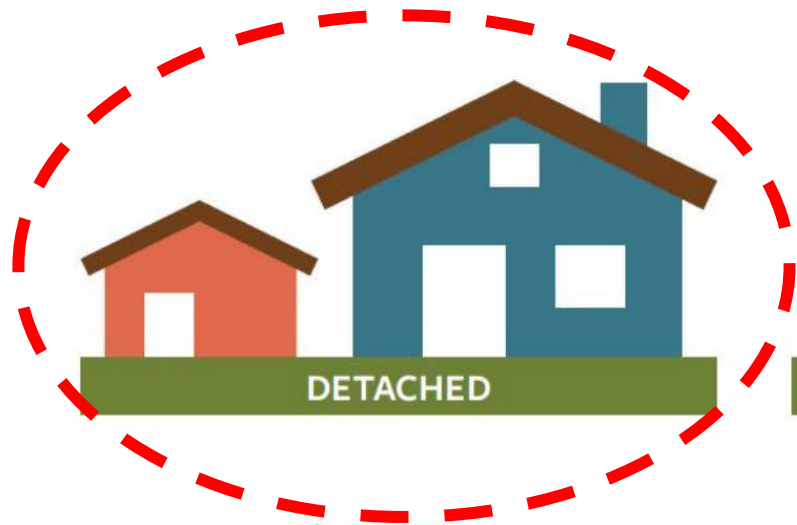


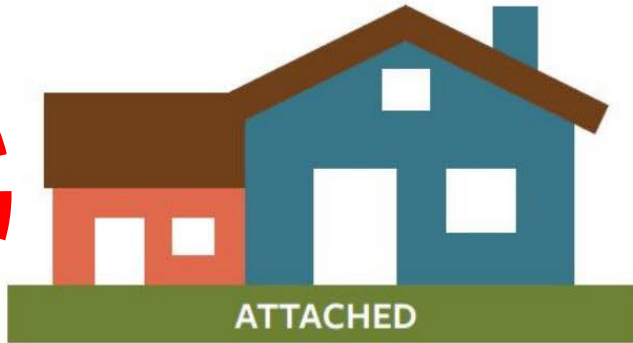


Detached Accessory Dwelling Units

- **New State Law SB 284**
- **D-ADU Requirements**
- **D-ADU Preferences**
Location, Size, Height,
Setbacks, Parking, Basements,
Balconies, Etc....



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 (CUP prohibited)**
 - **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**
 - 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**



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 D-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	✓	✓

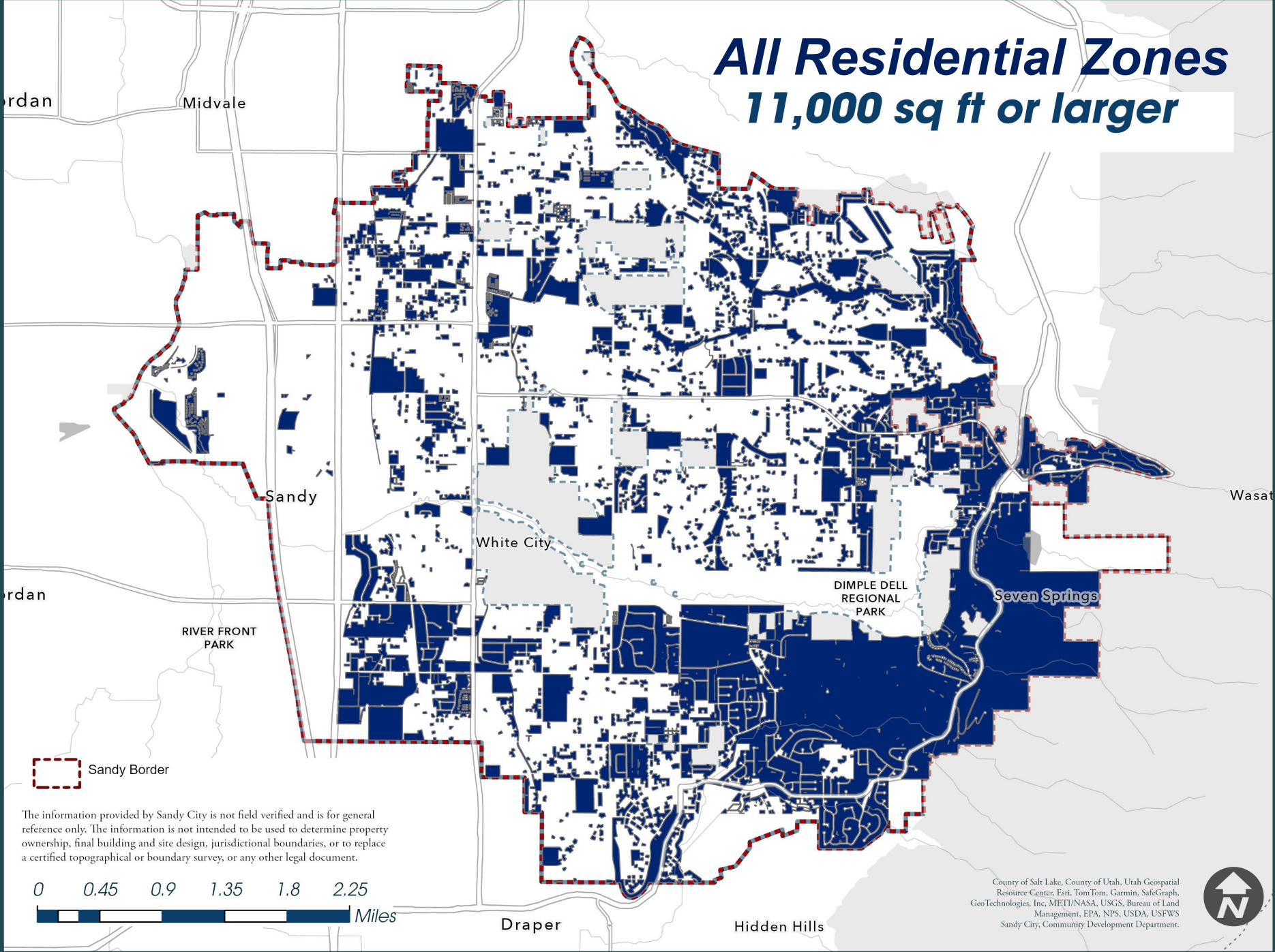
Where Should D-ADUs Be Allowed in Residential Zones?

- 11,000 square-foot lot or greater (*required*)
- 10,000 square-foot lot or greater
- All residential zones if the lot does not exceed a certain percentage of the lot coverage

See map illustrations →

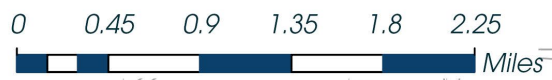


All Residential Zones 11,000 sq ft or larger



 Sandy Border

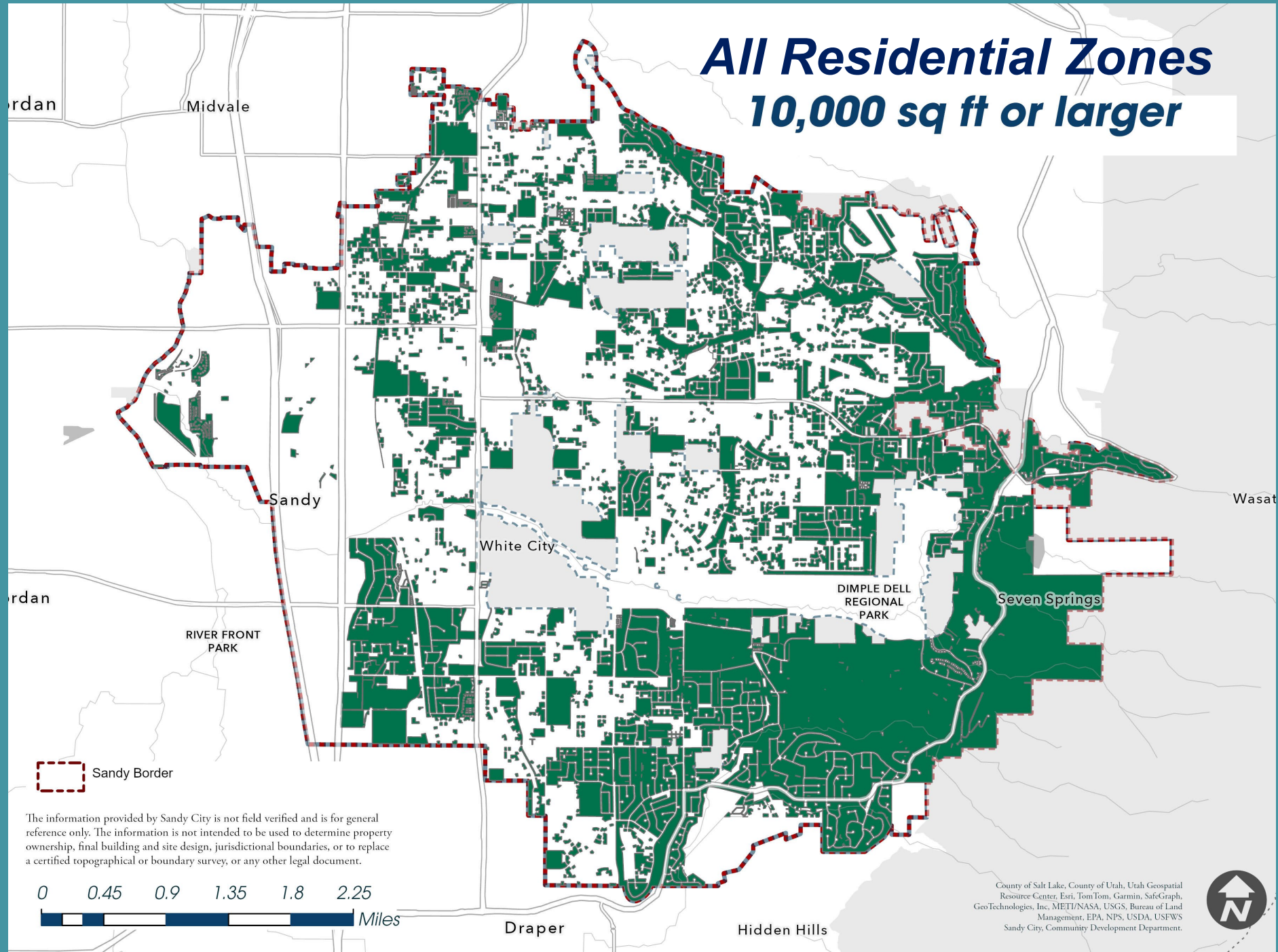
The information provided by Sandy City is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other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



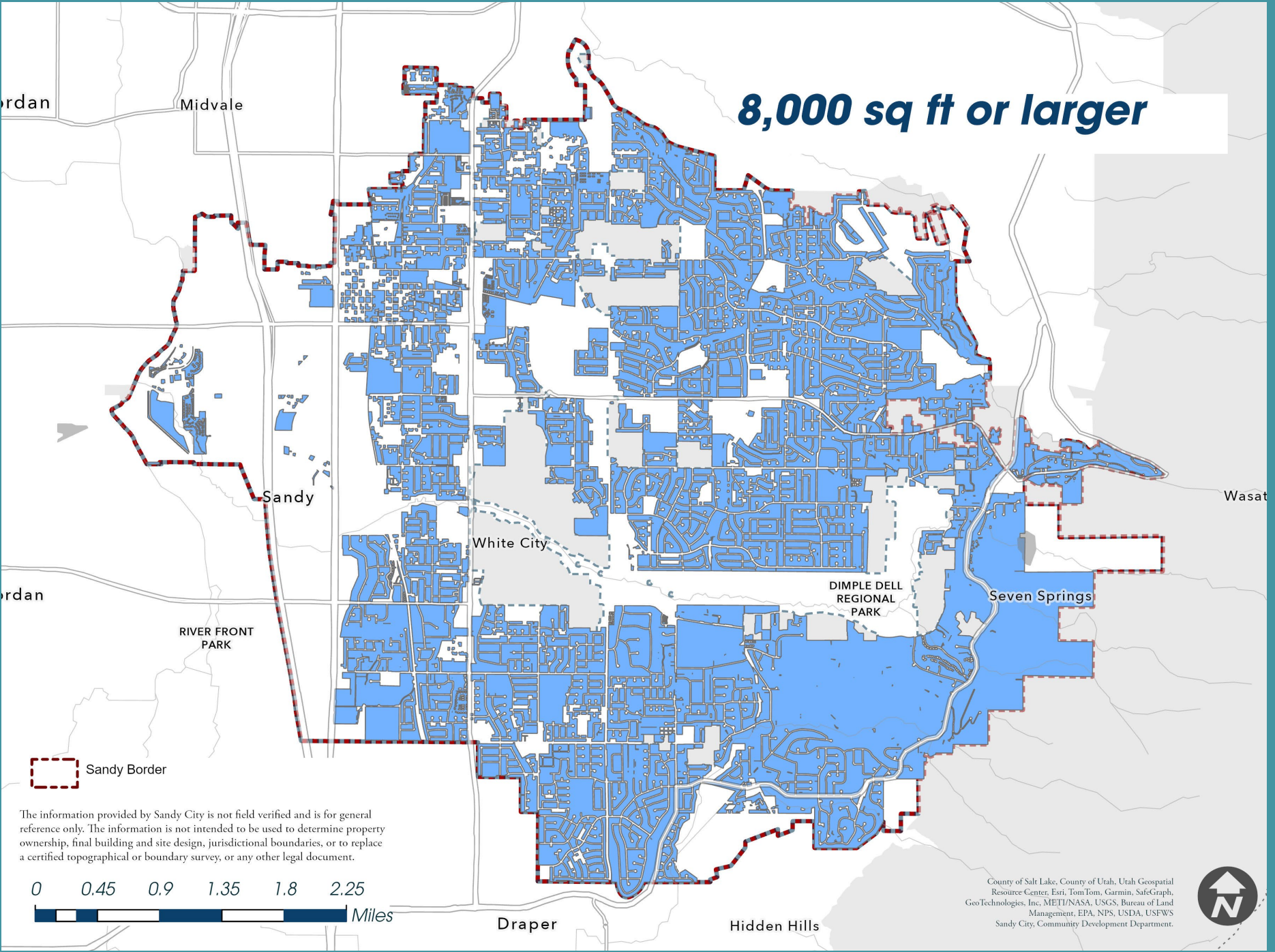
All Residential Zones 10,000 sq ft or larger



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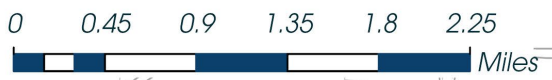
County of Salt Lake, County of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Sandy City, Community Development Department.

8,000 sq ft or larger



 Sandy Border

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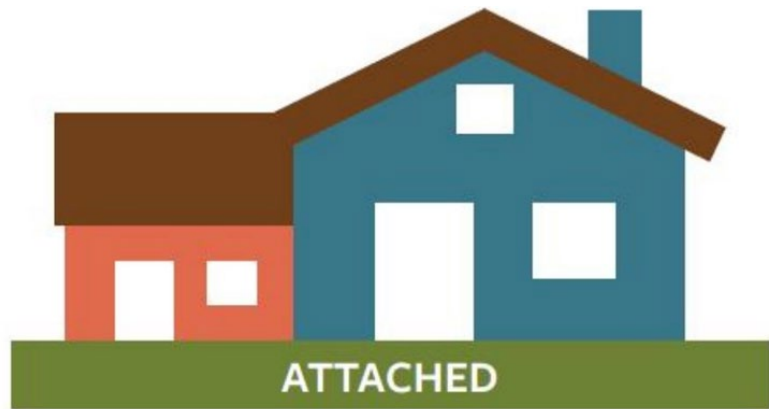
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Sandy City, Community Development Department.



How Many ADUs Should Be Allowed 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)



+
OR



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**
- **Reduced 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 or a Combination of Options

- Maximum size +/- 1,000 square feet
- No larger than the primary dwelling
- Smaller than the primary dwelling (e.g. 50%-75% of dwelling)
- No larger than the maximum rear yard lot coverage (e.g. 25%)

* See *Existing Accessory Structure Size Limits for Comparison* →



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

Existing Size Limits for Accessory Structures

How Tall Should We Allow D-ADUs?

Options

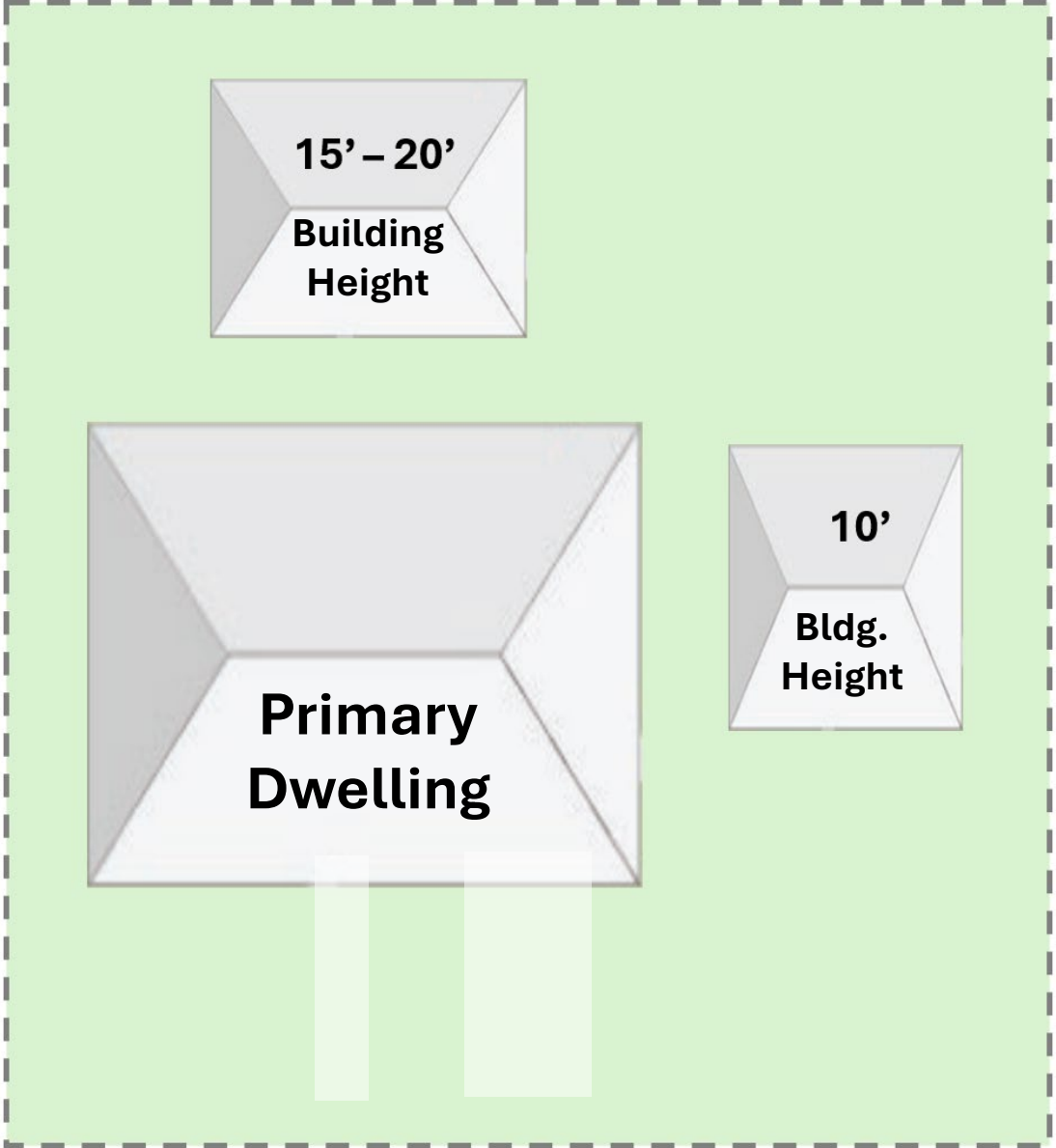
- **Only 1 story**
- **Up to 1.5 stories (with loft)**
- **Up to 2 stories**
- **No taller than the primary dwelling**

* See *Example Images and Existing Accessory Structure Height Limits* →



	Side Yard	Rear Yard
Zone	Maximum Height (feet)	Maximum Height (feet)
R-1-12 or smaller	10	15
R-1-15 or larger	10	20

Existing Height Limits for Accessory Structures



Building Height 1 story ADU





Building Height 1.5 Story ADU with Loft

Building Height 2-Story ADU



Type of Basements

- Fully underground = 1-story
- Half-basement = 1.5-story
- Full walk-out basement = 2-story

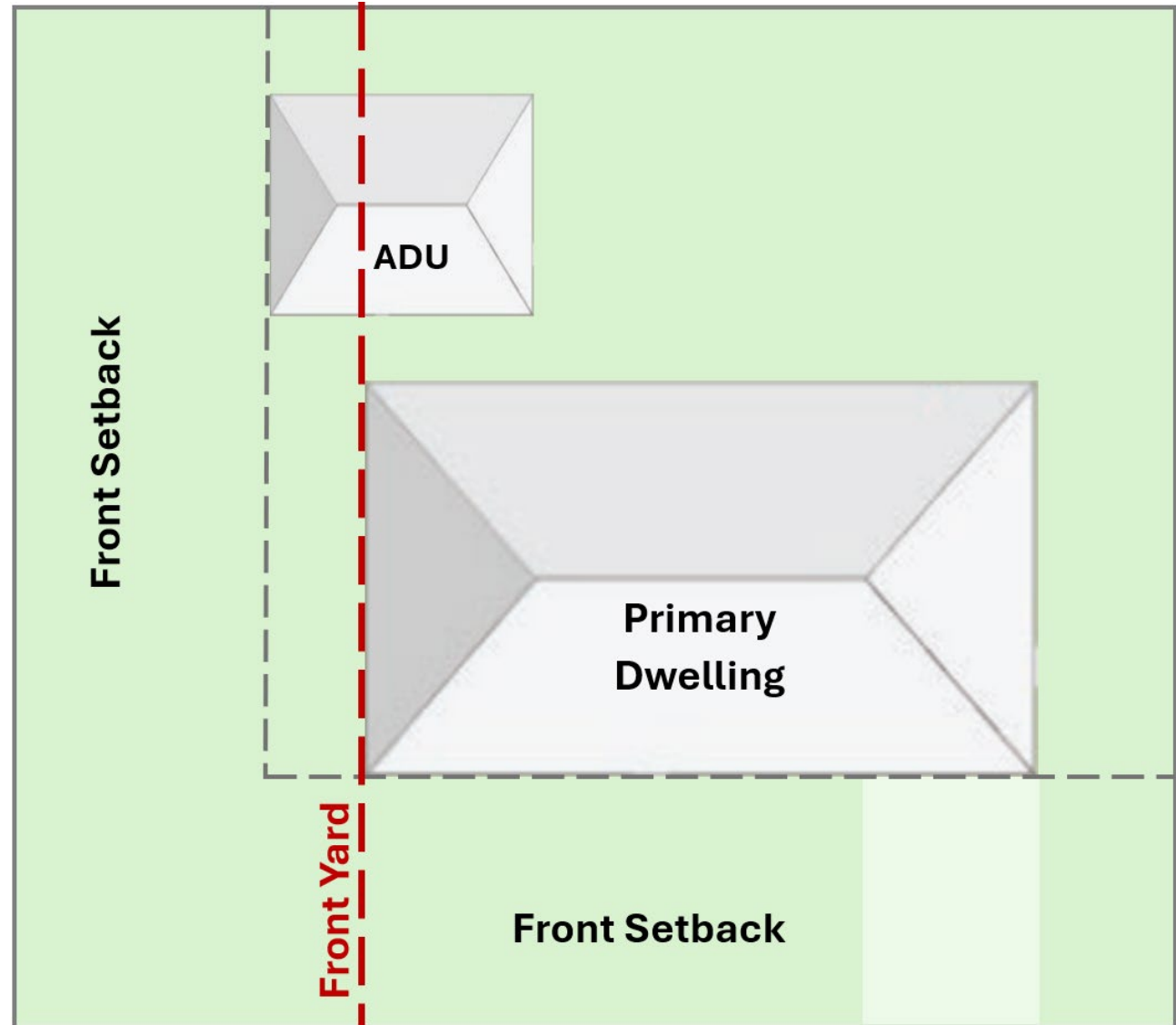


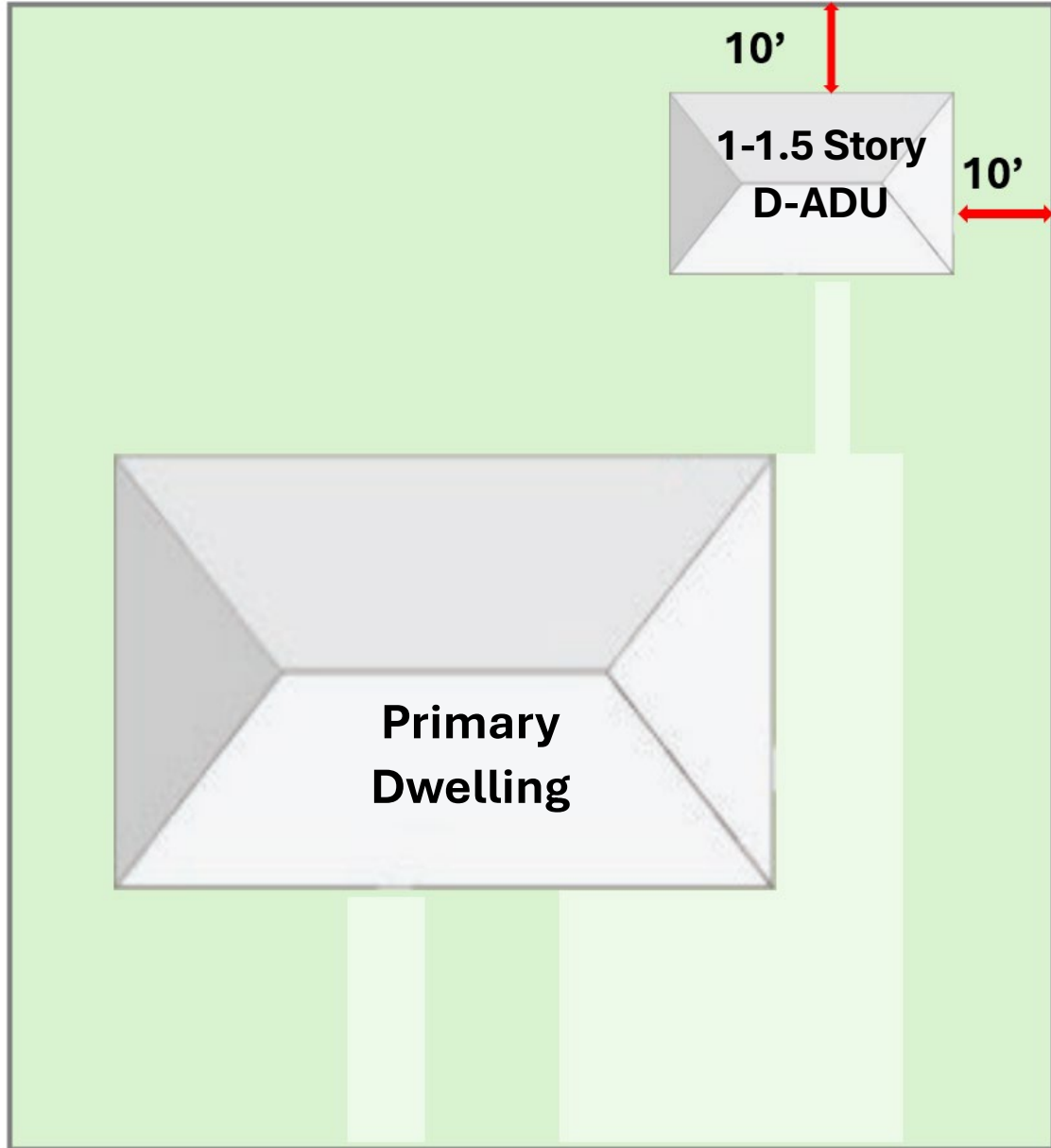
Should Basements Be Allowed?

Best setbacks for D-ADUs?

Front Setback

- Behind Front Setback
- or
- Behind House/Front Yard

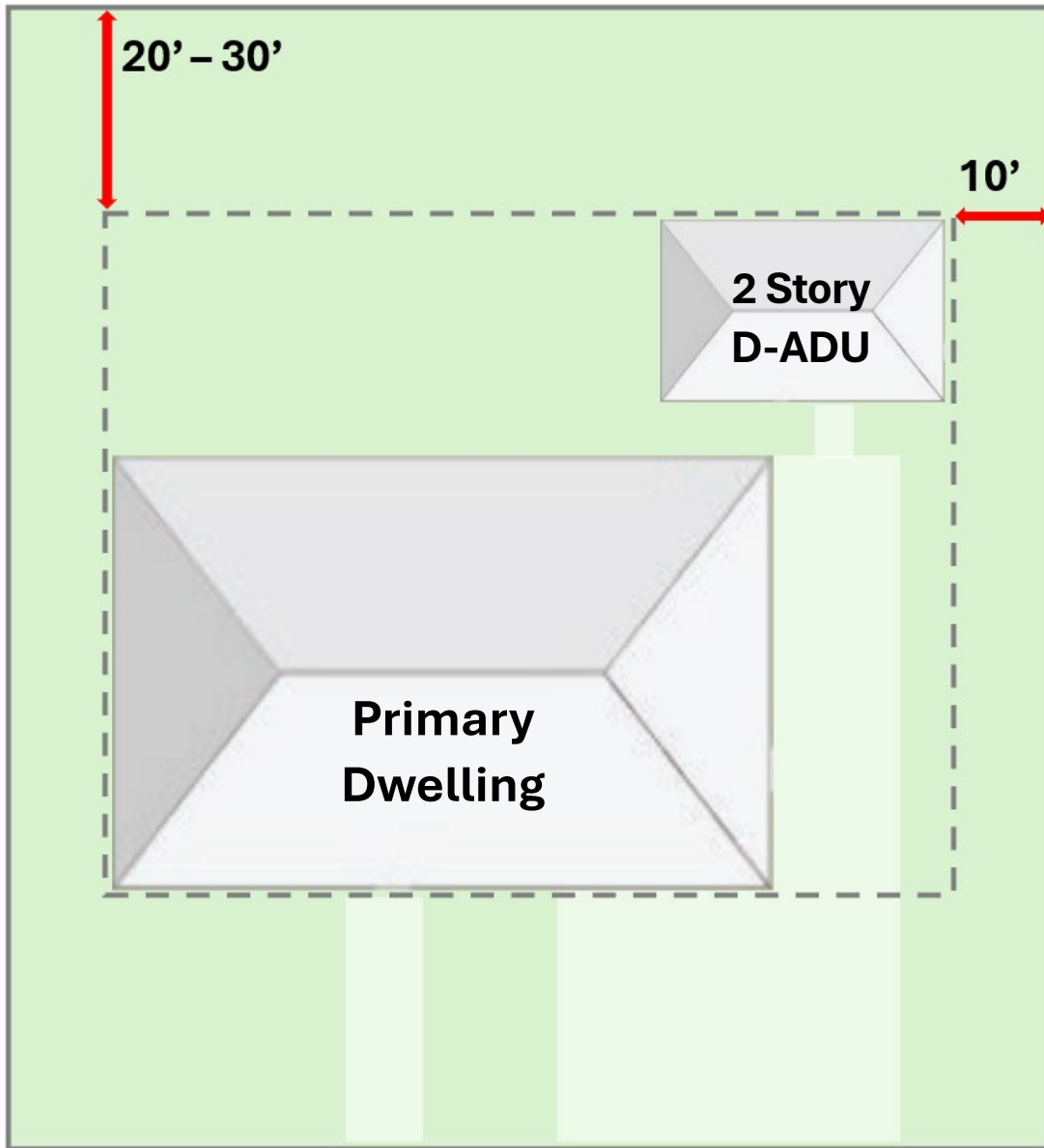




Best setbacks for D-ADUs?

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



Best setbacks for D-ADUs?

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

**Should Balconies &
Rooftop Decks Be Allowed?**

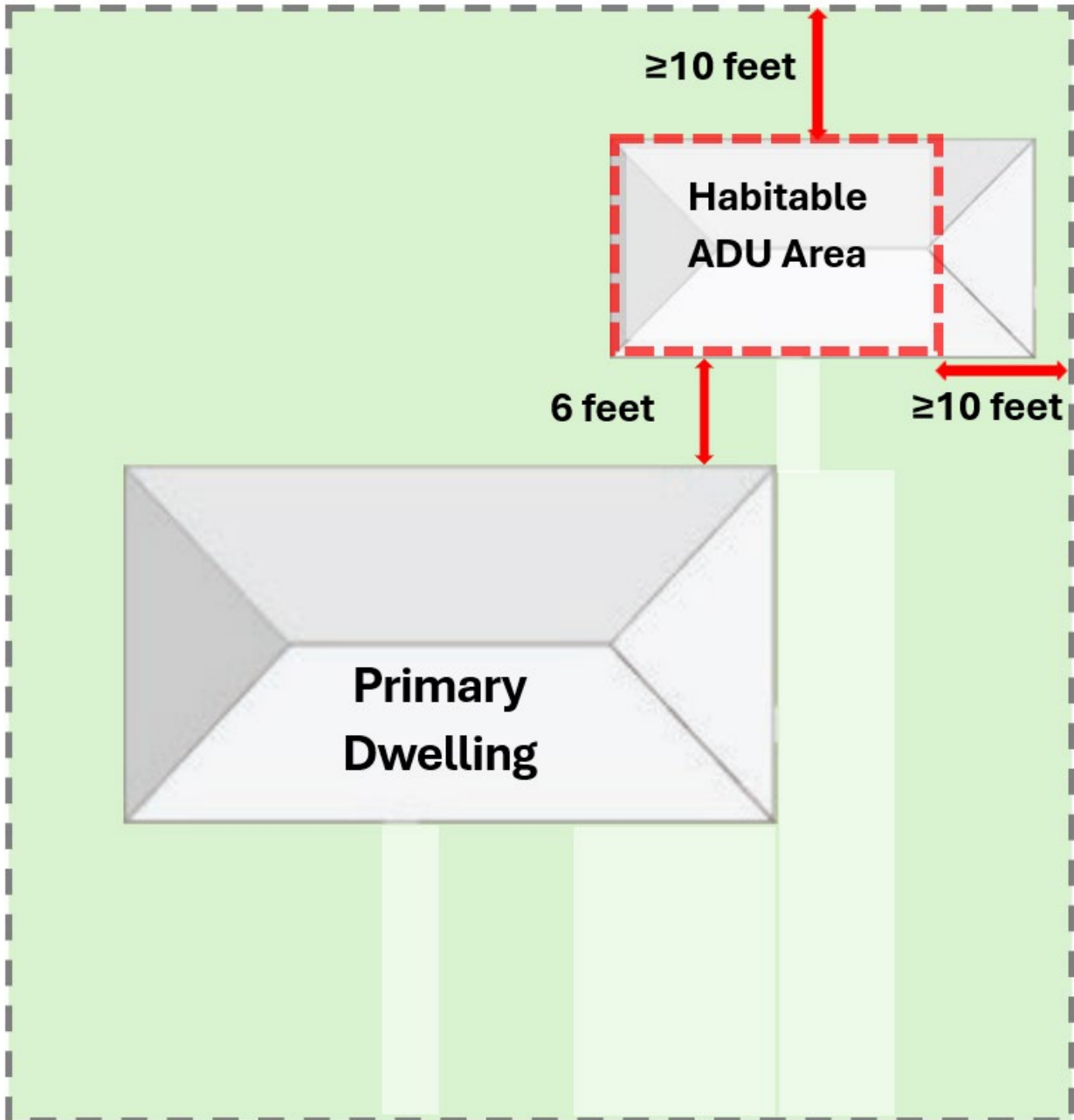
or

Only Allow Ground-level Patios?



**Balconies
Rooftop and
Upper-Level Decks**





Conversion of Existing Accessory Structures

- **Must be a legal structure**
- **Habitable Area**
 - **Size**
 - **Height**
 - **Setback**
 - **Windows**

Questions?

