

SALT LAKE COUNTY

City	Max ADU Size	Minimum Parking Requirements	Source
Bluffdale	No more than 65% of the square footage of the primary dwelling	At least one off street parking stall shall be provided for each accessory dwelling unit. Such parking stall shall be in addition to all off street parking requirements for the primary dwelling on the lot and shall conform with the city parking standards specified elsewhere in this title.	Title 11, Chapter 34
Draper	An ADU shall not exceed fifty percent (50%) of the dwelling unit's total square footage of habitable space.	An ADU shall provide at least one additional parking stall than required for the dwelling unit in its zoning district. The parking stall shall be accessible from the street by a driveway constructed of a hard surface, such as concrete or asphalt.	Title 9, Chapter 31
Herriman	Illegal in most of city	Illegal	http://herriman.org/wp-documents/building/basement/Second_Kitchen_Ordinance.pdf
Holladay	Illegal	Illegal	Chapter 3.35.120
Midvale	Conditional. The maximum area of an occupied accessory structure is the larger of nine hundred square feet or thirteen percent of the lot area. No more than six hundred square feet of the accessory structure shall be used for human occupancy.	Off-street parking, as required herein, must be installed within six months of occupancy, change of occupancy, or notice of violation.	https://www.codepublishing.com/UT/Midvale/html/Midvale17/Midvale1771.html
Millcreek			
Murray	The total area of the ADU shall be less than forty percent (40%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.	In addition to the parking required for the primary unit, two (2) additional off street parking spaces shall be provided. In no case shall fewer than four (4) total off street parking spaces be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.	Chapter 17.78

Riverton	Illegal	Illegal	Chapter 18.225
Salt Lake City	No accessory dwelling unit shall occupy more than fifty percent (50%) of the gross square footage of the single family dwelling. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.	<p>Parking: An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:</p> <p>(1) Legally located on street parking is available along the street frontage of the subject property; or (2) The subject property is located within one-quarter (1/4) mile of transit stop.</p>	Chapter 21A.40.200
Sandy	In no case shall an accessory apartment comprise more than 30 percent of the building's total floor area nor be greater than 800 square feet nor have more than 2 bedrooms, unless, in the opinion of the Planning Commission a greater or lesser amount of floor area is warranted by the circumstances of the particular building. An accessory apartment is a complete, separate housing unit that shall be within the original dwelling unit.	At least three off-street parking spaces shall be available for use by the owner of the home and the occupant(s) of the accessory apartment. The Planning Commission may approve up to three [3] additional vehicles provided that adequate off-street parking can be provided. The three [3] additional vehicles are in addition to those of the owner of the home. All parking shall be upon a hard surface (concrete, asphalt, brick, etc.) Tandem parking spaces are not to be counted for the purpose of determining additional required parking spaces. However, tandem parking by the occupants of the home is not prohibited. On-street parking is reserved for guests only.	https://sandy.utah.gov/home/showdocument?id=258
South Jordan	The floor space of an accessory living unit shall comprise no more than thirty five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the planning commission, a greater amount of floor area is warranted. In all cases an accessory living unit shall remain subordinate and incidental to the primary dwelling. No accessory living unit shall have more than three (3) bedrooms.	A minimum of one off street parking space, in addition to those already required, shall be provided for accessory living units. Additional spaces shall be provided, as needed, to ensure that all additional occupant vehicles will be accommodated on site, reserving on street parking for visitors.	Chapter 17.18.030.030
South Salt Lake			

Taylorsville	<p>In no case shall an accessory apartment comprise more than thirty percent (30%) of the building's total floor area nor have more than two (2) bedrooms. An accessory apartment is a complete separate housing unit that shall be within the original dwelling unit.</p> <p>(A carport or garage may not be converted to living space to accommodate an accessory apartment unless a new carport or garage of equal or greater size is constructed or where another garage that meets current City standards already exists on the property.)</p>	<p>At least one off street parking space shall be available for use by the occupant(s) of the accessory apartment, extended living area, or guesthouse. This space shall be in addition to those required for residents of the main portion of the dwelling and shall comply with the City's adopted residential parking standards. Any additional vehicles by occupants must be accommodated on site. On street parking shall be reserved for visitors only.</p>	Chapter 13.11.010
West Jordan	<p>Shall have a gross floor area less than thirty three percent (33%) of the gross floor area of the principal dwelling unit.</p> <p>(Shall not be leased or rented separately from the principal dwelling unit, except to family members related by blood, marriage or adoption)</p> <p>(Shall be limited to lots that are forty thousand (40,000) square feet or larger.)</p>	<p>Shall be required to have a minimum of one paved off street parking space. Said space shall be located outside the required front yard and corner side yard.</p>	Chapter 13-8-17
West Valley City			

DAVIS COUNTY

City	Max ADU Size	Minimum Parking Requirements	Source
Bountiful	The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.		

Centerville	<p>The ADU may be integrated within or a part of the primary use structure; or may be separated or detached from the primary structure provided its building or structure is located entirely within the yard area that is present behind (rear portion) the primary building of the lot or parcel.</p> <p>(1) Every ADU shall have a minimum habitable space of 200 square feet for each person occupying the ADU, or as amended by applicable state and local construction codes.</p> <p>(2) The maximum area or size of the ADU dwelling shall not exceed 25% of the gross floor area of the primary dwelling unit (for all types, conversion, additions, integrated or detached) or 800 square feet, whichever is less.</p> <p>(3) The primary dwelling unit shall maintain at least 900 square feet of habitable space separate from the ADU, if it is constructed or converted within the primary or main building</p>	<p>At least one (1) additional parking space shall be provided for an ADU, provided however that the existing parking requirements for the primary dwelling are in place or restored if missing. The ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.</p>	<p>http://www.centervilleut.net/downloads/communitydevelopment/adu_ordinance.pdf</p>
Clearfield	Illegal	Illegal	Chapter 11-3-3
Clinton			
Farmington	Conditional Use		http://www.farmington.utah.gov/storage/2016/05/pcpacket03232017.pdf
Fruit Heights			
Kaysville			
Layton	Conditional Use		
North Salt Lake	<p>The size of an accessory dwelling unit shall be at least three hundred (300) square feet and shall not exceed twelve hundred (1200) square feet and be limited to no more than two (2) bedrooms.</p> <p>The combined building coverage for the detached accessory dwelling units, main dwelling and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards per section 10-10-3.</p>	<p>A single-family dwelling with an accessory dwelling unit shall provide at least one (1) additional off street parking spaces for the accessory unit, above the minimum spaces required for a single family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off street parking space shall be required accessory dwelling units with 2 or more bedrooms. ADU's located within one-quarter (1/4) mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one (1) space for the main dwelling unit.</p>	Chapter 10-1-44
South Weber			
Sunset			

Syracuse	<p>Internal, Attached, or Detached. Accessory dwelling units may be built internal to, attached to, or as a separate unit detached from the principal dwelling on a lot where a single-family dwelling exists, in accordance to the standards set forth in this section. Accessory dwelling units are allowed in the following residential zone districts: R-1, R-2, and R-3, subject to the provisions of this section.</p> <p>(a) Internal accessory dwelling units (basement or attic) shall not exceed 50 percent of the gross square footage of the principal dwelling unit.</p> <p>(b) Attached accessory dwelling units shall not exceed 50 percent of the gross square footage of the principal dwelling unit or 650 square feet, whichever is less.</p> <p>(c) Detached accessory dwelling units shall not exceed 50 percent of the footprint of the main dwelling, excluding the garage, and are permitted as a major conditional use permit, approved by the Planning Commission.</p> <p>(d) The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the City.</p>	<p>(a) An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.</p> <p>(b) An accessory dwelling unit that contains two or more bedrooms shall require two additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on-street parking is also available and the lot is not located within a cul-de-sac.</p>	Chapter 10.30.020
West Bountiful	<p>Location. An ADU shall be allowed only within or attached to an owner-occupied single family dwelling.</p> <p>An ADU shall contain a minimum of 300 square feet; provided that the dimensions and sizes of living areas, kitchen areas, sleeping areas and bathroom facilities comply with applicable provisions of this title and the current building codes adopted by the City.</p>	<p>Parking. Adequate parking shall be made available to accommodate the residential use of an ADU, subject to the residential use parking requirements of Chapter 17.52 of the West Bountiful Municipal Code. A minimum of four (4) off-street parking spaces shall be provided. Parking spaces may include garage and driveway space. At least one (1) space shall be designated for the ADU. Parking stalls shall be paved with concrete, masonry, asphalt, or concrete pavers.</p>	Chapter 17.82
West Point	<p>Accessory Apartment</p> <p>A. The secondary unit shall be subordinate in size and prominence to the main unit;</p>	At least one additional paved off-street parking space	Chapter 17.75
Woods Cross			

UTAH COUNTY

City	Max ADU Size	Minimum Parking Requirements	Source
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Alpine	Accessory Apartment. 25% of main floor. No less than 300 square feet of living space.	No less than 4 off-street parking places are provided with at least one space designated for the accessory apartment.	https://cdn.sqhk.co/alpinecity/b0jaPhi/AccessoryApartmentApplication.pdf
American Fork	Accessory Apartment Outside appearance of a single family home with an accessory apartment shall not be changed from that of a single family home.	Two off-street parking spaces, in addition to the two spaces required for a single family home	Ordinance No 2016-06-31
Cedar Hills	Accessory Apartment within home.	The property has a minimum of (2) two hard surface off-street parking spaces provided for Tenant parking in addition to those already required for a single-family dwelling. More spaces may be required to ensure accommodation for additional vehicles. No parking spaces may be located within a front or side yard, except within an approved driveway. Tandem parking within a driveway is allowed to meet parking requirements.	http://www.cedarhills.org/sites/default/files/ACCESSORY-APARTMENT-REGISTRATION.pdf
Draper	Not to exceed 50% of the dwelling unit's total square footage of habitable space.	An ADU shall provide at least one additional parking stall than required for the Dwelling Unit in its zoning district.	http://www.draper.ut.us/Archive/ViewFile/Item/121
Eagle Mountain	Accessory Apartment. In no case shall an accessory apartment comprise more than 30 percent of the building's total floor area (50 percent if located in the basement), or be greater than 800 finished square feet, whichever is greater, unless the residence was constructed or the apartment area was approved prior to the enactment of this title, or if in the opinion of the planning commission, a greater or lesser amount of floor area is warranted by the circumstances of the particular building. An accessory apartment is a complete, separate housing unit containing kitchen and bath facilities that is within an original, stand-alone, single-family dwelling unit.	Off-street parking for one vehicle, in addition to parking for two vehicles otherwise required for a residence in this title, shall be available for use by the tenants of the accessory apartment. All parking shall be on a hard surface (concrete, asphalt, brick, etc.). On-street parking is reserved for guests only. Occupants of residences with accessory apartments who habitually park on the street constitute cause for revocation of accessory apartment conditional use permits.	https://www.codepublishing.com/UT/EagleMountain/html/EagleMountain17/EagleMountain1770.html
Elk Ridge	Accessory Apartment. An accessory apartment shall contain not less than three hundred (300) square feet. The primary dwelling shall conform to the building area requirements of the zone, not including the portion devoted to the accessory apartment.	The lot occupied by a single-family dwelling with an accessory apartment shall include not less than three (3) off street parking spaces. No portion of the required off street parking shall be situated within the front setback area or side setback area adjacent to a street. All off street parking areas shall be paved with concrete, asphalt, masonry or concrete pavers.	Chapter 10-12-29
Highland			
Lehi	Accessory Apartment. The floor space of an ADU shall comprise no more than 49% of the living area of the primary dwelling	Off-street parking shall be provided at a rate of two stalls per unit, or one stall per bedroom, whichever is greater	https://www.lehi-ut.gov/wp-content/uploads/2018/09/Accessory-Dwelling-Units-application.pdf

Lindon	<p>Accessory Apartment.</p> <p>The size of an accessory apartment shall be at least three hundred (300) square feet and shall not contain more than three (3) bedrooms.</p>	<p>A single family dwelling with an accessory apartment shall provide at least four total off-street parking stalls (2 for the single-family dwelling and 2 for the accessory apartment). Parking stalls within a garage or carport utilized by the single-family dwelling shall not count toward the two additional required parking stalls for the accessory apartment, or vice versa, unless the garage is sized for more than two vehicles and an accessible route from the garage parking to the accessory apartment can be maintained. No required parking shall be within the front or street-side yard setback. Tandem (end-to-end) parking in a side-yard may be acceptable for the required parking.</p>	<p>https://lindon.municipal.codes/Code/17.46.100</p>
Mapleton	<p>Accessory Apartment.</p> <p>a. The size of an accessory apartment shall be at least three hundred (300) square feet and shall not exceed the size of the primary dwelling unit.</p> <p>b. The primary dwelling unit shall maintain one thousand (1,000) square feet of finished living space separate from the accessory apartment.</p> <p>c. The provisions of subsections C4a and C4b of this section do not apply to a single-family dwelling unit that existed prior to November 5, 2003, and converts the basement into an owner occupied accessory apartment. (Ord. 2008-14, 8-6-2008, eff. 9-24-2008)</p>	<p>a. A single-family dwelling with an owner occupied accessory apartment shall provide at least two (2) off street parking stalls designated for use by the accessory apartment in addition to the required off street parking required for the single-family dwelling.</p> <p>b. A designated parking stall may not be located within a garage, unless at least two (2) other parking stalls within a garage are available for the primary dwelling unit.</p> <p>c. Not more than one of the designated parking stalls may be located within:</p> <p>(1) The front yard setback; or</p> <p>(2) Side yard setback that is adjacent to a street.</p>	<p>Chapter 18.84.410</p>
Orem	<p>The size of an accessory apartment shall be at least three hundred (300) square feet. An accessory apartment shall not exceed twelve hundred (1200) square feet nor shall it contain more than two (2) bedrooms. In addition, the single-family dwelling shall maintain a minimum of one thousand (1000) square feet of finished living space separate from the accessory apartment.</p>	<p>A single family dwelling with an accessory apartment shall provide at least three (3) off-street parking stalls, each at least eight feet (8') by sixteen feet (16') in size. Parking stalls within a garage or carport shall not count toward the three required parking stalls. No more than two (2) parking stalls shall be within the front yard setback and no more than one (1) parking stall shall be within the side yard setback adjacent to a street.</p>	<p>Chapter 22-6.9 Section I</p>
Payson			<p>https://paysonutah.org/storage/2016/05/Accessory-Apartment-8-2017-FF.pdf</p>

Plesant Grove	Accessory apartments may be allowed within the main residential dwelling over the garage, in the basement, and in an addition, or in a detached accessory unit, as long as the zoning requirements for properties in a single family neighborhood are met.	A single family dwelling with an accessory apartment shall provide at least four (4) off-street parking spaces for the main dwelling unit, or two (2) spaces if in the R1-7 zone, and two (2) off-street parking spaces for the accessory unit, for a minimum total of six (6) off-street parking spaces, or a total of four (4) if in the R1-7 zone. In no case shall the number of off-street parking spaces be less than the number of vehicles being maintained on the premises	https://plgrove.org/pdf/accessory-apartments/Accessory%20Apartments%20-%20Section%2010-15-47.pdf
Provo	<p>Location. The accessory apartment may be created:</p> <p>(i) Over an attached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required covered parking; or</p> <p>(ii) Inside the home through an internal conversion of the housing unit maintaining an internal connection between living areas; or</p> <p>(iii) By an addition to the house, containing an internal connection between the accessory apartment and the principal part of the dwelling unit; provided, that the addition will not alter the one-family character of the building.</p>	A one-family dwelling with an accessory apartment shall have at least four (4) off-street parking spaces. Two (2) tandem parking spaces (front to rear) shall be permitted when the front and back spaces are both designated to serve either the accessory apartment or the principal part of the dwelling unit. In no case shall the number of off-street parking spaces be less than the number of vehicles being maintained on the premises.	https://provo.municipal.codes/Code/14.46.030
Salem			
Santaquin	The square footage of the living area of the guest cottage does not exceed the square footage of the living area of the main dwelling unit. However, in no event shall the living area of the guest cottage exceed one thousand (1,000) square feet as measured from the inside of the exterior walls		Chapter 10-70-5
Saratoga Springs			
Spanish Fork			
Springville			

Vineyard	<p>1. Location: Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:</p> <p>a. Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking;</p> <p>b. Within the home through an internal conversion of the housing unit maintaining an internal connection between living areas; or</p> <p>c. An addition to the home, containing an internal connection between the accessory dwelling unit and the principal part of the dwelling unit; provided, that the addition will not alter the single-family character of the structure.</p> <p>6. Unit size: Accessory dwelling units shall not exceed the greater of 50% of the size of the principle dwelling or 1,200 square feet. In no case shall the accessory dwelling unit contain a habitable square footage less than 300 square feet.</p>	<p>single-family dwelling with an accessory dwelling unit shall provide a minimum of four (4) off-street parking spaces located on a paved surface or approved driveway. A minimum of two (2) off-street parking spaces shall be designated for the use of those residing in the accessory dwelling unit. The number of off-street parking spaces shall not be less than the number of vehicles maintained on the property. Only driveways containing a minimum length of eighteen feet (18') may be counted toward required onsite parking.</p>	<p>http://vineyard.utah.gov/360/Accessory-Dwelling-Unit-ADU-Application</p>
Woodland Hills			