

ACCESSORY DWELLING UNITS (ADU): FAQ

Common Questions/Facts

- What is an ADU?
 - Definitions (Refer to Bluffdale City Code (BCC) [11.20.020](#))
 - ACCESSORY DWELLING UNIT (ADU): A habitable living unit added to, created within, or detached from a primary dwelling and contained on one lot for the purpose of offering a long-term rental or occupancy of thirty (30) consecutive days or longer.
 - ACCESSORY DWELLING UNIT, DETACHED (D-ADU): An accessory dwelling unit, located in a permanent structure with a permanent foundation, detached from a primary dwelling for the purpose of offering a long-term rental or occupancy of thirty (30) consecutive days or longer.
 - ACCESSORY DWELLING UNIT, INTERNAL (I-ADU): An accessory dwelling unit created:
 - Within a primary dwelling;
 - Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
 - For the purpose of offering a long-term rental or occupancy of thirty (30) consecutive days or longer.

- Where are ADUs allowed?
 - Internal ADUs (I-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones within single family dwellings on parcels greater than 6,000 square feet.
 - Detached ADUs (D-ADUs) shall be a permitted use in all primary residential zoning districts, mixed use zones, and special district zones on individual lots or parcels that contain no more than one single-family dwelling.
 - An application for an ADU shall include documentation, using forms provided by the Planning Department, that demonstrates an owner occupant resides in the primary dwelling or the ADU on the property pursuant to subsection 11.340.040(l).

- One ADU of any type is allowed per qualifying parcel or lot

- What are the benefits of getting an ADU permit?
 - Creates a legal way to create a 2nd (accessory) dwelling on your property/within your dwelling
 - Provides a safer way to create another dwelling unit, by requiring an ADU to be compliant with adopted building and fire code standards
 - Assists in the provision of moderate-income housing or more affordable housing within the city
 - Provides a housing opportunity for those who may need a smaller space, more affordable space, or a space near family due to age or other life transitions

- Where can I find an ADU application?
 - Bluffdale.com>Departments>Planning>Applications
[Click here for ADU application](#)
- How to apply for an ADU?
 - Provide a complete application to the building department
 - Be sure to provide the following information along with all other required application materials
 - Site plan, floor plan
 - Off-street parking stalls req'd
- What are the code requirements for having an ADU?
 - City Ordinance: 11.340 – Bluffdale.com>Our Govt.>City Code & Ordinances
[Click here for ADU ordinance](#)
- Does having an ADU mean I can have a short-term rental or AirBnb?
 - ADUs are not allowed to be used as short term rentals and require occupancy of 30 days or greater

Types of ADUs

- Detached (D-ADUs) & Internal (I-ADUs)

Key Standards for All ADUs*

**Refer to BCC 11.340.40 for all standards*

- Size: ADU cannot exceed 50% of gross sq. ft. of main dwelling
- Only one ADU allowed per property
- Separate utility meters may not be installed for any I-ADU or D-ADU.
- No separate addressing
- Total residents in an ADU cannot exceed that number allowed for a “family” (refer to BCC [11.20](#))

FAMILY:

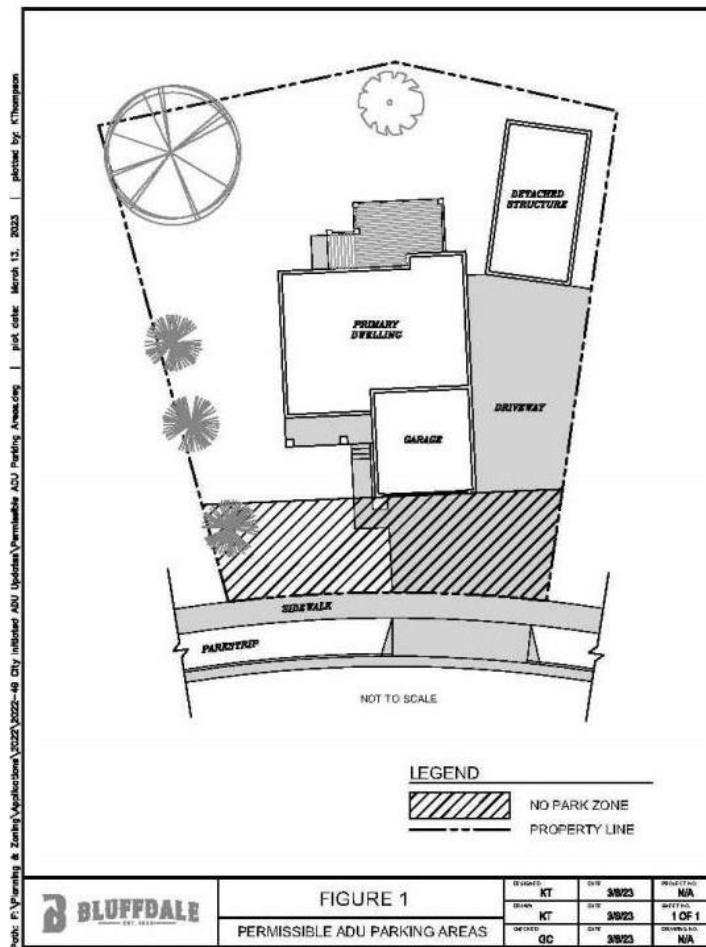
- One person living alone;
- Two (2) or more persons related by blood, marriage, adoption, or factual and functional equivalent living together in a single dwelling unit and maintaining a common household; or
- Not more than four (4) unrelated persons residing together as a single, nonprofit housekeeping unit.

Key Standards for D-ADUs*

**Refer to BCC 11.340.050 and underlying residential zone for all standards*

- A D-ADU shall comply with the same setbacks for an accessory building in the zoning district in which the lot or parcel is located. Regardless of size, a D-ADU cannot be created within a building or structure which has utilized the reduced side and rear setbacks allowed for small accessory buildings or structures found in BCC [11.160.260](#). All structures shall also comply with the maximum lot coverage percentages for the zone in which it resides.

- The height of a D-ADU shall conform to the height limit specified for accessory buildings in the zoning district in which it is located.
- Balconies on a D-ADU shall be located on the interior side of the lot and building, not adjacent to a rear or side yard shared with a neighboring residence, and:
 - Shall not exceed 80 square feet in size when located above the ground level of the building;
 - Shall be located a minimum of 20 feet from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley;
 - Rooftop decks or second-story decks are prohibited on an accessory structure used as a D-ADU.
- Two off-street parking spaces required (*not including 2 spaces for main dwelling*), as shown in diagram – Refer to [11.340.040](#)



- A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.
- D-ADUs shall be a permanent structure anchored to a foundation which meets the adopted building codes. Trailers, mobile homes, tiny homes with wheels, and other portable or temporary structures, or structures with wheels shall not be permitted as a D-ADU.
- Entrance Locations. The entrance to a D-ADU shall be located:

- Facing an alley, public street, rear or side façade of the primary dwelling, or rear yard of the single-family dwelling on the same property.
- Facing a side or rear property line provided the entrance is located a minimum of 10 feet from the side or rear property line if at ground level or first story level or 20 feet from side or rear property line if above the first story.
- Exterior stairs leading to an entrance shall be located a minimum of 20 feet from a side or rear property line.
- Exterior stairways and landings shall not encroach within 20 feet of an adjacent property containing a single family or townhome residence.

Standards for I-ADUs*

*[*Refer to BCC 11.340.060 for all standards](#)*

- One off-street parking space required (*not including 2 spaces for main dwelling*) Refer to [11.340.040](#)
- Location: An I-ADU must be enclosed within the primary dwelling
- Entrance Locations. Entrances to an I-ADU shall only be permitted in the following locations:
 - An existing entrance to the single-family dwelling;
 - Exterior stairs on lots other than a corner lot, leading to an entrance above or below the first level of the principal structure, may be located on a side or rear elevation of a building;
 - Located on the rear facade of the dwelling.
- Ownership: The single-family dwelling and the I-ADU shall remain in single ownership and either the single-family dwelling or the I-ADU shall be owner occupied in accordance with [11.340.040](#)