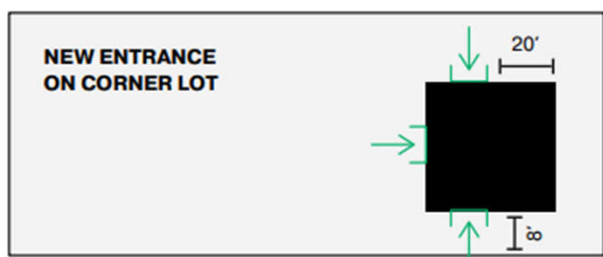
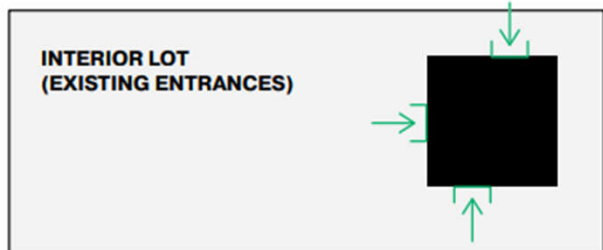
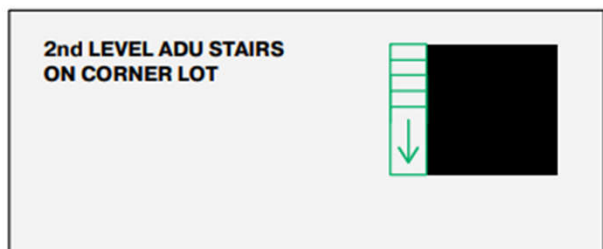


- 2019 draft”
- Attached ADU’s are part of the primary dwelling structure and shall conform to all zoning setback and Height Restrictions of KCC 17-12-5 and KCC 17-12-6,
- Detached ADU’s shall meet all height and setback restrictions of KCC-31-2 and 17-31-16 . Detached ADU’s shall be limited in size of habitable living space of no more than 800 square feet or 50% of main floor of primary house.

ENTRANCE LOCATIONS



----- STREET FRONTAGE (RIGHT OF WAY)



STREET FRONTAGE (RIGHT OF WAY)

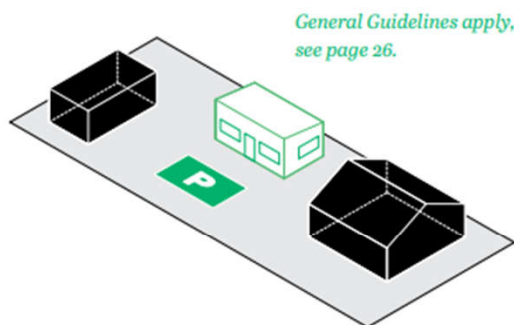
DETACHED ADUs

A detached ADU is a newly built or existing structure that is detached from the primary dwelling.

CONFIGURATIONS

- 22 Detached Unit
- 23 Detached Garage Conversion
- 24 Attached Above Garage
- 25 Attached to Existing Garage
- 26 General Guidelines

DETACHED UNIT



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE

The size of your ADU cannot exceed 50% of your home's footprint or can be up to a maximum of 650 sq ft, whichever is less.

SETBACKS

A detached ADU must have the following setbacks:

Minimum of 10 ft from your home.

Minimum of 10 ft from your neighbor's home.

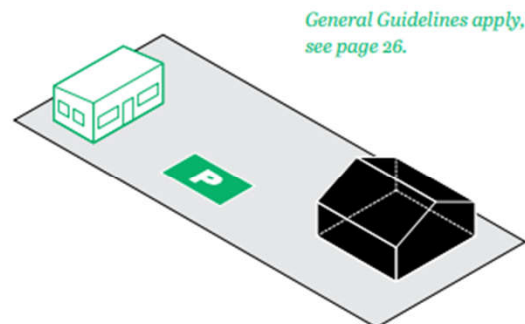
Minimum of 4 ft from the side and rear lot line.

BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft for a flat roof, if your rear and side yard setbacks are 10 ft.

DETACHED GARAGE CONVERSION



REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE

The size of your ADU cannot exceed 50% of your home's footprint or can be up to a maximum of 650 sq ft, whichever is less.

SETBACKS

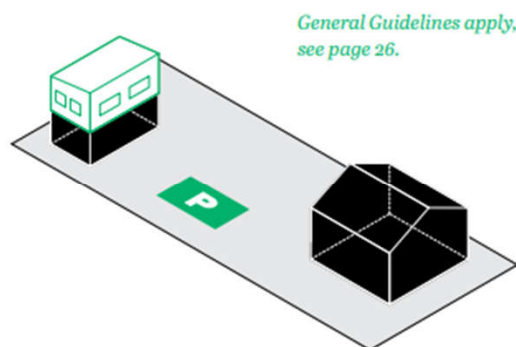
Additions to your property must comply with the front, side and rear yard setbacks for your zoning district.

BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft for a flat roof, if your rear and side yard setbacks are 10 ft.

ATTACHED ABOVE EXISTING GARAGE



General Guidelines apply, see page 26.

REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

SIZE

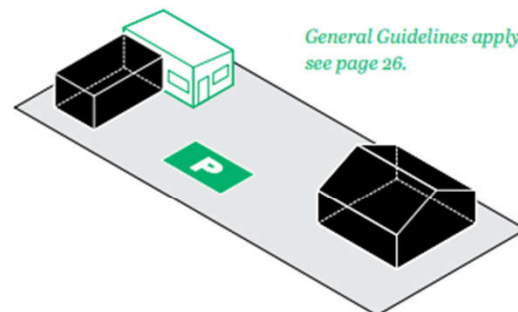
The footprint of the building that contains the garage and the ADU cannot exceed 50% of the footprint of your home, up to a maximum of 720 square feet. The total size of the ADU cannot exceed 650 square feet.

SETBACKS

A detached ADU must have the following setbacks:
Minimum of 10 ft from your home.
Minimum of 10 ft from your neighbor's home.
Minimum of 10 ft from side and rear property line.

If the property line is along an alley, the setback can be reduced to a minimum of 4 ft along the alley property line.

ATTACHED TO EXISTING GARAGE



General Guidelines apply, see page 26.

REGULATIONS

ADU

You can build a maximum of one ADU if your property has a single-family dwelling.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE

The footprint of the building that contains the garage and the ADU cannot exceed 50% of the footprint of your home, up to a maximum of 720 square feet. The total size of the ADU cannot exceed 650 square feet.

SETBACKS

A detached ADU must have the following setbacks:
Minimum of 10 ft from your home.
Minimum of 10 ft from your neighbor's home.
Minimum of 4 ft from the side and rear lot line.

BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

For homes over 17 ft the ADU may be equal to the height of the single-family dwelling up to 24 ft for a pitched roof or 20 ft

GENERAL GUIDELINES

ADUs must comply with all accessory building requirements related to yard, bulk, and height.

SETBACKS

- Between the rear building wall of the home and the rear property line.
- At least 10 ft from any single-family dwelling, including the single-family home on the subject property.
- At least 4 ft from any side or rear property line if the ADU is a new accessory building or addition to an existing accessory building.
- At least 10 ft from any side or rear property line if the ADU is in a second story addition to an existing accessory building.
If side or rear property line is along an alley, the setback can be reduced to 4 ft along that property line.

BUILDING HEIGHT

The height of your ADU cannot exceed the height of your home or 17 ft, whichever is less.

Accessory building height should be measured to the ridge of the roof for buildings with a pitched roof and to the top of the roof line for a flat roof.

For homes over 17 ft the ADU may be equal to the height of the single-

PARKING

Provide a minimum of one parking space in addition to existing parking on your property, could be in driveway.

Parking requirements can be waived if a legal on-street parking space is located in front of your property or if you live within a 1/4 mile of a transit stop.

WINDOWS

Windows must have similar dimensions to the windows on the principle house. Skylights, clerestory, or obscured glass must be used if your ADU is facing a side or rear property line and is located within 10 ft of a property line.

Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

The windows in your ADU may be no larger than the minimum building code requirements if facing a property line. Existing windows on the ground floor and upper level must meet building and fire code requirements.

Visit our website for information on [Fire Code and Building Requirements](http://www.slc.gov/buildingservices) // www.slc.gov/buildingservices

BALCONIES AND DECKS

Balconies and decks must be located at least 10 ft away from the side or rear property line. Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

Balconies and decks located above the ground level are limited to a maximum of 80 square feet.

Rooftop decks are prohibited.

ENTRANCE LOCATIONS

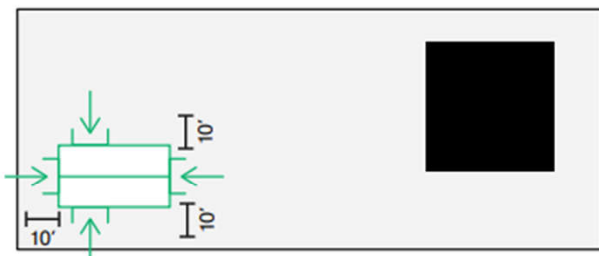
The entrance to a detached ADU must face an alley, public street, or the rear facade of your home. Entrances facing the side or rear property line must be set back a minimum of 10 ft from the property lines.

Exterior stairs leading to a second story ADU must be set back at least 10 ft from a side or rear property line.

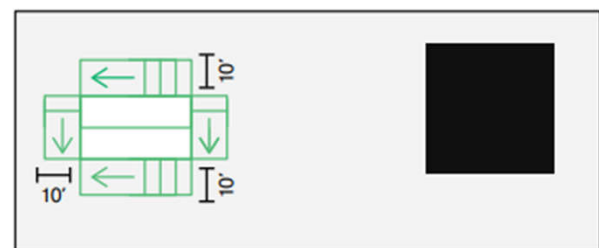
Properties with the side or rear property line adjacent to an alley are exempt from these requirements.

ENTRANCE LOCATIONS

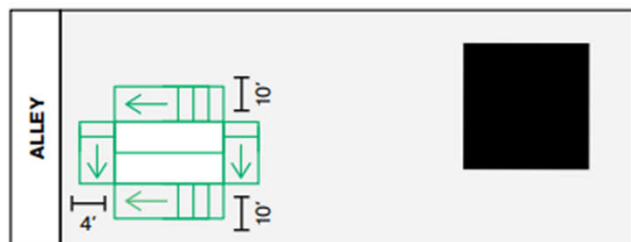
INTERIOR LOT (WITHOUT ALLEY)



INTERIOR LOT STAIRS OPTION (WITHOUT ALLEY)

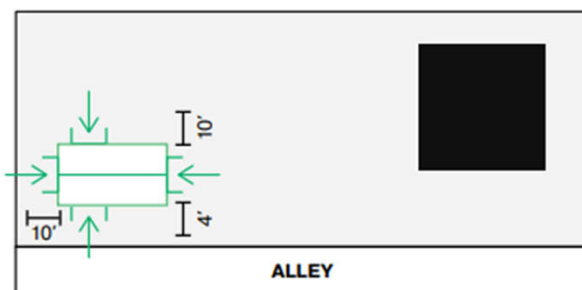


INTERIOR LOT STAIRS OPTION (WITH ALLEY)

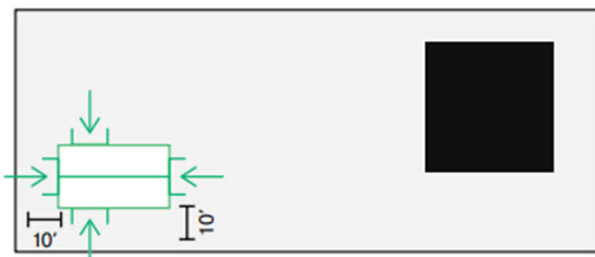


STREET FRONTAGE (RIGHT OF WAY)

INTERIOR LOT (WITH ALLEY)

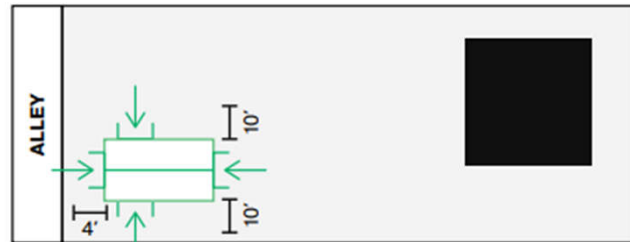


CORNER LOT (WITHOUT ALLEY)



STREET FRONTAGE (RIGHT OF WAY)

CORNER LOT (WITH ALLEY)



STREET FRONTAGE (RIGHT OF WAY)