

13.04.040: DEFINITIONS OF TERMS

DWELLING, DWELLING UNIT:

- A. A building, or portion thereof, which is one or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.
- B. Buildings with more than one kitchen or set of cooking facilities are considered to contain more than one dwelling unit unless the additional cooking facilities are clearly accessory to a dwelling unit as determined by the Community Development Director. Factors for determining whether cooking facilities are accessory to a dwelling unit may include, but are not limited to:
 - 1. A building design which allows all occupants ready access to all portions of the building including cooking facilities;
 - 2. No portion of the building containing cooking facilities can be separated from the remaining rooms to form a separate dwelling unit;
 - 3. There is only one electric and/or gas meter for the building.

DWELLING, INTERNAL ACCESSORY DWELLING UNIT (IADU): An internal accessory dwelling unit created: a) within an owner-occupied, single-family primary dwelling; b) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; c) for the purpose of offering a long-term rental of 30 consecutive days or longer; and d) maximum of four (4) unrelated tenants.

DWELLING, MULTIPLE-FAMILY: A building or portion thereof, designed or intended to be used for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one family, related or unrelated, the structure having only one primary dwelling unit and one permitted internal accessory dwelling unit.

EXPANSION: An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: For the purposes of chapter 13.74, "Flood Damage Prevention Regulations", of this title, the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FAMILY: One of the following, but not more than one at the same time, who occupy a dwelling unit:

- A. One person living alone;
- B. Any number of Two (2) or more persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; and up to two (2) additional unrelated persons living with the family, such as domestic staff, living together as a single housekeeping unit; or
- C. Up to four (4) unrelated persons living together as a single housekeeping unit and the minor children of any of them.

INTERNAL ACCESSORY DWELLING UNIT

FAMILY FOOD PRODUCTION: The keeping of animals on a lot for exclusive use by persons residing thereon.
See section [13.76.240](#), "Animal And Fowl Restrictions", of this title.

FAULT: A fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other.

13.14.030: INTERNAL ACCESSORY DWELLING UNITS

Existing or new construction of an Internal Accessory Dwelling Unit is permitted in all Single-Family Residential (R-1, FR-1, FR-2.5, FR-20) Zones if it meets the following:

1. One additional onsite parking stall above the minimum required as per 13.80.040 of this Title.
2. Egress window for existing and new construction meets minimum size standards as per Title 15.08 Building Codes.
3. Approval of Building Permit as per 13.08.100 and issuance of a Certificate of Occupancy as per 13.01 of this Title.
4. Annual review and approval of a business license as per Title 5.68.
5. No additional utility meter connections for gas, electricity, and water.

If served by a septic tank or leach field, approval from the Salt Lake County Health Department. No person or entity, whether as an owner, agent or representative, shall use, permit the use of, or facilitate the use of any property within the City in violation of Utah Code nor use, permit the use of or facilitate the use of any property as a IADU without the issuance of an approval by the City. Any property found in violation of these provisions are subject to a fine in the amount of \$100 for each day of violation after the day on which the opportunity to cure the violation expires.

The annual licensing fee for an internal accessory dwelling unit can be found in 3.35.110 General Business License Fee Schedule.

13.14.0430: 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. Up to two (2) occupiable units on any lot. Properties found in violation of this section are subject to enforcement of 13.94.

- 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.

13.100.010: TABLE OF ALLOWED USES:

INTERNAL ACCESSORY DWELLING UNIT

C	=	Conditional use	P	=	Permitted use	-	=	Not allowed	SDMP	=	Site development master plan
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Use	All FR Zone s	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	R M	PO	O-R- D	P	RO	NC	C-1	C-2	HV	R/M-U	LU
Accessory Uses*															
Alcoholic beverage retail sales ¹⁴ :														See SDMP	See chapter 13.63 of this title
Bar establishment	-	-	-	-	-	-	C	-	-	-	-	C	-		
Bar establishment, equity	-	-	-	-	-	-	C	C	-	-	-	C	-		
Bar establishment, fraternal	-	-	-	-	-	-	C	-	-	-	-	C	-		
Brewery	-	-	-	-	-	-	C	-	-	-	-	C	-		
Off premises	-	-	-	-	-	-	-	-	-	P	P	P	P		
On premises banquet and catering	-	-	-	-	-	-	C	P	-	-	-	C	P		
On premises beer retailer	-	-	-	-	-	-	P	P	-	-	-	P	P		
Restaurant - beer only	-	-	-	-	-	-	P	P	-	P	P	P	P		
Restaurant - full service	-	-	-	-	-	-	P	P	-	P	P	P	P		
Restaurant - limited service	-	-	-	-	-	-	P	P	-	P	P	P	P		
Single event permit	-	P	P	P	P	P	P	P	-	P	P	P	P		
Drive-through	-	-	-	-	-	-	P	-	-	-	C	P	-		
Family food production	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-		
Flea market/farmers' market	-	-	-	-	-	-	-	P	-	-	P	P	P		
Guesthouse and/or caretaker quarters	C ⁹	C ⁹	C ⁹	-	-	-	-	-	-	-	-	-	-		
Home daycare/preschool	C ³	C ³	C ³	C ³	C ³	C ³	-	-	-	-	-	-	-		
Home daycare/preschool, small	C ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	-	-	-	-	-	-	-		
Home occupation	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	-	-	-	-	-	-	-	-		

INTERNAL ACCESSORY DWELLING UNIT

Household pets	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	-	-	-	-	-	-	-	-	-		
Internal Accessory Dwelling Unit	P¹⁹	P¹⁹	P¹⁹	-	-	-	-	-	-	-	-	-	-	-	-	
Livestock, large	P ¹	-	P ¹	-	-	-	-	-	-	-	-	-	-	-		
Livestock, small	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	-	-	-	-		
Merchandise vending machine, outside	-	-	-	-	-	-	-	-	-	-	P	P	P			
Mobile food trailer	-	-	-	-	-	-	P	P ¹⁷	-	-	P	P	P			
Mobile food truck	-	-	-	-	-	C ¹⁸	P	P ¹⁷	-	-	P	P	P			
Outside dining	-	-	-	-	-	-	C	C	-	C	C	C	C			
Outside display	-	-	-	-	-	-	-	-	-	C	P	P	P			
Outside storage	-	-	-	-	-	-	-	-	-	-	C	C	-			
Permanent cosmetics	-	-	-	-	-	C ¹⁴	P ¹⁴	-	-	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴			
Resource recycling collection	-	-	-	-	-	-	P ⁸	P ⁸	-	P ⁸	P ⁸	P ⁸	-			
Seasonal sales	-	-	-	-	-	-	P ¹³	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³			
Short term rental	-	-	-	C ⁶	C ⁶	-	-	-	-	-	-	-	-			
Sportsman's kennel, cattery, animal hobby permit	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	-	-	-	-	-			
Stable, private	-	-	P ¹	-	-	-	-	-	-	-	-	-	-			
Temporary buildings incidental to construction, including living quarters for security	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	P ¹³	P ¹³	-	P ¹³	P ¹³	P ¹³	P ¹³			
Temporary sales/use	-	-	-	-	-	-	-	P ¹³	-	-	P ¹³	P ¹³	-			

Notes:

18. Subject to section 13.76.770 of this title.

19. Subject to section 13.[14.030 of this title.](#)