessory Dwelling Unit housing provisions passed by the legislature as SB284 (2026).

The amendments will align current accessory dwelling unit standards with requirements outlined in SB284 by modifying standards currently regulating: the approval process, building design, and placement.

**Please note, this meeting will be held at the City of Holladay's temporary location,
3330 South 1300 East, Millcreek, Utah.**

The proposed amendments are available for public inspection on the City's website at <http://www.holladayut.gov>

The public can remotely watch the [Live Stream](#) of the meeting. To provide a public comment or to comment on any public hearing, you have the following options:

1. In-person attendance at the *temporary City Hall location, 3330 S. 1300 E.* or
2. Email your comments by 5:00 PM on the date of the meeting to scarlson@holladayut.gov or 801-272-9450.

CERTIFICATE OF POSTING

I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and the Holladay Library.

DATE POSTED: Monday, September 21, 2026

*Stephanie N. Carlson, MMC,
City Recorder City of Holladay*

CHAPTER 13.14

R-1 Zones

13.14.031: ACCESSORY DWELLING UNITS:

Accessory Dwelling Units are meant to assist in the creation of new housing units; support a more efficient use of existing housing stock and infrastructure; and provide housing that responds to changing family needs, smaller households, and increasing housing costs within the City and not a response to supplemental income or vacation rental opportunities.

Existing or new construction of Accessory Dwelling Units of any type may only be established on a parcel with a single-family detached structure within all residential zones when the following standards are met. In addition to applicable remedies for correction of non-compliance set forth in Chapter 13.94 of this Title, pursuant to Utah Code Ann. § 10-9a-530(5), the City may hold a lien against any property in violation of any provision of this Title relating to the creation and/or maintenance of an Internal Accessory Dwelling Unit. The City shall follow the provisions of Utah Code Ann. § 10-9a-530(5) in the creation and filing of any lien.

A. Accessory Dwelling Unit as defined in section 13.04.040, shall:

1. Comply with applicable building, health, and fire codes.

2. Be subject to approval of a Building Permit (section 13.08.100) and issuance of a Certificate of Occupancy (sections 13.04.050, 13.01.060).

3. If rented, be rented for a minimum of thirty (30) consecutive days. A rented ADU is subject to annual approval of a License (section 5.68.020). The licensing fee can be found in the Consolidated Fee Schedule.

4. Owner Occupied: No accessory dwelling unit shall be created, established, maintained or occupied in a single-family dwelling unless the owner of the property or an immediate family member, defined as the spouse, parent, child, sibling, grandparent, or grandchild, occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the property owner(s) as shown on the County tax assessment rolls. Owner occupancy requirement shall not apply to the accessory dwelling unit when:

a. The owner cannot live in the dwelling because of a bona fide temporary absence of three (3) years or less (i.e: military, job assignment, sabbatical, or voluntary service);

b. The owner was living in the dwelling immediately prior to leaving for temporary job assignment, sabbatical, or voluntary service; and

c. The owner resumes primary occupancy of residence upon returning from the temporary military, job assignment, sabbatical, or voluntary service absence;

d. Dwelling Unit Occupancy: The occupants of an accessory dwelling unit shall be limited to a single family, defined as (in accordance with Utah Code § 10-91-505.5):

(1) One person living alone; or

(2) Any number of persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; for purposes of this definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.

(3) Up to four (4) unrelated persons living as a single-family housekeeping unit.

5. Onsite Parking

a. Internal Accessory Dwelling Units:

a. Provide one additional onsite parking stall above the minimum required according to provisions set forth in section 13.80.040; and replace any parking spaces displaced by the construction of an ADU from an attached garage or carport.

b. External Accessory Dwelling Units:

a. Two assigned to an EADU that is 650 square feet or larger

b. One assign to an EADU that is smaller 650 ~~If an accessory dwelling unit is being added outside of the existing footprint of the home, onsite parking must meet the minimums required in section 13.80.040, determined by the number of bedrooms in the accessory dwelling unit.~~

c. Parking reductions may be allowed ~~provisions~~ according to Section 13.80.040.B.

6. Maintain the same address as the primary dwelling with the addition of "Unit B".

7. Not operate on separate utility meters from the primary dwelling. The ADU tenant shall have unobstructed access to utility connections, i.e. water and gas shutoff, electrical panel and HVAC equipment, etc.

8. ADU shall not be permitted on a property with a failing septic tank.

B. Internal Accessory Dwelling Unit as defined in section 13.04.040, shall:

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

2. Provide egress window(s) for existing and new construction which meet minimum size standards as per Chapter 15.08 Building Codes.

C. External Accessory Dwelling Unit, as defined in section 13.04.040, shall:

1. Comply with all provisions set forth in section 13.14.031 A of this chapter.

2. Provide a footprint size of a minimum of two hundred (200) square feet and maximum footprint as per Chart 13.14.101.

3. Structures shall comply with setbacks for accessory buildings as per section 13.14.110, chart 13.14.101. Setbacks may reduced according to the setback reduction chart, not to exceed the “no closer than (feet)” distance required for accessory buildings. The property owner of the proposed setback reduction shall file a signed agreement detailing the context/treatment applied and the resulting setback distance with the Community and Economic Development department.

Chart 13.14.032:

Context/Treatment	Setback Reduction
Context/Treatment	Setback Reduction
No lights on sides abutting residential properties	10%
Fencing: 1. 8' fence height agreement or 6' masonry wall 2. 8' masonry wall	1. 30% 2. 50%
Single floor structure with maximum 10' wall height	50%
Immediately adjacent to an existing accessory building on a neighboring property	80%
Below grade living space only	100%
Additional/upgraded certified energy efficient material/construction designed to reduce sound	100%
Coordination with abutting property owner to build adjacent ADUs	100%
Immediately adjacent to a non-residential land use	100%
Other proposed buffering treatment (additional vegetation, screening/acoustic walls, window treatments, architectural feature, color choice , biophilic elements etc.)	10% per item

4. Height does not exceed twenty-five feet (25') in height above existing grade.

5. The height of accessory buildings containing a dwelling unit shall comply with graduated height standards as per section 13.14.070.2.

6. Comply with Lot Coverage maximums as per section 13.14.080.

7. Design standards of any EADU shall include the following. These standards are intended to increase privacy and minimize impact to neighboring residents.

1 a. Security and/or building lighting shall be "dark sky" compliant, to include the
2 following:

3 (1) Only LED, incandescent light sources in the spectrum of white or off white (light
4 yellow tones in the kelvin scale of 5,000k or lower, i.e. warmer).

5 (2) Fixtures shall feature a "full cut-off" type hood and mounted in such a manner
6 that the cone of light does not cross any property line of the site.

7 (3) Lighting installations shall include timers, dimmers and/or sensors to reduce
8 overall energy consumption and eliminate unneeded lighting.

9 ~~b. Primary and secondary access points including but not limited to doors, windows,~~
10 ~~patios, garage doors, etc. shall not open into a required setback.~~

11 be. Required setbacks shall be maintained with landscaping which provides a buffer
12 to neighboring properties.

13 8. Conversion of existing accessory buildings, including non- conforming structures, to
14 EADUS is allowed with standards.

15 a. ~~Shall meet all design standards within section 13.14.031.C6.~~

16 ab. Structures that do not conform to the building footprint sizes shown in Chart
17 13.14.101 must apply for a conditional use permit for a footprint that exceeds the allowed
18 size.

19 be. Structures that do not conform to setbacks in Chart 13.14.101 shall select setback
20 reduction measures in chart 13.14.032.

21 cd. A second level above twelve (12) feet may not be added or converted to living
22 space when the accessory structure does not meet the required accessory structure
23 setbacks per section 13.14.110, chart 13.14.101.

24 de. Any in-line addition over fifty (50) percent of the linear measurement of a non-
25 conforming setback shall comply with all applicable setback and height requirements. (Ord.
26 2024-18, 11-7-2024)

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CHAPTER 13.32

R-2-8, R-2-10, R-M MULTIPLE-FAMILY RESIDENTIAL ZONES

13.32.050: PRIMARY USES:

A. Primary Uses Allowed: The permitted and conditional uses allowed in the multiple-family residential (R-2 and R-M) zones shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be prohibited.

B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title. (Ord. 2012-15, 9-20-2012)

13.32.060: ACCESSORY USES:

Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section 13.09.020 of this title.

C. Specific accessory uses allowed in the Multiple-Family Residential (R-2 and R-M) Zones are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.32.065: ACCESSORY DWELLING UNITS

An External Accessory Dwelling Unit may be established on a lot in the R-2 or RM zone with one, Primary, Single-Family Dwelling.

Development of an External Accessory Dwelling Unit shall comply will all standards and provisions as provided in 13.14.031 of this Title.