13.11.010: ACCESSORY DWELLING UNITS (ADUS) AND GUESTHOUSES:

A. Purpose:

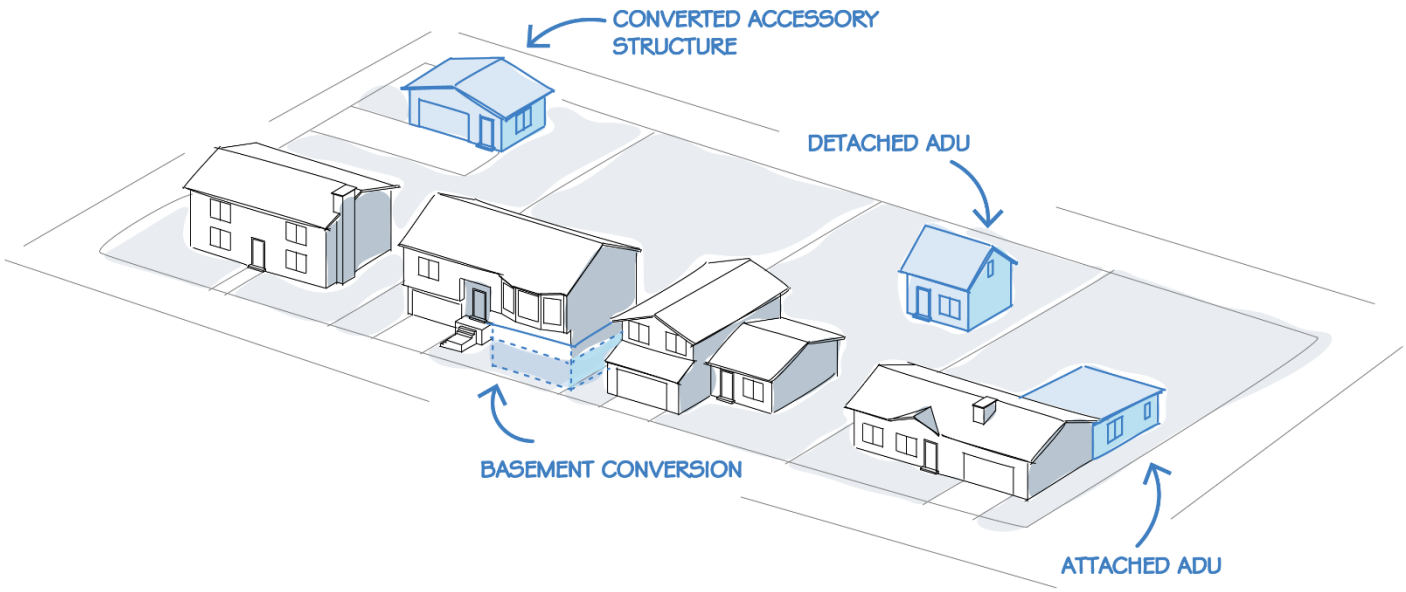
This section is established to provide regulations and development standards for accessory dwelling units (ADUs) related to single-family dwellings in Residential Zone Districts, while establishing clear standards for public safety, utility capacity, parking, and neighborhood privacy and compatibility.

B. Accessory Dwelling Units (ADUs) Standards:

1. ADUs shall not be allowed in a duplex, triplex, apartment, or any other structure that contains more than one dwelling unit.
2. 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.
3. An ADU shall not be allowed in a mobile home or a mobile home park.
4. Only one (1) ADU is permitted per lot or parcel.
5. ADUs shall not be used as short-term rentals.
6. Installation of a separate utility meter to service an ADU is prohibited.
7. Establishing a separate mailing address for an ADU is prohibited.
8. ADUs shall comply with all applicable building, health, and fire codes.
9. Accessory dwelling units may not be built or permitted within a recorded easement.
10. A rental business license is required and must be obtained in accordance with Title 5: Business Licenses and Regulations, of the Taylorsville Code of Ordinances and this LDC.
11. An active rental 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.
12. 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 accessory dwelling unit. The notice shall include the following:
    a. A description of the primary dwelling;

b. A statement that the primary dwelling contains an accessory dwelling unit; and

c. A statement that the accessory dwelling unit may only be used in accordance with Taylorsville's adopted land use regulations.



1. Internal Accessory Dwelling Units (IADUs)

Table of Internal Accessory Dwelling Unit (IADU) Standards	
Standard	Requirement
Minimum lot size	An IADU shall only be allowed on a lot containing 6,000 or more square feet.
Setbacks	Determined by the underlying zone designation.
Building Height	Determined by the underlying zone designation.
Design Standards	IADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
Short Term Rental	Prohibited. Rental agreements shall be for 30 consecutive days or more.

2. Detached Accessory Dwelling Units (DADUs)

Table of Detached Accessory Dwelling Unit (DADU) Standards	
Standard	Requirement
Eligible lot or parcel	In addition to the minimum lot size requirement, a DADU shall be permitted only on a lot or parcel that contains a single-family detached dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
Location on the lot or parcel	A DADU shall be located in the rear or side yard of the primary dwelling lot or parcel. A DADU located in the side yard shall not be located forward of the midpoint of the primary dwelling's secondary façade.
Minimum lot size	A DADU shall only be allowed on a lot containing 11,000 or more square feet.
Residential Building Setbacks	Regardless of the orientation of the main entry of the DADU, setbacks shall be measured from the lot or parcel lines of the primary dwelling.
Side setback (minimum)	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.
Rear setback (minimum)	15 feet.
DADU Separation from Primary Dwelling (Internal Separation)	6 feet minimum between the primary dwelling and the DADU. Separation shall be measured from the outermost architectural projections of the primary dwelling and the DADU.
Maximum Building Height	DADU height shall not exceed the height of the existing primary dwelling unless additional internal separation is provided (see below).
Additional Internal Separation for DADU Height	If a DADU height exceeds 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.
Structure Size	DADU size shall not exceed 50% of the at-grade footprint of the primary dwelling and shall not exceed 75% of the total square footage of the primary dwelling.
Design Standards	DADUs shall be designed in a manner that is compatible with the design of the primary dwelling.
Exterior Lighting	Shall be fully shielded and downward directed.
Short Term Rental	Prohibited. Rental agreements shall be for 90 consecutive days or more.
Existing Accessory Structure Conversion to DADU	A detached residential accessory structure 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.

3. DADU Dimensional Graphic Figures:

Figure 1: DADU Dimensional Standards Graphic for Corner Lots

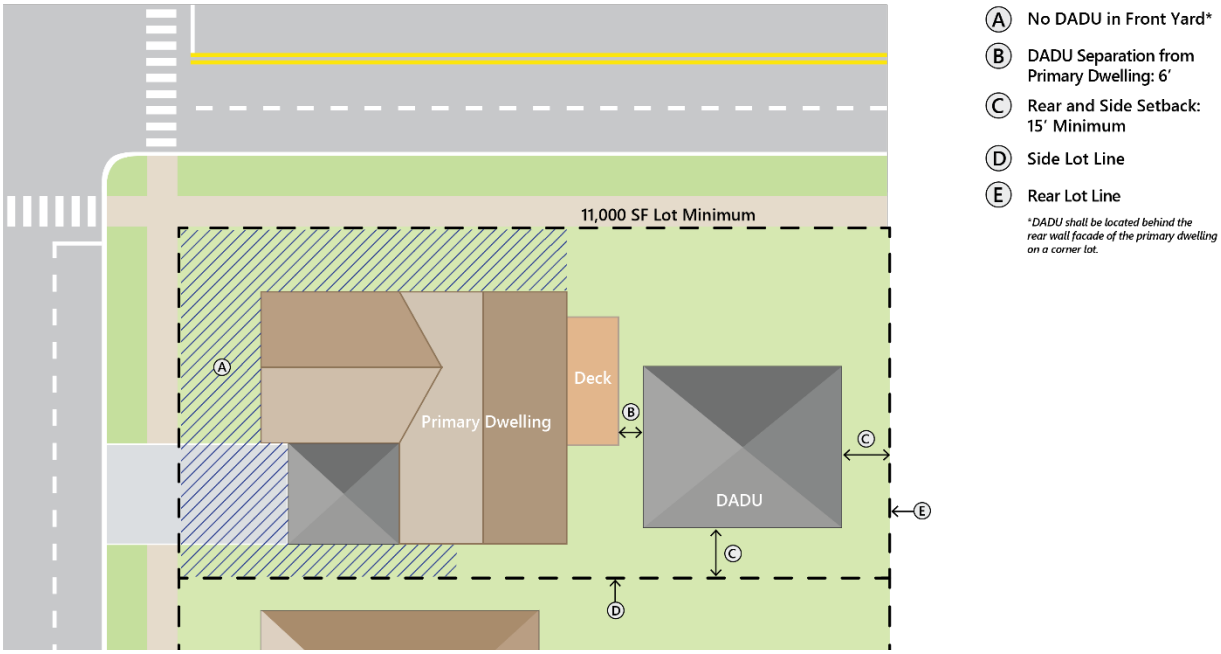


Figure 2 DADU Dimensional Standards Graphic for Interior Lots

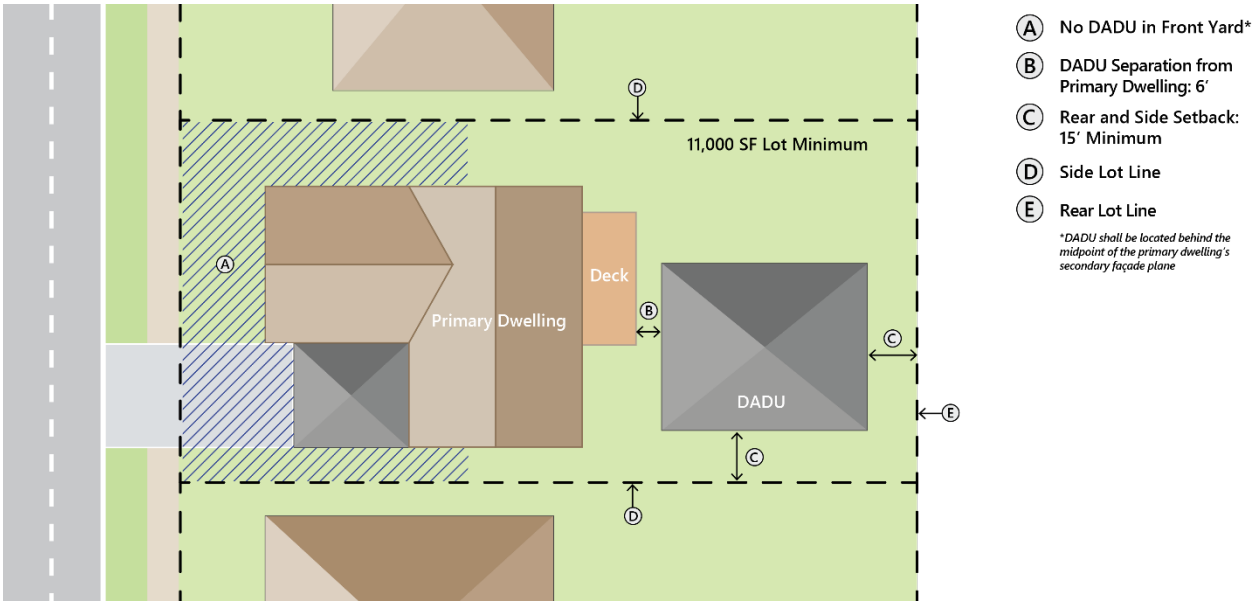


Figure 3 DADU Dimensional Standards Graphic for Cul-de-Sac, and Irregular Lots

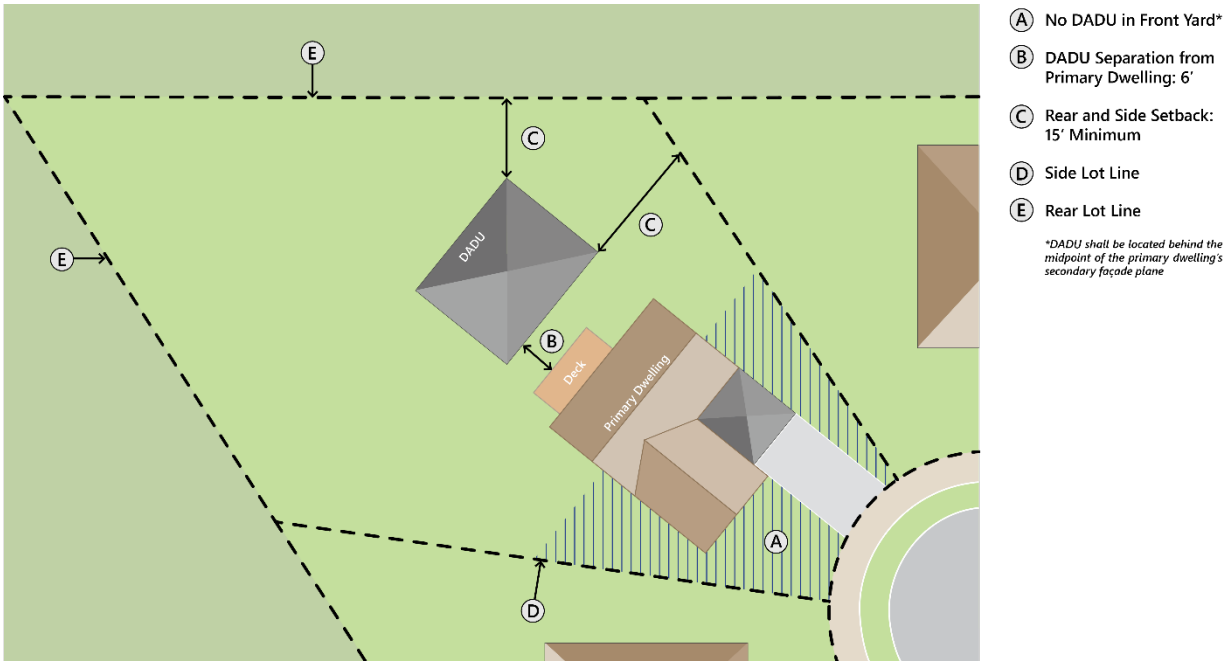
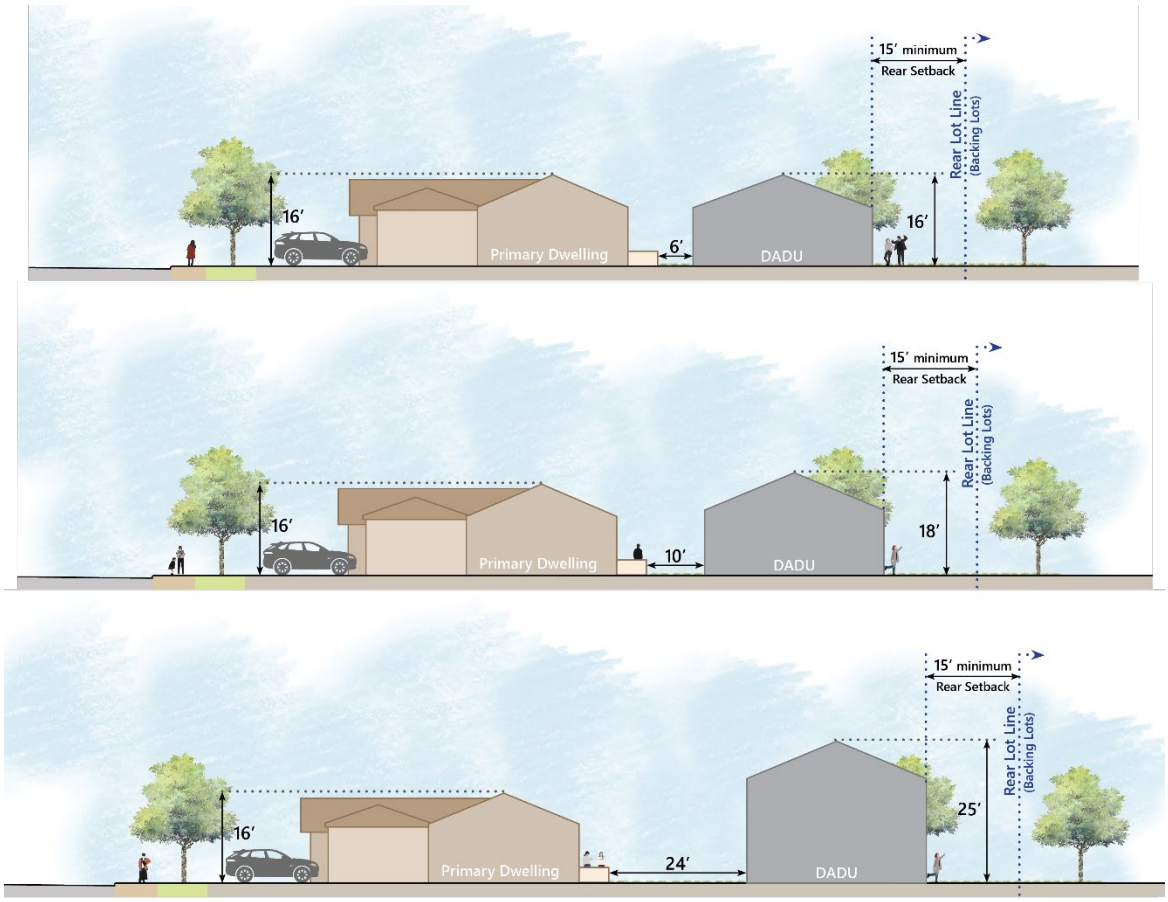


Figure 4 Dimensional Height Graphic for DADU Height and Internal Separation



4. ADU Permit Requirements:

Apply for a building permit. The following documents are required as part of the permit, in addition to other required documents by Taylorsville Building Department.

a. Building permit:

   i. A site plan drawn to scale, clearly showing the location of all existing and proposed structures, property boundaries, dimensions between structures, setbacks, walls, off-street parking, driveways, and walkways.

   ii. Architectural elevations drawn to scale, illustrating compliance with the requirements herein.

   iii. Floor plans drawn to scale labeling room uses, showing existing conditions and proposed modifications, and compliance with requirements herein.

b. In addition to required documents for building permit listed above, the following additional documentation is required for Rental Dwelling Business License:

    i. **Statement of Owner Occupancy.** Applicants for ADU 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 ADU. Upon sale of the property, the new owner shall be required to sign and record a new affidavit.

        1. Application for an ADU shall include evidence of owner occupancy by submitting any two of the following:

            a. Court documents;

            b. Current mortgage document or current purchase contract;

            c. Property tax notice (statement or receipt dated within one year);

            d. Utility bill (billing date within 30 days) (cell phone bills will not be accepted); or

            e. Additional documentation as required by the Business Licensing Official;

    ii. A completed accessory dwelling unit self-inspection form

c. A building permit is required for the construction related to an 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, provide 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)

CHAPTER 13.36 DEFINITIONS

13.36.160: "A"

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

ACCESSORY DWELLING UNIT (ADU): means a self-contained habitable living unit that maintains complete independent living facilities for one family, including a separate entrance, permanent provisions for living, sleeping, eating, cooking and sanitation (i.e. separate kitchen) added to, created within, or detached from a single-family dwelling and contained on one lot or parcel.

ACCESSORY DWELLING UNIT, INTERNAL (IADU): means an accessory dwelling unit created within a primary dwelling for the purpose of offering long-term rental of 30 consecutive days or longer.

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

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, sworn before a notary public, 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	N	N
Accessory dwelling unit, detached (DADU)	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	N	N
Accessory structure (unless otherwise specified)	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1	P/AC1

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
Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P	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	AC	N	N
Accessory dwelling unit, detached (DADU)	N	N	N	N	N	N	N	AC	N	N
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:

13.24.080 PARKING SPACE REQUIREMENTS:

B. Table Of Parking Requirements By Land Use Category: **Land Use Categories**	**Space Requirements**
Land Use Categories	**Space Requirements**
Residential:	
Dwelling, single-family	2 spaces per dwelling unit (within an enclosed garage)
Dwelling, ADU	Minimum of 1 space for exclusive use for ADU.
Dwelling, duplex	2 spaces per dwelling unit
Dwelling, multiple-unit (triplex, fourplex, and fiveplex)	2 spaces per dwelling unit
Dwelling, multiple-unit (apartments):	
1 bedroom unit	1.5 spaces per unit
2 bedroom unit	2.0 spaces per unit
3 or more bedroom unit	2.5 spaces per unit
Guest parking	0.25 space per unit
	Note: There shall be no less than 1.5 covered parking spaces (1.0 carports, 0.5 garages) per unit
Assisted living center, nursing home, convalescent home and other similar uses as determined by the planning commission upon review	0.5 space per bed, plus 10% for support staff/physicians, plus a bus only parking stall to meet the dimensions of a handicap parking stall
Senior or elderly housing	1 space per unit
	(The completed parking ratio may be reduced to 1 space per unit for any congregate care facility, provided that adequate space is created and landscaped that can be converted to additional parking stalls. The area that is held in reserve for additional parking shall not be located within a required landscape setback area and shall not be used in the calculations for any required landscaping or open space coverage percentage.)
Retail commercial:	
Automotive repair (service bays are not included in the required number of required parking spaces)	5 spaces per 1,000 square footage of floor area
Commercial retail sales and services	5 spaces per 1,000 square footage of floor area

	Exceptions: Reduction may be allowed by the planning commission for retail businesses and shopping centers over 80,000 square feet
Commercial center, community	5 spaces per 1,000 square footage of floor area
Commercial center, convenience	5 spaces per 1,000 square footage of floor area
Commercial center, neighborhood	5 spaces per 1,000 square footage of floor area
Commercial center, regional	5 spaces per 1,000 square footage of floor area
Heavy commercial	5 spaces per 1,000 square footage of floor area
Liquor sales	5 spaces per 1,000 square footage of floor area
Commercial services, offices:	
Bar, tavern, club	3.5 spaces per 1,000 square footage of floor area
Business or financial services	4.0 spaces per 1,000 square footage of floor area
Dance hall, discotheque	3.5 spaces per 1,000 square footage of floor area
Daycare, group	4.0 spaces per 1,000 square footage of activity or assembly area. Childcare facilities providing care or instruction to 10 or more individuals at any one time shall also provide a designated passenger loading/unloading zone
Medical and healthcare	5.0 spaces per 1,000 square footage of floor area
Motel, hotel	1.0 space per rental unit; 1.0 space for each 200 square footage of floor area of assembly, conference space, banquet, sit down restaurant facility, and office space
Office, call center	6.0 spaces per 1,000 square footage of floor area
Office, professional	5.0 spaces per 1,000 square footage of floor area
Reception center	10.0 spaces per 1,000 square feet of assembly area
Veterinary office	5.0 spaces per 1,000 square footage of floor area
Recreation, indoor:	

Bowling center	5 spaces per lane
Movie theater	1 space per 4 seats
Skating rink	3 spaces per 1,000 square footage of floor area of skating area
Restaurants:	
Restaurant	10 spaces per 1,000 square feet of floor area. Required parking spaces do not include spaces required in drive-through lanes
Public uses:	
Hospital	2 spaces per bed
Rehabilitation center	0.5 space per bed
Religious or cultural activity	1 space per 4 seats
School	1 per 400 sq. ft. GFA
School, commercial	Grades Kindergarten to 8th = 1 space per teacher and staff plus 1 space per 2 classrooms; or 1 space per 3 seats in main auditorium; or 3 spaces per classroom, whichever is greater
Micro-education entity	Grades 9th to 12th = 1 space per teacher and staff, plus 1 space per 5 non-bussed students; or 1 space per 3 seats in main auditorium; or 6 spaces per classroom, whichever is greater
School, charter	
School, private or quasi-public	
School, public	
Theater or concert hall	1 space per 4 seats
Industry:	
Industry, light and medium	1 space per 1,000 square footage of floor area
Warehouse, wholesale, storage	1 space per 1,000 square footage of floor area
Special review:	
Athletic, tennis or health centers	Specific off street parking shall be determined by the planning commission
Auto, truck, RV, and equipment sales and storage	Specific off street parking shall be determined by the planning commission
Cemetery, columbarium, mausoleum	Specific off street parking shall be determined by the planning commission
Golf course	Specific off street parking shall be determined by the planning commission
Park (active and passive)	Specific off street parking shall be determined by the planning commission

Recreation center	Specific off street parking shall be determined by the planning commission
Recreation, outdoor	Specific off street parking shall be determined by the planning commission

13.02.050: OFF STREET PARKING REQUIREMENTS:

B. In addition to the two (2) car garage, all single-family homes shall provide at least two (2) paved off street parking spaces plus one space for an accessory dwelling unit (ADU) if applicable.

5.76: RENTAL DWELLING UNIT

5.76.130: ACCESSORY DWELLING UNITS (ADUS):

A. Purpose. The purpose of this section is to set forth rules and regulations governing the issuance of rental business licenses to accessory dwelling units added to, created within, or detached from a single-family dwelling and contained on one lot or parcel.
B. Accessory Dwelling Unit Requirements. In order to qualify for a rental business license, all accessory dwelling units must comply with the following: