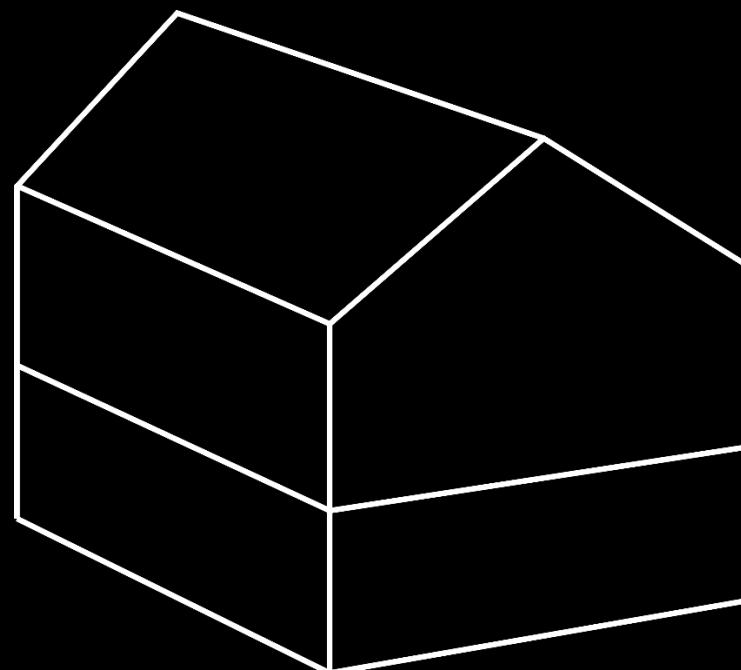
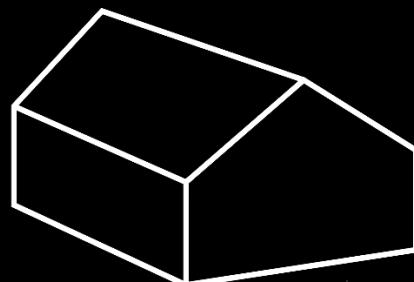


SSL ADU HANDBOOK

A GUIDE TO INTERNAL
& EXTERNAL ACCESSORY
DWELLING UNITS



CONTENT

- 3 OVERVIEW
- 4 ELIGIBILITY
- 5 BUILDING AN ADU
- 6 INTERNAL ADUs
- 8 EXTERNAL ADUs
- 11 PROCESS
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- 12 RESOURCES
- 13 GLOSSARY

This handbook provides general guidelines for property owners who want to add an Internal or External ADU to their property. However, it is recommended you review the full South Salt Lake City ADU code and other relevant code sections, a link to which can be found on page 13 and work with a City Planner to help you answer any questions and coordinate your application.

Planning – 801.483.6063 ext. 5 or
planning@sslc.gov

OVERVIEW

YOUR PROPERTY / SITE PLAN

WHAT IS AN ADU?

An accessory dwelling unit (ADU) is a complete secondary residential unit that can be added to a property. ADUs can be internal to or part of the Primary Dwelling, or be external as a separate building in a backyard or a garage conversion. An ADU provides a completely separate living space including a kitchen, bathroom, and entryway.

WHY BUILD AN ADU?

Building a new ADU or converting existing space into one can be a smart investment for many property owners.

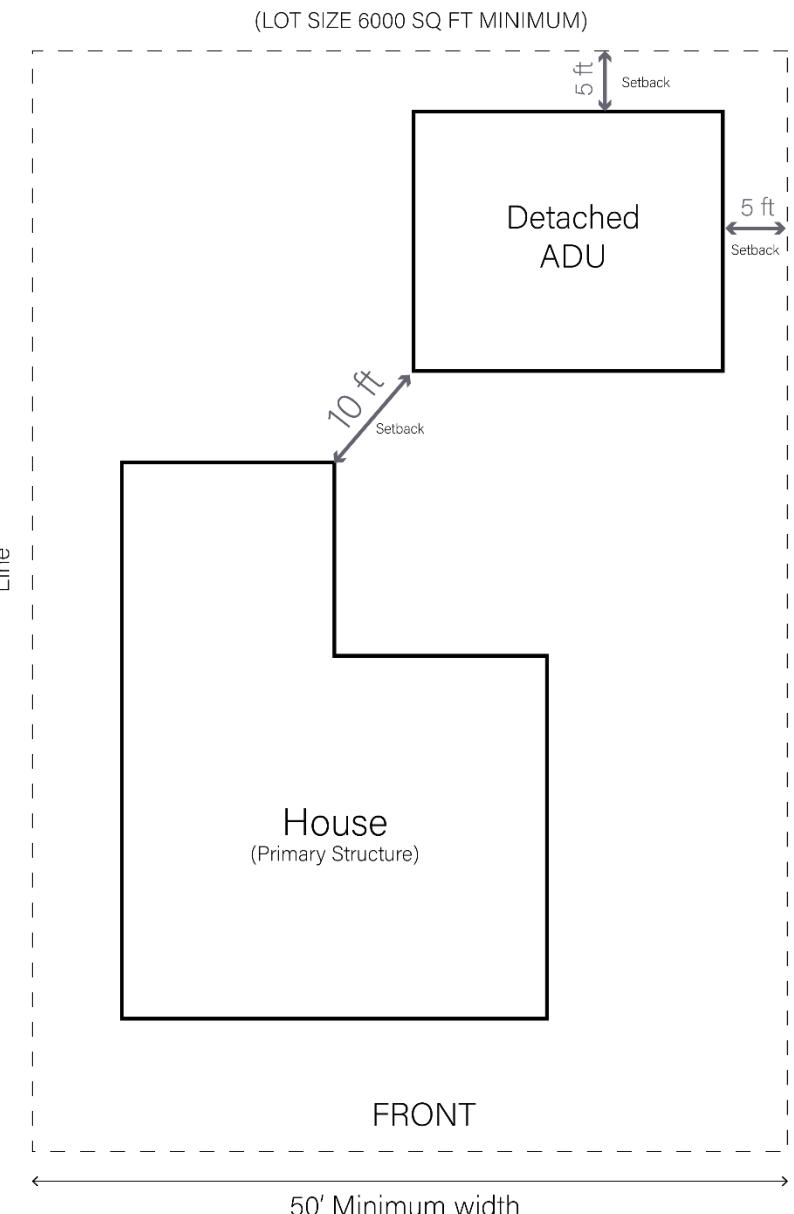
- Increased Property Value
- House Friends & Family
- Generate Rental Income
- Add Housing Stock

REQUIREMENTS

An ADU is allowed on properties located within the R1 and RM (Residential Multiple) land use district if the following standards are met.

- The parcel/lot has a minimum of 50 feet along the length of the property from the Front Property Line to the Rear Property Line.
- The parcel/lot is a minimum of 6,000 square feet.
- Owner occupancy is required. The property owner must live in either the Primary Dwelling or the ADU.
- The ADU cannot be used as a Short-Term Rental.

There are rules about the location, size, and design of ADUs that are discussed in this guidebook.



ELIGIBILITY

Every neighborhood in South Salt Lake City falls within a specific land use district. To build an ADU, your property must be located within the R1 or RM land use district.

Any lot in these land use districts may build an ADU if the ADU complies with the standards.

Only one Internal and one External ADU per parcel/lot is permitted, and an ADU cannot be sold separately from the Primary Dwelling.

*Check your land use district on the **South Salt Lake City Zoning Lookup Map** •*
<https://sslc.maps.arcgis.com/apps/instant/basic/index.html?appid=b01159337af74d0696e155df756fe439>

WHAT IS REAR YARD COVERAGE?

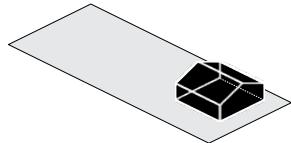
When it comes to accessory buildings, the rear yard is considered the area between the rear of the Primary Dwelling and the rear property line. If you have an existing garage or shed and want to build an additional building with an ADU, the following regulations apply:

- The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.
- ADUs cannot cover more than 50% of the rear yard.

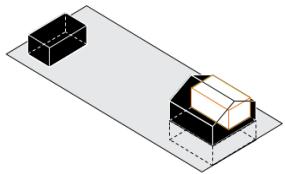
BUILDING AN ADU

MY PROPERTY HAS...

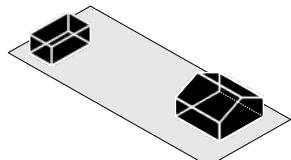
EXTRA SPACE IN
THE BACKYARD



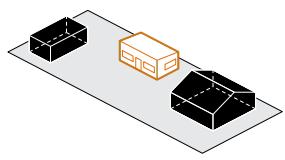
SPACE THAT
CAN BE
CONVERTED
INTO AN ADU



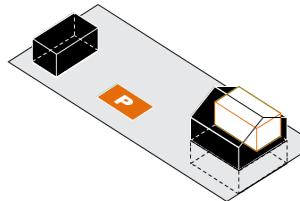
A GARAGE IN
THE BACKYARD



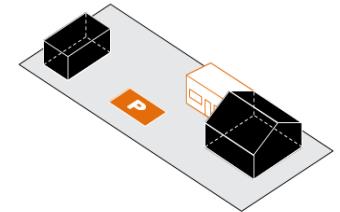
HAS SPACE TO
BUILD
ADDITIONAL
PARKING



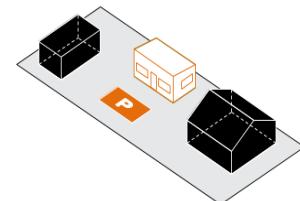
TYPES OF ADU CONFIGURATIONS



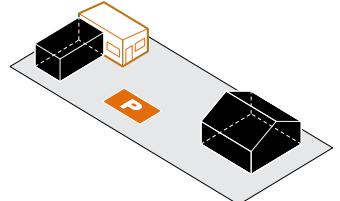
CONVERT PART OF
YOUR EXISTING
DWELLING



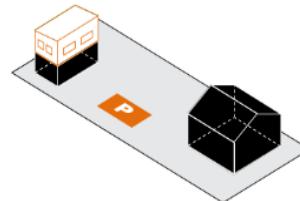
ADD AN INTERNAL
UNIT TO YOUR
EXISTING DWELLING



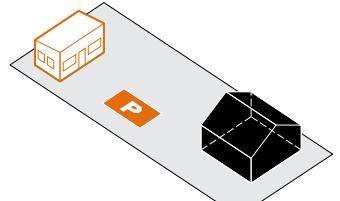
ADD AN EXTERNAL
UNIT TO YOUR LOT



ADD AN INTERNAL UNIT
TO YOUR GARAGE



ADD AN INTERNAL UNIT
ABOVE YOUR GARAGE



CONVERT YOUR
BACKYARD GARAGE

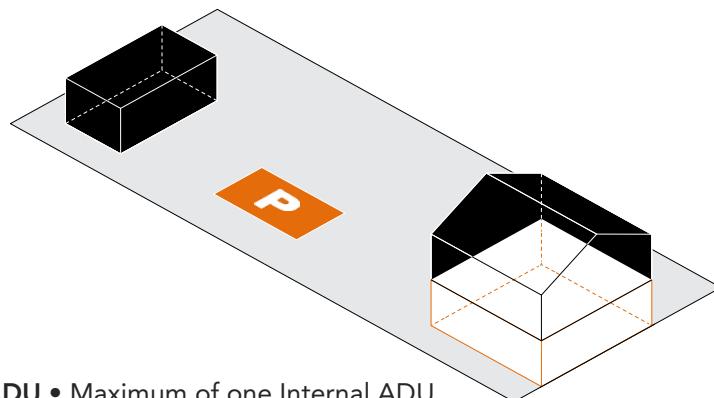
INTERNAL ADUs

An Internal ADU is new construction or remodel of an existing space in the Primary Dwelling.

MAIN CONFIGURATIONS

- Existing Space Conversion
- Basement Conversion
- Primary Dwelling with Attached Garage
- Addition to Primary Dwelling Exterior

BASEMENT CONVERSION



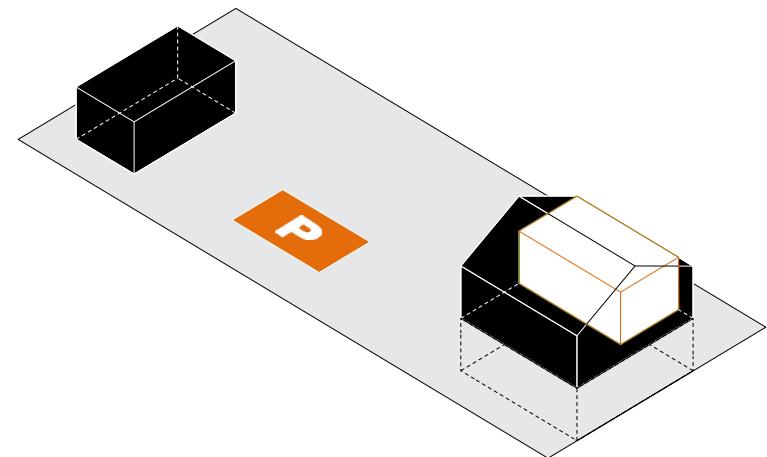
ADU • Maximum of one Internal ADU.

SIZE • No maximum size for internal ADUs. Additions must comply with all bulk requirements of the Primary Dwelling.

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

SETBACKS • Additions to your Primary Dwelling must comply with the front, side, and rear yard setbacks for your land use district.

EXISTING SPACE CONVERSION



ADU • Maximum of one Internal ADU.

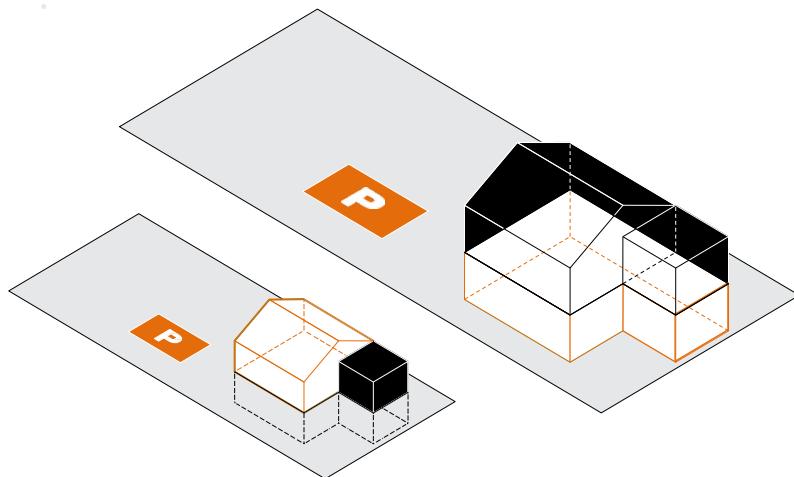
SIZE • No maximum size for internal ADUs. Additions must comply with all bulk requirements of the Primary Dwelling.

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

SETBACKS • Additions to your Primary Dwelling must comply with the front, side, and rear yard setbacks for your land use district.

BUILDING HEIGHT • The height of your Internal ADU must be the height allowed in your land use district.

PRIMARY DWELLING WITH ATTACHED GARAGE



ADU • Maximum of one Internal ADU.

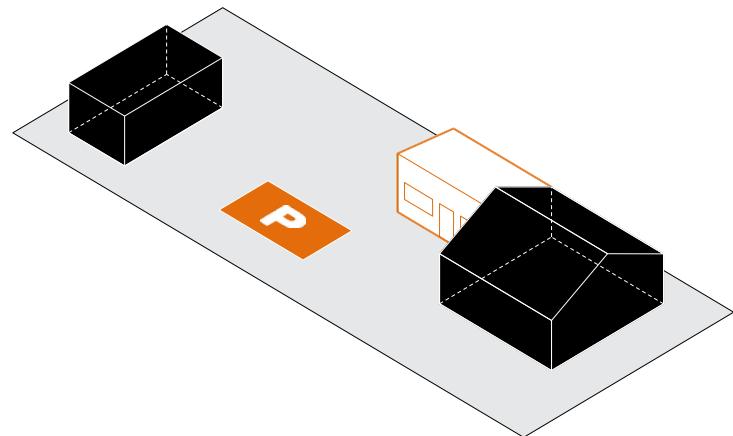
SIZE • No maximum size for internal ADUs. Additions must comply with all bulk requirements of the Primary Dwelling.

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

SETBACKS • Additions to your Primary Dwelling must comply with the front, side, and rear yard setbacks for your land use district.

BUILDING HEIGHT • The height of your Internal ADU must be the height allowed in your land use district.

ADDITION TO PRIMARY DWELLING



ADU • Maximum of one Internal ADU.

SIZE • No maximum size for internal ADUs. Additions must comply with all bulk requirements of the Primary Dwelling.

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

SETBACKS • Additions to your Primary Dwelling must comply with the front, side, and rear yard setbacks for your land use district.

BUILDING HEIGHT • The height of your Internal ADU must be the height allowed in your land use district.

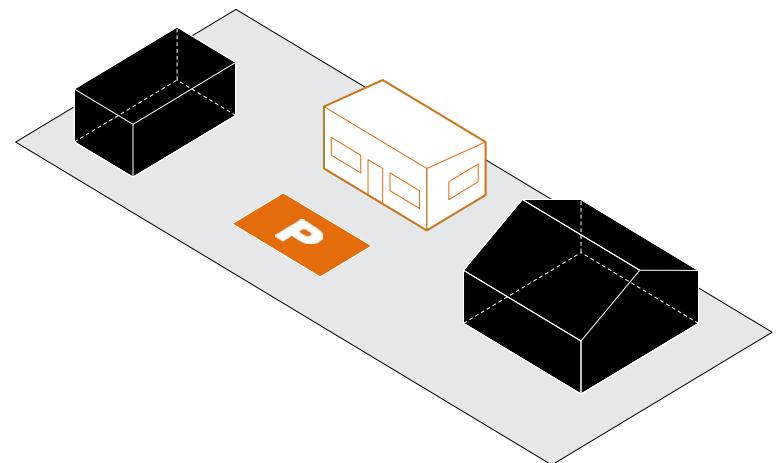
EXTERNAL ADUs

An External ADU is a newly built or existing structure that is detached from the Primary Dwelling.

MAIN CONFIGURATIONS

- Detached Unit
- Detached Garage Conversion
- Attached Above Garage
- Attached to Existing Garage
- General Guidelines

EXTERNAL UNIT



ADU • Maximum of one External ADU.

Regulations for rear yard coverage apply, see pg 10.

SIZE • The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.

BUILDING HEIGHT • The same height as the Primary Dwelling or up to 20 ft, whichever is more restrictive.

SETBACKS • External ADUs must have the following setbacks:

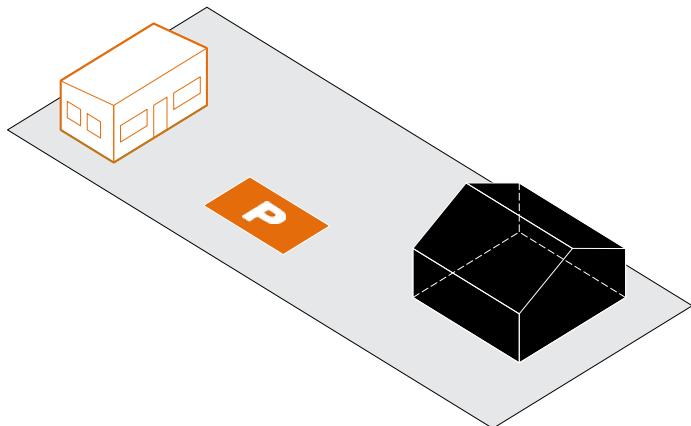
Side & Rear Setbacks: Min of 5 ft.

Corner Side Yard Setback: The same setback as required in the land use district.

Distance from Primary Dwelling: Min of 10 ft

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

EXTERNAL GARAGE CONVERSION



ADU • Maximum of one External ADU.

Regulations for rear yard coverage apply, see pg 10.

SIZE • The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.

BUILDING HEIGHT • The same height as the Primary Dwelling or up to 20 ft, whichever is more restrictive.

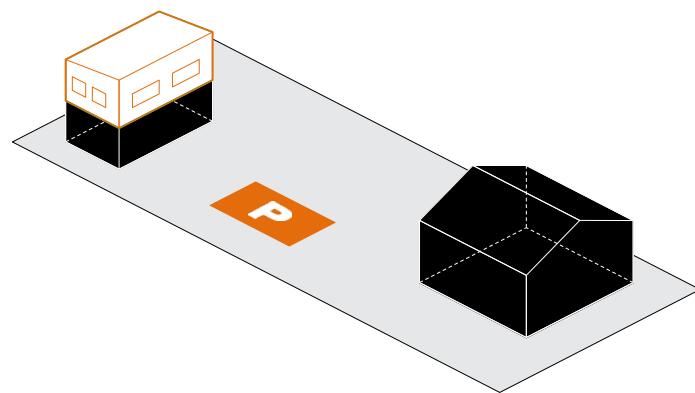
SETBACKS • External ADUs must have the following setbacks:
Side & Rear Setbacks: Min of 5 ft.

Corner Side Yard Setback: The same setback as required in the land use district.

Distance from Primary Dwelling: Min of 10 ft

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

ATTACHED ABOVE EXISTING GARAGE



ADU • Maximum of one External ADU.

Regulations for rear yard coverage apply, see pg 10.

SIZE • The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.

BUILDING HEIGHT • The same height as the Primary Dwelling or up to 20 ft, whichever is more restrictive.

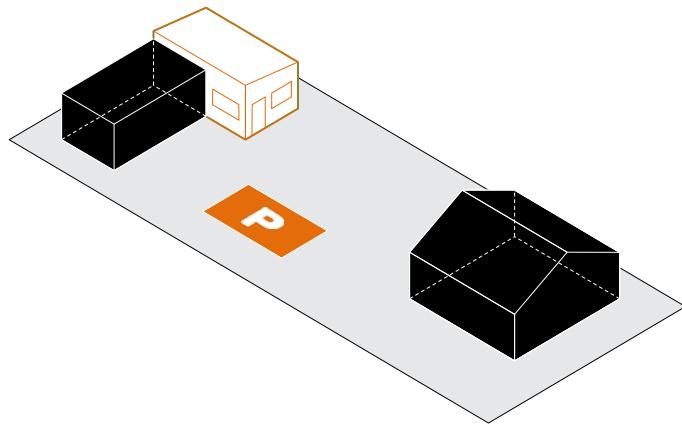
SETBACKS • External ADUs must have the following setbacks:
Side & Rear Setbacks: Min of 5 ft.

Corner Side Yard Setback: The same setback as required in the land use district.

Distance from Primary Dwelling: Min of 10 ft

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

ATTACHED TO EXISTING GARAGE



ADU • Maximum of one External ADU.

Regulations for rear yard coverage apply, see pg 10.

SIZE • The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.

BUILDING HEIGHT • The same height as the Primary Dwelling or up to 20 ft, whichever is more restrictive.

SETBACKS • External ADUs must have the following setbacks:

Side & Rear Setbacks: Min of 5 ft.

Corner Side Yard Setback: The same setback as required in the land use district.

Distance from Primary Dwelling: Min of 10 ft

PARKING • Provide a minimum of one on-site parking space in addition to existing parking.

GENERAL GUIDELINES

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

ADDITIONS • Additions to the principal building must comply with all standards of the Primary Dwelling.

EXTERNAL ADU DESIGN • External ADUs must comply with all applicable standards in Title 17.07.

PARKING • Provide a minimum of one on-site parking space per ADU in addition to existing parking.

PATIO AND BALCONY REQUIREMENTS • Regulation of patios, and outdoor space for External ADUs.

1. Rooftop patios on a detached ADU are prohibited.
2. Patios are permitted. A patio may be covered with a roof provided the square footage of the roof is no larger than 120 square feet and the covered patio complies with the setbacks required of the ADU. A covered patio shall not count towards the maximum square footage requirement of the ADU but does count toward the total building coverage of the lot.
3. Balconies on ADUs: a balcony is permitted on a building containing an ADU provided the balcony does not extend into a required ADU setback and extends no further than 5 feet from an exterior wall of the ADU. Balconies shall not contain HVAC equipment nor be used as storage areas.
4. Internal ADUs shall be subject to the same standards for decks, patios, and other encroachments that apply to the Primary Dwelling standards in the land use district.

WINDOW REQUIREMENTS • Windows on the second story of an External ADU are prohibited on an exterior wall that is adjacent to a side or rear property line unless:

5. The window is a clerestory window where the bottom of the window is at least 6 feet above the finished floor of the second story;

6. The window is on a wall that faces an elevation of the Primary Dwelling;
7. The window faces and is at least 10 feet from a side or rear property line;
8. The exterior wall is adjacent to an alley; or
9. The window faces a side or rear property line that is adjacent to a property in a land use district that permits commercial uses or a property that contains a non-residential use.

PROCESS

South Salt Lake City uses the ADU Predevelopment application process to ensure your ADU meets requirements so that it is properly located, designed, safely constructed, and compatible with your neighborhood. A separate building permit is required for any structural change, remodel, or new construction in your home. **However, the ADU Predevelopment application must be received and processed by the Planning Department before a building permit may be processed by the Building Department.**

The ADU Predevelopment Application can be found here – <https://sslc.gov/DocumentCenter/View/1935/ADU-Predevelopment-Application-2024>

Please contact the SSL Planning Staff if you have any questions.

Planning – planning@sslc.gov or 801.483.6063 ext. 5

FAQS

WHERE ARE ADUS PERMITTED?

ADUs are allowed on properties located within R1 and RM land use districts if they meet the parcel/lot size and width requirements.

HOW MANY ADUS CAN I BUILD ON MY PROPERTY?

Two. Maximum one Internal and one External ADU per parcel/lot.

HOW BIG CAN I MAKE MY ADU?

External – The size of the ADU cannot exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 sq ft whichever is more restrictive.

Internal – No maximum size.

IS THE NUMBER OF BEDROOMS REGULATED?

External – No more than two bedrooms.

Internal – No limitation.

WHAT FEES DO I HAVE TO PAY?

You will have to pay the Predevelopment Application Fee, any applicable Building Permit, and Business License Fee. In addition to that impact fees will be applied as well as any applicable utility connect fees.

DO IMPACT FEES APPLY TO ADUS?

Yes, you will need to pay all applicable impact fees and utility connection fees.

CAN I SELL OR RENT MY ADU?

ADUs cannot be subdivided or sold separately from the Primary Dwelling. If you add an ADU to your property, you can rent one of the units, as long as the owner resides in one of the units. A business license is required if it is rented.

CAN MY ADU BE USED AS A SHORT-TERM RENTAL?

Short-Term Rentals with a lease period that is less than 30 days are prohibited.

MUST THE PROPERTY OWNER LIVE ON THE PROPERTY?

Yes, it is required for property owners to reside on the subject property.

ARE INTERIOR MATERIALS REGULATED?

No

WHAT ARE THE MINIMUM PARKING REQUIREMENTS?

Provide a minimum of one on-site parking space per ADU in addition to existing parking.

CAN ADUS BE CONSTRUCTED OUT OF FREIGHT CONTAINERS?

Potentially. Although all exterior ADUs will need to meet the rigorous design standards to ensure compatibility with the existing neighborhood.

CAN I TAP INTO AN EXISTING SEWER / WATER FROM THE PRIMARY DWELLING?

The existing sewer and water service to the property may be used for the ADU. However, site conditions and the age and condition of the existing services may require additional work or separate connections.

RESOURCES

TITLE 17: LAND USE AND DEVELOPMENT

https://library.municode.com/ut/south_salt_lake/codes/code_of_ordinances?nodeId=TIT17LAUSDE

TITLE 17.04: ACCESSORY DWELLING UNITS PERMITTED USE STANDARDS

https://library.municode.com/ut/south_salt_lake/codes/code_of_ordinances?nodeId=TIT17LAUSDE_CH17.04PEUSRE

TITLE 17.07.070: ACCESSORY DWELLING UNITS DESIGN STANDARDS

https://library.municode.com/ut/south_salt_lake/codes/code_of_ordinances?nodeId=TIT17LAUSDE_CH17.07DEST_17.07.070SIMIBUFO

TITLE 3.11: CONSOLIDATED FEE SCHEDULE

https://library.municode.com/ut/south_salt_lake/codes/code_of_ordinances?nodeId=TIT3REFI_CH3.11COFESC

INTERACTIVE ZONING MAP

<https://sslc.maps.arcgis.com/apps/instant/basic/index.html?appid=b01159337af74d0696e155df756fe439>

GLOSSARY

Commonly used terms in the SSL ADU Guidebook.

PRIMARY DWELLING

The principal Building or one of the principal Buildings on a Lot that contains the Primary Use on the Lot. The existing Single-Family home would be the Primary Dwelling.

ACCESSORY DWELLING UNIT ("ADU")

An additional, self-contained housing unit that is secondary to the Primary Dwelling including Internal ADUs and External ADUs.

EXTERNAL ACCESSORY DWELLING UNIT

An ADU that is not part of the Primary Dwelling's footprint, or sharing a common wall.

INTERNAL ACCESSORY DWELLING UNIT

An ADU created:

1. Within a Primary Dwelling;
2. Within the footprint of the Primary Dwelling at the time the Internal ADU is created; and
3. For the purpose of offering a long-term rental of 30 consecutive days or longer.

SETBACK

The minimum allowable distance between a Structure and the closest Property Line, edge of curb, or platted public or private Right-of-Way.

SHORT-TERM RENTAL

Renting all or portion of a property for less than thirty (30) days at a time.

CITY DEPARTMENTS

PLANNING

www.sslc.gov/216/Planning-Zoning • planning@sslcc.gov • 801.483.6063 ext. 5

BUILDING PERMITS

www.sslc.gov/215/Building-Permits • permits@sslcc.gov • 801.483.6063 ext. 2

ENGINEERING

www.sslc.gov/218/Engineering • 801.483.6038

BUSINESS LICENSING

www.sslc.gov/214/Business-Licensing • businesslicense@sslcc.gov • 801.483.6063 ext. 3

PUBLIC UTILITIES

www.sslc.gov/225/Utility-Billing • 801.483.6074 • utility@sslcc.gov

FIRE MARSHALL

www.sslc.gov/237/Fire-Marshall-Fire-Prevention • firepermits@sslcc.gov • 801.483.6043 ext. 3