



## South Salt Lake City Council Work Meeting

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, November 3, 2021** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:30 p.m.**, or as soon thereafter as possible. The meeting can be viewed on Ustream. The link can be found on the City Council page on the City's website [sslc.com/city-government/council-meetings](http://sslc.com/city-government/council-meetings).

### CITY COUNCIL

#### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
PORTIA MILA  
SHANE SIWIK  
NATALIE PINKNEY  
RAY DEWOLFE

Conducting: Sharla Bynum

### MATTERS FOR DISCUSSION:

1. Discussion – Accessory Dwelling Units (ADUs)

Posted October 29, 2021

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours' notice.

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UTAH  
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SSLC.COM

CITY OF SOUTH SALT LAKE  
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday November 3, 2021  
6:30 p.m.

CITY OFFICES

220 East Morris Avenue #200  
South Salt Lake, Utah 84115

PRESIDING  
CONDUCTING

Council Chair Sharla Bynum  
Council Chair Sharla Bynum

**COUNCIL MEMBERS PRESENT:**

Sharla Bynum, LeAnne Huff, Portia Mila,  
Natalie Pinkney, and Corey Thomas

**COUNCIL MEMBERS EXCUSED:**

Ray deWolfe and Shane Siwik

**STAFF PRESENT:**

Mayor Cherie Wood  
Brienne Brass, Deputy City Attorney  
Jack Carruth, Police Chief  
Alex White, Community Development Director  
Sean Lewis, Deputy Community Development Director  
Crystal Makin, Staff Accountant  
Craig Burton, City Recorder  
Ariel Andrus, Deputy City Recorder

**Matters for Discussion**

1. **Discussion – Accessory Dwelling Units (ADU's).** Community Development Director, Alex White, reviewed a Power Point presentation with the Council. A copy is attached to these minutes and incorporated by this reference.

Council Chair Bynum is against short-term rental ADU's. She is okay with external ADU's. She asked what the benefit is of a separate meter for an ADU.

Ms. White believes a lot of it comes down to billing. One of the cons to having separate meters is it adds another connection into utilities in the road which increases the likelihood of things failing and damage to infrastructure. Other city's staff looked at prohibiting separate meters.

Council Chair Bynum said she would err on the side of having two parking spots rather than just one because the city has had a lot of parking issues and the streets are so crowded with cars.

Council Member Huff is in favor of creating more housing for people.

Council Member Pinkney said she is against short-term rental. With everything else she doesn't want to be too strict because this is a measure for affordable housing and she would like to get more in the city.

Council Chair Bynum said that most of the single family neighborhoods are single story bungalows. She asked for thoughts on two storied structures. They've had complaints about two story, detached structures overlooking adjacent property owners. They have had conflicts with that. Does that type of size concern people?

Council Member Pinkney said for her it comes down to design matching. Some people might have a personal opinion about a single family lot building a two story ADU, but all she sees is another spot for people to afford housing.

Council Member Huff said in the area where she lives the homes are smaller and most are not two stories. In other parts of the city there are a lot more developments where that would match. Her concern is if two story ADU's were allowed throughout the city it would definitely change the design of her district.

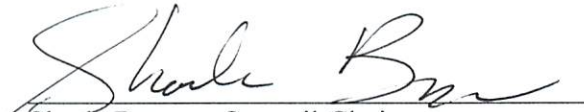
Ms. White suggested creating a design standard that transitions based on what people are adjacent to.

Council Member Pinkney understands if they need to put in a standard. She hates to make a rule that says, "Upon approval" but if there is an exemption that makes sense, and looks good, then maybe they can allow room for exemptions versus a blanket statement.

Ms. White suggested staff could come back with some proposals on design standards. Compatibility is important and there are a lot of ways they can define compatibility where it is black and white in the code so there is not discretion. It needs to be readable for the person who wants to build so they know what they can build.

Council Member Mila agreed they do not want short-term rentals. She feels they have to have some guidelines in place because they probably do not have the manpower to police this. She loves the idea of affordable housing but she doesn't want every person in the neighborhood building a small house in their backyard. She believes they have to have good standards.

The meeting adjourned at 6:56 p.m.



Sharla Bynum, Council Chair



Craig D. Burton, City Recorder

November 3, 2021

## CITY COUNCIL - WORK MEETING LIST OF ATTENDEES

[illegible]

# ACCESSORY DWELLING UNITS "ADU"



INTERNAL ADU  
(OVER ATTACHED GARAGE)



EXTERNAL ADU  
(DETACHED STRUCTURE)



INTERNAL ADU  
(ATTACHED GARAGE  
CONVERSION)



INTERNAL ADU  
(INSIDE EXISTING FOOTPRINT)

**UTAH STATE LAW**  
**10-9a-530**  
**Effective 10/1/2021**

- **“Internal Accessory Dwelling Unit”** means an accessory dwelling unit:
  - ✓ Located within the footprint of the primary dwelling
  - ✓ “Primary Dwelling” must be owner occupied
  - ✓ For the purpose of offering long-term residential rental of 30 consecutive days or longer
  - ✓ Permitted use in any area zoned for primarily residential use
  - ✓ Must comply with Building, Fire & Health Codes
- **Prohibits:**
  - ✓ Cities may not regulate the ADU unit size
  - ✓ Cities may not regulate the total lot size
  - ✓ Cities may not regulate lot frontage
- **A municipality may:**
  - ✓ Prohibited installation of separate utility meters
  - ✓ Require compatible design with primary dwelling
  - ✓ Require one additional on-site parking space
    - Applies to both new and existing dwelling units
    - If Internal ADU converts a garage – You can require the garage to be replaced
  - ✓ Prohibit ADUs in mobile homes
  - ✓ Require a Business License/Rental Permit
  - ✓ Prohibit the creation of ADU’s in a residential zone that takes up less than 25% of the total city area
  - ✓ Prohibit the creation of ADU if the primary structure is connected to a failing septic tank
  - ✓ Prohibit ADUs on lots less than 6,000 square feet
  - ✓ Prohibit ADUs as short term rentals
  - ✓ Require all primary dwellings to be owner occupied

**STATE LAW ONLY ADDRESSES INTERNAL ADUs.**

# WHAT HAVE OTHER JURISDICTIONS DONE?

| CITY           | INTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EXTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Salt Lake City | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u></li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 1 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required (deed restriction)</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ Don't regulate at this time</li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Permitted in SF Zones</li> <li>✓ Conditional in MF Zones</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size - Determined by Zone</li> </ul> </li> <li>▪ <u>Required setbacks</u> <ul style="list-style-type: none"> <li>✓ 4 ft. from any property line</li> <li>✓ 10 feet from primary dwelling</li> </ul> </li> <li>▪ <u>Maximum Height</u> <ul style="list-style-type: none"> <li>✓ 17 feet</li> </ul> </li> <li>▪ <u>Maximum Size</u> <ul style="list-style-type: none"> <li>✓ 650 sq. ft.</li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 1 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required (deed restriction)</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ Don't regulate at this time</li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Permitted in SF Zones</li> <li>✓ Conditional in MF Zones</li> </ul> </li> </ul> |

# WHAT HAVE OTHER JURISDICTIONS DONE?

| CITY      | INTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EXTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Millcreek | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size – 6,000 sq. ft.</li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 1 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> <li>✓ Prohibited in manufactured homes</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ <b>Prohibited</b></li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Permitted Use</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size - <b>8,000 sq. ft.</b></li> </ul> </li> <li>▪ <u>Required setbacks</u> <ul style="list-style-type: none"> <li>✓ 3 ft. from any property line</li> </ul> </li> <li>▪ <u>Maximum Height</u> <ul style="list-style-type: none"> <li>✓ 24 feet</li> </ul> </li> <li>▪ <u>Maximum Size</u> <ul style="list-style-type: none"> <li>✓ 850 sq. ft.</li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 1 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> <li>✓ Prohibited in manufactured homes</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ <b>Prohibited</b></li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Permitted Use</li> </ul> </li> </ul> |

# WHAT HAVE OTHER JURISDICTIONS DONE?

| CITY   | INTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | EXTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Murray | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u></li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 2 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> <li>✓ <b>Maximum of 40% of primary dwelling</b></li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ <b>Prohibited</b></li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Conditional Use</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size - <b>12,000 sq. ft.</b></li> </ul> </li> <li>▪ <u>Required setbacks</u> <ul style="list-style-type: none"> <li>✓ 3 ft. from any property line</li> </ul> </li> <li>▪ <u>Maximum Height</u> <ul style="list-style-type: none"> <li>✓ 20 feet</li> <li>✓ <b>Maximum 1 story (No second floors)</b></li> </ul> </li> <li>▪ <u>Maximum Size</u> <ul style="list-style-type: none"> <li>✓ 1,000 sq. ft.</li> <li>✓ <b>Maximum of 40% of primary dwelling</b></li> <li>✓ <b>2 Bedroom Maximum</b></li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ <b>2 assigned on-site stall</b></li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ <b>Prohibited</b></li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ <b>Conditional Use</b></li> </ul> </li> </ul> |

# WHAT HAVE OTHER JURISDICTIONS DONE?

| <u>CITY</u>      | <u>INTERNAL ADUs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>EXTERNAL ADUs</u>                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| West Valley City | <ul style="list-style-type: none"><li>▪ <u>One per Single Family Lot</u><ul style="list-style-type: none"><li>✓ Minimum Lot Size – 6,000 sq. ft.</li></ul></li><li>▪ <u>Parking</u><ul style="list-style-type: none"><li>✓ 1 assigned on-site stall</li><li>✓ <b>Rear Yard Only</b></li></ul></li><li>▪ <u>Design</u><ul style="list-style-type: none"><li>✓ Must match primary dwelling</li><li>✓ Prohibited in manufactured homes</li></ul></li><li>▪ <u>Utilities</u><ul style="list-style-type: none"><li>✓ No separate utility meters</li></ul></li><li>▪ <u>Owner occupancy</u><ul style="list-style-type: none"><li>✓ Required</li></ul></li><li>▪ <u>License/Certification</u><ul style="list-style-type: none"><li>✓ Required</li></ul></li><li>▪ <u>Short Term Rental</u><ul style="list-style-type: none"><li>✓ <b>Prohibited</b></li></ul></li><li>▪ <u>Permitted Use or Conditional Use</u><ul style="list-style-type: none"><li>✓ Permitted Use</li></ul></li></ul> | <ul style="list-style-type: none"><li>▪ <b>Prohibited Citywide</b></li></ul> |

# WHAT HAVE OTHER JURISDICTIONS DONE?

| CITY               | INTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EXTERNAL ADUs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cottonwood Heights | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size - 6,000 sq. ft.</li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 1 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> <li>✓ Prohibited in manufactured homes</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ Prohibited</li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Permitted Use</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▪ <u>One per Single Family Lot</u> <ul style="list-style-type: none"> <li>✓ Minimum Lot Size - 6,000 sq. ft.</li> </ul> </li> <li>▪ <u>Required setbacks</u> <ul style="list-style-type: none"> <li>✓ 3 ft. from any property line</li> <li>✓ 6 ft. from primary structure</li> </ul> </li> <li>▪ <u>Maximum Height</u> <ul style="list-style-type: none"> <li>✓ 20 feet</li> </ul> </li> <li>▪ <u>Maximum Size</u> <ul style="list-style-type: none"> <li>✓ Not specified</li> </ul> </li> <li>▪ <u>Parking</u> <ul style="list-style-type: none"> <li>✓ 2 assigned on-site stall</li> </ul> </li> <li>▪ <u>Design</u> <ul style="list-style-type: none"> <li>✓ Must match primary dwelling</li> <li>✓ Prohibited in manufactured homes</li> </ul> </li> <li>▪ <u>Utilities</u> <ul style="list-style-type: none"> <li>✓ No separate utility meters</li> </ul> </li> <li>▪ <u>Owner occupancy</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>License/Certification</u> <ul style="list-style-type: none"> <li>✓ Required</li> </ul> </li> <li>▪ <u>Short Term Rental</u> <ul style="list-style-type: none"> <li>✓ Prohibited</li> </ul> </li> <li>▪ <u>Permitted Use or Conditional Use</u> <ul style="list-style-type: none"> <li>✓ Conditional Use</li> </ul> </li> </ul> |

# WHAT HAVE OTHER JURISDICTIONS DONE?

| <u>CITY</u> | <u>INTERNAL ADUs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>EXTERNAL ADUs</u>                                                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Sandy       | <ul style="list-style-type: none"><li>▪ <u>One per Single Family Lot</u></li><li>▪ <u>Parking</u><ul style="list-style-type: none"><li>✓ 1 assigned on-site stall</li></ul></li><li>▪ <u>Design</u><ul style="list-style-type: none"><li>✓ Must match primary dwelling</li><li>✓ Prohibited in manufactured homes</li></ul></li><li>▪ <u>Utilities</u><ul style="list-style-type: none"><li>✓ No separate utility meters</li></ul></li><li>▪ <u>Owner occupancy</u><ul style="list-style-type: none"><li>✓ Required</li></ul></li><li>▪ <u>License/Certification</u><ul style="list-style-type: none"><li>✓ Required</li></ul></li><li>▪ <u>Short Term Rental</u><ul style="list-style-type: none"><li>✓ Prohibited</li></ul></li><li>▪ <u>Permitted Use or Conditional Use</u><ul style="list-style-type: none"><li>✓ Conditional Use</li></ul></li></ul> | <ul style="list-style-type: none"><li>▪ Prohibited Citywide</li></ul> |

# INTERNAL ADU OPTIONS:

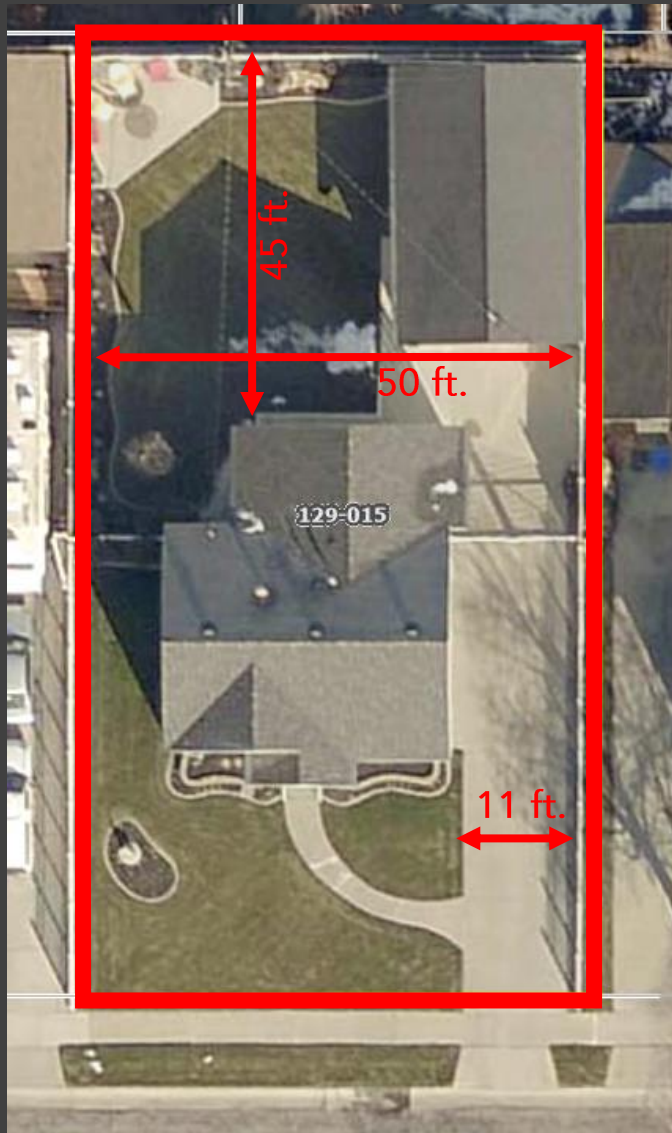
## REQUIRE:

- ✓ Located within the footprint of the primary dwelling
- ✓ “Primary Dwelling” must be owner occupied
- ✓ For the purpose of offering long-term residential rental of 30 consecutive days or longer
- ✓ Permitted use in any area zoned for primarily residential use
- ✓ Must comply with Building, Fire & Health Codes

## A MUNICIPALITY MAY:

- ✓ Prohibited installation of separate utility meters
- ✓ Require compatible **design** with primary dwelling
- ✓ Require one additional on-site **parking** space
  - Applies to both new and existing dwelling units
  - If Internal ADU converts a garage – You can require the garage to be replaced
- ✓ Prohibit ADUs in mobile homes
- ✓ Require a Business License/Rental Permit
- ✓ Prohibit the creation of ADU’s in a residential zone that takes up less than 25% of the total city area
- ✓ Prohibit the creation of ADU if the primary structure is connected to a failing septic tank
- ✓ **Prohibit ADUs on lots less than 6,000 square feet**
- ✓ **Prohibit ADUs as short term rentals**
- ✓ Require all primary dwellings to be owner occupied

Approx. 6,000 sq. ft. Lot



Approx. 20,000 sq. ft. Lot



- ✓ Parking:
  - ✓ Primary SF Unit – 2 Parking Stalls (1 in Garage)
  - ✓ Accessory Structure = \_\_\_\_ Parking Stalls
- ✓ Setback Requirements
- ✓ Rear Yard Open Space Requirements
- ✓ Fire Code

Approx. Parcel Breakdowns:

Under 6,000 sq. ft. = 1,500  
6,001-8,000 sq. ft. = 1,500  
8,001-10,000 sq. ft. = 500  
10,001-12,000 sq. ft. = 300  
Over 12,000 sq. ft. = 400

4,200 SF Parcels in City

# EXTERNAL (DETACHED) ADU's

## PROPOSED REQUIREMENTS:

- One per Single Family Lot
  - ✓ Minimum Lot Size - \_\_\_\_\_ sq. ft.
- Required setbacks
  - ✓ \_\_\_\_\_ ft. from any property line
  - ✓ \_\_\_\_\_ ft. from primary structure
- Maximum Height
  - ✓ \_\_\_\_\_ ft. (1 Level vs. Multiple Levels)
- ✓ Maximum Size
  - ✓ \_\_\_\_\_ sq. ft. or \_\_\_\_\_ % of structure
- Parking
  - ✓ \_\_\_\_\_ # of assigned on-site stall(s)
  - ✓ Location of parking
- Design
  - ✓ Must match primary dwelling  
(Design Standards Needed)
  - ✓ Prohibited in manufactured homes
- Utilities
  - ✓ No separate utility meters
- Owner occupancy
  - ✓ Council Discussion?
- License/Certification
  - ✓ Required
- Short Term Rental
  - ✓ Council Discussion?
- Permitted Use or Conditional Use
  - ✓ Council Discussion?

