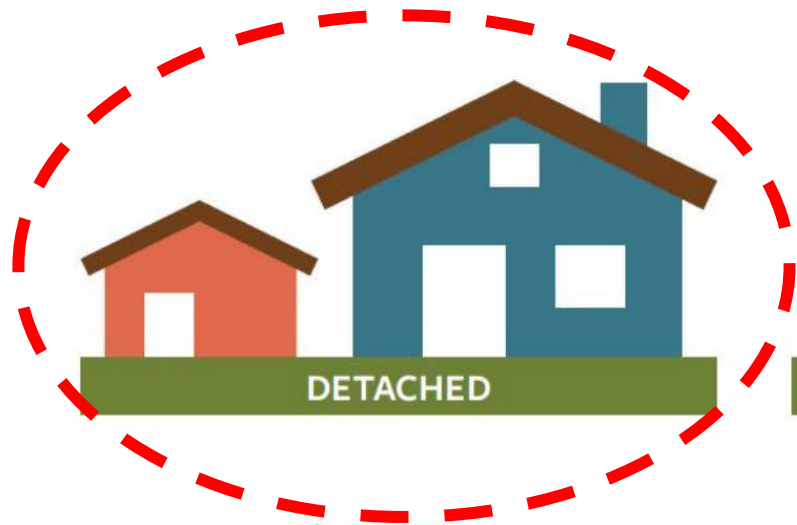


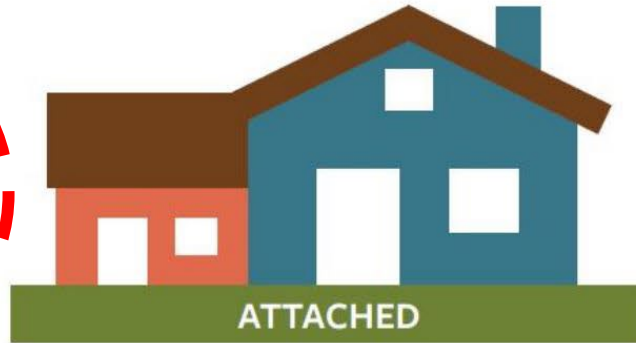


Detached Accessory Dwelling Units

- New State Law SB 284
- D-ADU Requirements
- D-ADU Options
- D-ADU Preferences



DETACHED



ATTACHED



INTERIOR (UPPER LEVEL)



INTERIOR (LOWER LEVEL)



ABOVE GARAGE



GARAGE CONVERSION

▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

New State Law SB284 - Cities Required to Allow Detached Accessory Dwelling Units

Detached Accessory Dwelling Units (D-ADU) Internal Accessory Dwelling Units (I-ADU)



Internal ADU
Currently Permitted
All Residential Zones
(Basement Apts)



Detached ADU
Must Be Permitted
Residential Lots \geq 11,000 sf
Effective Oct. 1, 2026

Summary of New State Law Requirements

- Must allow D-ADUs on lots 11,000 s.f. or larger that contain a single-family dwelling in a residential zone
 - Allow D-ADUs as Permitted Uses in residential zones
 - Require D-ADUs to comply with all applicable building, health and fire codes
 - Maximum number of parking spaces city may require for D-ADU:
1 / 649 s.f. D-ADU and 2 / 650 s.f. or larger D-ADU
 - Prohibited from requiring “Design Elements” per state law, except:
May require design of D-ADU to be consistent with primary dwelling

New State Law Requirements Cont...

- Must provide a process to convert legal Accessory Structures into D-ADUs if they meet:
 - Setback requirements
 - Compliance with building, health. and fire codes



City Council Options Discretionary Standards



Sandy May Allow or Regulate

- Allow D-ADUS on lots < 11,000 square feet
- Limit the Number of ADUs (e.g., 1 or 2 per lot)
- Require owner occupancy of either the D-ADU or primary dwelling
- Require D-ADU to be no larger than the primary dwelling
- Regulate Size, Dimensions, Height, Lot Coverage
- Regulate Setbacks (with consideration to proximity to property lines and other structures, easements, window orientation, massing, other elements)
- Require D-ADUs to be designed consistent with the single-family dwelling

City Council Options Discretionary Standards



Sandy May Prohibit or Regulate

- Require additional parking spaces for D-ADUs but not mandatory
Maximum is 1 for 649 s.f. D-ADU and 2 for 650 s.f. or larger D-ADU
- Require replacement parking spaces for garage conversions
- Prohibit rentals less than 90 days (no STRs)
- Prohibit D-ADUs in the front yard
- Prohibit D-ADUs if access to or capacity of utility service is unavailable

Common Themes for Detached ADUs within our Region

Majority of cities currently allow D-ADUs:

- Owner occupancy
- Only 1 ADU on a lot (1 Internal ADU OR 1 Detached ADU)
- Prohibit ADUs to be an STR
- No portable units or units on wheels
- At least one additional parking space
- Must meet all building codes and fire safety requirements



Common Themes for Detached ADUs within our Region, Cont...

- **Size limits vary between cities. Examples are:**
 - Max. 850 s.f. or $\leq 50\%$ of primary dwelling (not incl. garage), whichever is less
 - Percentage of rear yard $\leq 25\%$
 - $\leq 1,000$ s.f.
- **Height limits vary between cities. Examples are:**
 - 20' to peak of roof
 - 1 to 2 stories
 - 1 story and max 20' or the height of the principal structure, whichever is less

Best Practices



Standard	Internal ADU	Detached ADU
All Single Family Residential Zones	✓	Lot ≥ 11,000 sf
Permitted Use with Special Use Permit	✓	✓
Clear and Objective Standards	✓	✓
Owner Occupancy	✓	✓
One Address and Utility Meter	✓	✓
Recorded Affidavit	✓	✓

Where Should We Allow D-ADUs in Residential Zones?

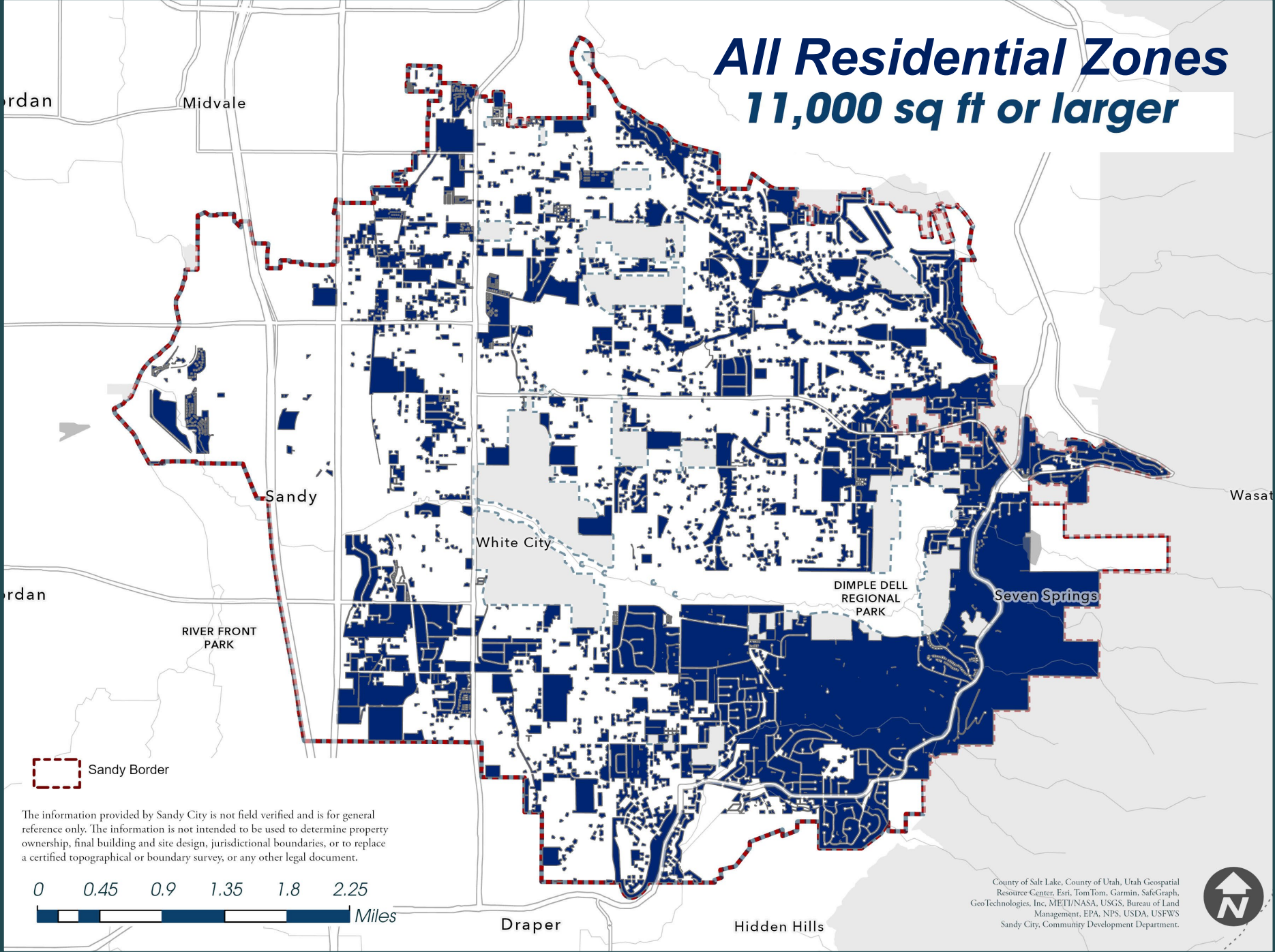
Options

- 11,000 square-foot or greater lot size (*required*)
- 10,000 square-foot or greater lot size
- All residential zones if the lot does not exceed % lot coverage

Recommendation

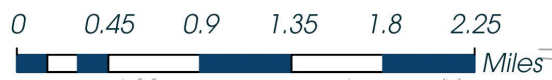
- Allow D-ADUs on lots 11,000 square feet in size or greater
 - * *Consider expanding to more residential areas in the future*

All Residential Zones 11,000 sq ft or larger



 Sandy Border

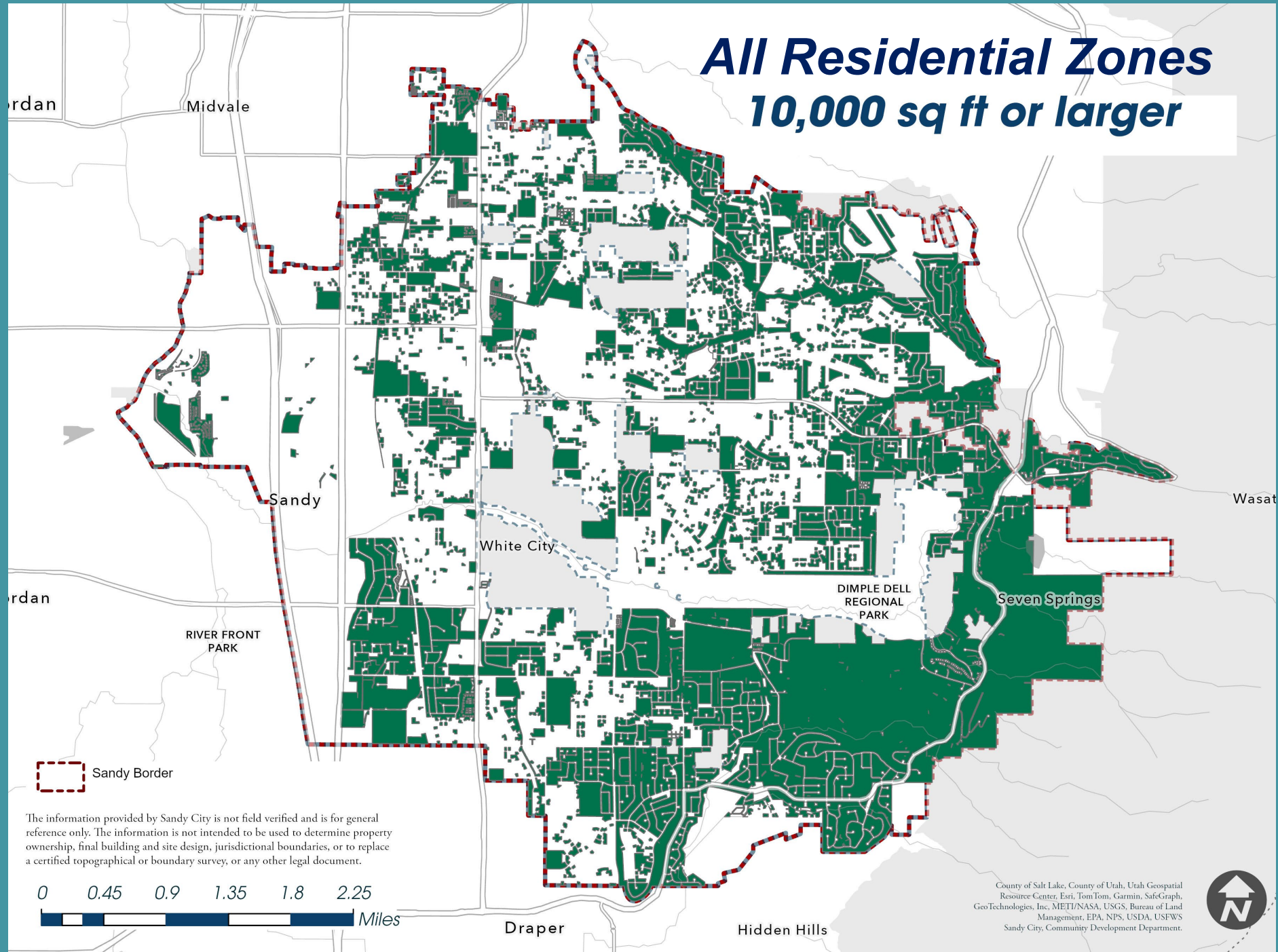
The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.



County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Sandy City, Community Development Department.



All Residential Zones 10,000 sq ft or larger



 Sandy Border

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0 0.45 0.9 1.35 1.8 2.25
 Miles

County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Sandy City, Community Development Department.



How Many ADUs Should We Allow on a Lot?

Options

- Allow 2 ADUs on a lot (1 internal to SFD and 1 D-ADU)
- Allow only 1 ADU on a lot (1 internal to SFD or 1 D-ADU)

Recommendation

- Allow only 1 ADU on a lot (1 internal to SFD or 1 D-ADU)
** Consider allowing 2 on a lot in the future*

Should Additional Parking Spaces be Required?

Options

- Require the maximum parking spaces allowed by state law
1 for D-ADU < 650 s.f. and 2 for D-ADU ≥ 650 s.f. in size
- Require 1 additional parking space regardless of D-ADU size
- Do not require additional parking spaces for D-ADU

Recommendation

- 1 additional parking space for D-ADU < 650 s.f.
2 additional parking spaces for D-ADU ≥ 650 s.f.
Reduced or no additional parking spaces if within ¼ mile of Transit Station
- * *Existing code requires 4 parking spaces (2 in garage and 2 in driveway)*

How Large Should We Allow D-ADUs?

Options

- No larger than the primary dwelling
- Maximum of 1,000 s.f. in size
- Maximum size less/greater than 1,000 s.f.

Recommendation

- Maximum of 1,000 s.f. in size, *and*
 - No larger than the primary dwelling *or*
 - Smaller than the primary dwelling (e.g. 50%-75% of dwelling)

* See *Accessory Structure Table for Comparison*



	Combined building coverage of all accessory structures or 25% rear lot coverage, whichever is less	
Property Size	Maximum Rear Yard Coverage (percentage of rear yard)	Maximum Combined Building Coverage (square footage of building footprint(s))
14,999 sq. ft. or smaller	25%	750 sq. ft.
15,000 sq. ft.—19,999 sq. ft.	25%	1,000 sq. ft.
20,000 sq. ft.—39,999 sq. ft.	25%	1,500 sq. ft.
40,000 sq. ft. or larger	25%	2,000 sq. ft.

Existing Size Limits for Accessory Structures

How Tall Should We Allow D-ADUs?

Options

- Only 1 story
- Up to 1.5 stories (with loft)
- Up to 2 stories

Recommendation

- 1 to 2 stories depending on setbacks, *and*
 - No taller than the primary dwelling

* *See Example Images*



Building Height 1 story ADU

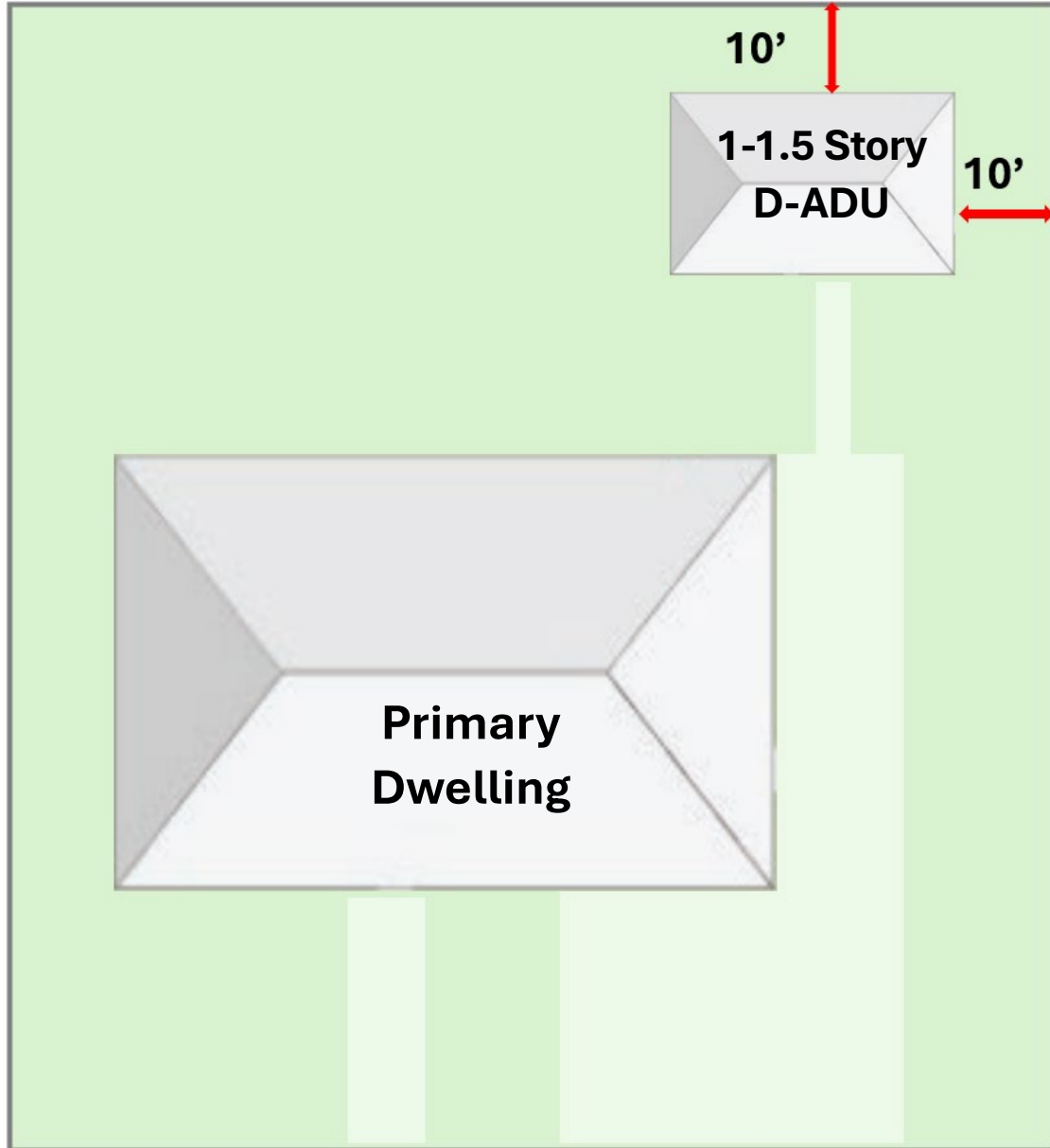




Building Height 1.5 Story ADU with Loft

Building Height 2-Story ADU

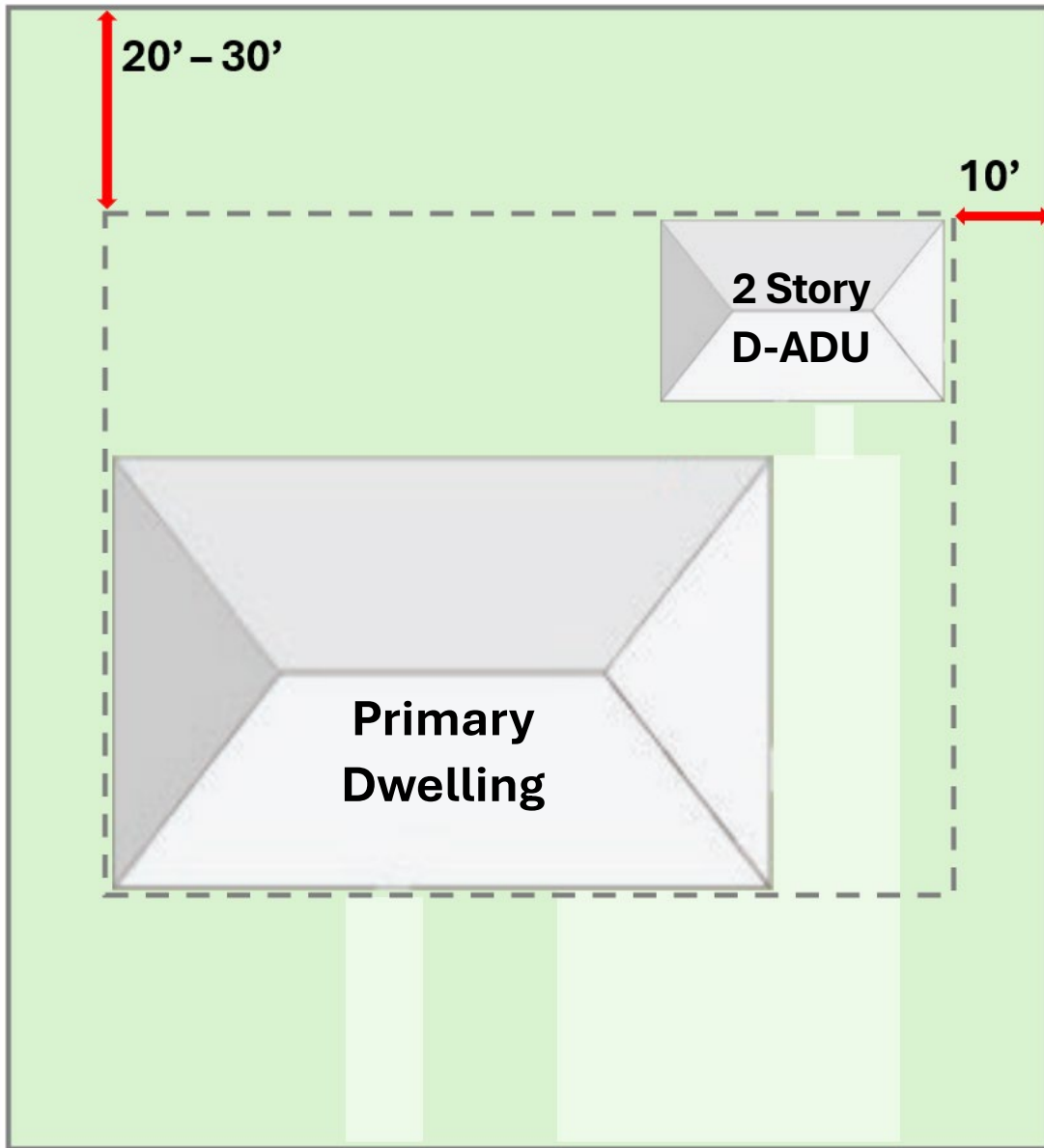




Setback Options

Example: 1 or 1.5 Story D-ADU

Number of Stories	Setback from Interior Lot Line
1 story	10 feet
1.5 story (loft)	10 feet
2 story	Same Setbacks As Primary Dwelling No less than 10 feet



Setback Options

Example: 2 Story D-ADU

Number of Stories	Setback from Interior Lot Line
1 story	10 feet
1.5 story (loft)	10 feet
2 story	Same Setbacks As Primary Dwelling No less than 10 feet

Questions?



Future Discussion

- Accessory Structure Conversions
- Design Consistency w/Main Dwelling
- Mitigation Measures:
Windows, Doorways, Lot Coverage,
Balconies, Lighting, Corner Lots