One Key to Housing

Accessory Dwelling Units

A Resource Guide for Municipal Officials and Staff.

UTAH LEAGUE OF CITIES AND TOWNS

2019

QUALITY HOUSING, AFFORDABLE TO ALL RESIDENTS, IS KEY TO AN ECONOMICALLY STRONG AND SECURE UTAH. MANY PARTNERS HOLD DIFFERENT KEYS TO THAT SUCCESS.

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Who Holds the Keys to Housing Opportunities in our State?

Municipalities hold one key in providing housing.

As elected officials, you set the land use policies for your community. What gets built where and how? The state requires us all to follow the same noticing and processing procedures to enact ordinances but leaves the core policy decisions for land use choices up to the local legislative body. Municipalities hold the key to the development pattern in our communities through zoning. With great power over land use policy comes great responsibility. We lay the framework for others to build. These patterns and policies are shaped and reshaped over time. Zoning is for the future. Our land use patterns are not what they were 50 years ago or even 10 years ago.

Utah has added almost 53,000 people to its population each year since 2000. This translates into nearly 16,700 households per year and is the equivalent of adding a city with the population of Taylorsville to our state each year! Zoning, like population growth, is not static. However, population growth is not the sole determinant of housing growth. Housing is also dependent upon industry and market factors. Cities play a part in the larger picture with our regulatory practices in land use.

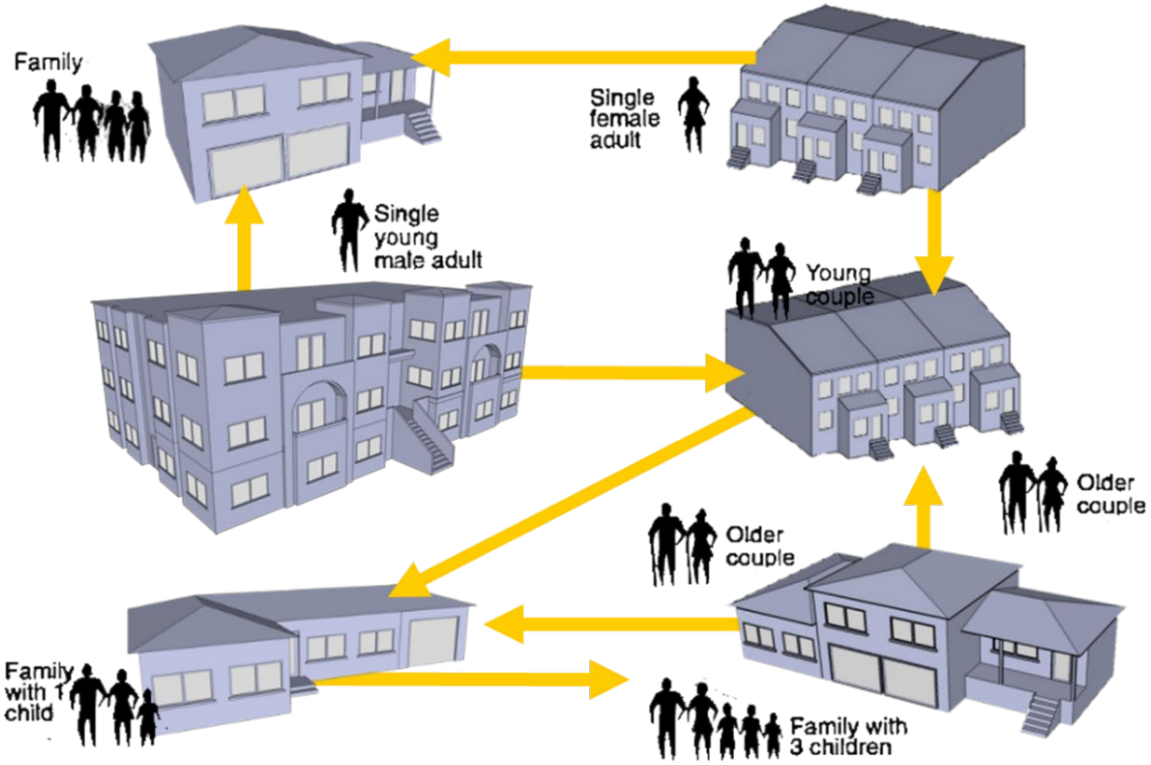
Land use policies are unique to each jurisdiction and are influenced by objective and subjective factors such as:

- Quality of life: community character and lifestyle
- Availability and condition of infrastructure and transportation options
- Access to opportunity (jobs, education, and recreation)
- Population changes
- Topography/natural features, climate, and water availability/water rights
- Economic development and jobs
- Availability of city staff and resources
- Past experiences that shaped growth/future opportunities for growth

Our local actions on land use impact the region and the state. We need to think regionally even though we act locally. We are all connected and interdependent on a variety of influences and factors such as roads, transit, recreational opportunities, access to employment, access to schools, and the market cost of land, labor, and construction. Whether cities desire to or can provide a range of housing opportunities are shaped by these ever-changing variables. Housing policy is also rife with variables and different understandings of the basic concepts. What does "housing'' mean to individuals? What does it mean to municipal leaders? What does it mean to state leaders? What does it mean to builders, realtors, bankers, and investors?

Housing, affordable housing, and housing affordability can mean many different things to different stakeholders, and there is certainly not one type or one style that fits every community. There is not a one-size-fits-all approach to housing policy because every community is unique. Most communities strive to provide a range of opportunities and options so that residents, including residents of various backgrounds and professions, can live there during all stages of life. What housing choices do families and residents have in your community?

Strive for a Range of Housing Choices



Source: Wasatch Regional Front Council

WHY ACCESSORY DWELLING UNITS? Across the United States, communities are experiencing challenges in building the housing they need to maintain affordability and accommodate future growth. Accessory dwelling units (ADUs), or separate small dwellings embedded within single-family residential properties, are one effective solution due to their low cost and immediate feasibility, with homeowners building in their own backyards. In fact, researchers out of California suggest that such small-scale infill development could account for as much as half of new development capacity in coming decades (*McKinsey Global Institute, 2016*). Many cities and states have recently passed legislation easing zoning and permitting regulations for ADUs.

Converging Interests Require Collaboration & Cooperation

This guide intends to provide you with information on one strategy for additional housing development that may fit into the unique fabric of your community. Utilizing Accessory Dwelling Unit strategies may help you as you fulfill the state requirement for the five-year Moderate-Income Housing Plan (MIHP) for your municipality. Rome wasn't built in a day and a complete array of housing for our communities won't be either. You as municipal leaders have a great opportunity to shape how we accommodate the population growth we anticipate in our state over the coming decades.

Can you spot the entrance to this accessory unit in Lehi, UT?

"Lehi City officials approve apartment units in homes, with conditions"

A separate entrance to the basement of this new home build in Lehi gives the option for the homeowner to have an income generating apartment in the basement under the new city approved Accessory Dwelling Unit ordinance. | Gina Halladay /Lehi Free Press October 2018

Accessory Dwelling Units

One Word,
Many Forms…

What are they?

According to AccessoryDwellings.org, An accessory dwelling unit (ADU) is a simple and old idea. It refers to the idea of having a second small dwelling right on the same grounds (or attached to) your regular single-family house, such as:

- an apartment over the garage
- a tiny house (on a foundation) in the backyard; or
- a basement apartment

In Utah under the Land Use Development and Management Act (LUDMA) the definition reads as:

> *"Accessory dwelling unit" means a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot. (Utah Code § 10-9a-103 (1))*

Regardless of its physical form (backyard cottage, basement apartment, etc.), an ADU is legally part of the same property as the main home. It cannot be bought or sold separately, as a condominium or a dwelling on wheels might be. The owner of the ADU is the owner of the main home.

ADUs have been around for decades but are making a resurgence and gaining popularity across the country. Planners call them ADUs, but they're also known as granny flats, in-law units, secondary dwelling units, and mother-in-law units, to cite a few. ADUs can be tiny houses, but tiny houses aren't always ADUs. In fact, some communities in Utah are looking at subdivisions specifically made for tiny home living.

People build them for lots of reasons, but the most common goals are gaining income through rent and housing family members, such as aging parents, young couples and the like. In many communities you can get legal rental income from a permitted ADU, or, if you want, you can live in the ADU and rent out the other dwelling.

Flexibility in housing makes sense for environmental, lifestyle, and financial reasons. Though many people buy houses and live in them for decades, their actual needs change over time. Accessory dwelling units are now being built into new subdivisions to allow for flexibility in living situations as residents' needs change. The Daybreak development in South Jordan is one example.

The Utah State Legislature, through Senate Bill 34 (2019), encourages communities in the to implement ADU ordinances that make sense for the local jurisdiction. It goes one more step and asks that if municipalities do choose to adopt an ADU ordinance that they make sure that the ordinance incentives ADU use and does not create barriers for residents, such as difficult or expensive permitting processes.

This guide will provide you with a summary of examples throughout the State, questions to consider if you implement an ADU ordinance, a look at potential barriers to implementation, and a list of nationwide resources.

Typical Regulations for ADUs In Utah

Local Choices
Common Outcomes

In reviewing codes across the state, we find some common themes for requirements in local Utah codes for enforcement, exceptions and incentives. Your city or town may find some of these concepts useful in your own ordinance.

Local requirements for allowing ADUs

- Owner occupancy (at least 6 months per year) of either the home or the ADU.
- Owner must sign an owner-occupancy covenant in order to construct or use an ADU.
- Occupancy limit for unrelated persons for both units.
- Limit one (1) ADU per owner occupied unit within single family zones.
- Limitation of ADU unit sizes (minimums/ maximums) based on lot sizes of a residential zone.
- Detached ADU setback/height restrictions.
- Separate entry door orientations for ADUs.
- Providing for additional parking stalls (see exception below)
- Minimum pervious surface requirements for entire property.
- Building & safety regulations for sleeping areas, kitchens, etc. for the use of ADUs.

Ordinance Enforcement for ADUs

- Receiving some type of official city approval for construction and use.
- Recordation of ADU covenants for the property.
- Removal of select features if ADU is abandoned.
- Establishing legalization for illegal ADU units or their removal.
- Requirements for submittal, approval, and permit issuance to establish ADUs.
- Process for tracking compliance.

Ordinance exceptions/incentives for ADUs

- Waiver of parking requirements based on proximity to mass transit, employment centers, or for historic preservation purposes.
- Exemptions or reductions of approval fees, building permit fees, or inspection fees.

- Loans, grants, or waivers if tied to affordability measures.
- Fewer regulations in commercial areas.
- Adjusting height and setbacks to accommodate detached structures.

Motivations

- The biggest single motivation to create an ADU, shown in studies nationwide, is extra income for the home owner.
- This is followed by the goal of housing a family member, helper, or other person close to the developer. The homeowner-developers often have plans to use the ADU as their life stages progress. For example, parents may move in to the ADU when the kids are grown and rent out the main house for income.
- The unit fits into the existing fabric of the community.

Barriers

- Financial: challenges of obtaining financing, paying for construction, or permitting fees.
- Design constraints: local requirements like setbacks, height limits, etc.
- Process barriers: Working through the planning and permitting process.
- Owner occupancy criteria can reduce flexibility.

Sample of Utah cities & counties with an ADU ordinance

Alpine	Mapleton	Sandy
Bluffdale	Moab	Salt Lake City
Bountiful	Millcreek	St. George
Brigham City	Murray	Springdale
Cedar Hills	North Salt Lake	Summit County
Centerfield	Park City	Taylorsville
Clinton	Payson	Tooele County
Cottonwood Heights	Ogden	Weber County
Draper	Orem	West Point
Eagle Mountain	Pleasant Grove	West Valley
Grand County	Pleasant View	Vineyard
Lehi	Providence	
Lindon	Provo	
Logan	Salem	

Examples of ADUs in Utah

Types of ADUs

1. Dwelling created in a portion of an existing single-family home (e.g. basements, attics).
2. Dwelling created as a dedicated addition to an existing single-family home.
3. Dwelling created as a free-standing building (e.g. guest house, cottage, tiny home).
4. Dwelling created by converting the garage into livable space.
5. Dwelling purposely designed into the footprint of new construction.

Existing Home Renovation

Dedicated ADU Additions

ADU Guest House/Cottage

Garage Conversion

Integrated New Construction

Ordinance Considerations

Lay the Framework.

Ownership

Considerations:

A major decision for communities is to determine how they would like to handle the issue of managing ADUs. Is this simply a new "property right" for the owner who lives in the unit, who can manage the rental portion of his or her home; or is it reasonable to allow the entire home to be rented out, essentially as a duplex, where the owner does not live on the property? Communities have approached this issue in different ways. Some communities believe that a greater mix of housing types within a neighborhood creates healthier, more affordable communities. Other communities have concerns that have arisen from absentee landlords such as home or yard exterior maintenance or tenant problems. Regardless, your city leadership can create guidelines to achieve the right balance for your neighborhoods.

Community decision:

Decide which direction works best for your community. Remember that you can have different requirements for different zones. One blanket ordinance may not meet the variety in districts in your community. If a decision is made to require the owner to live on the property, then additional work is needed to assure that happens. Some communities have decided against this requirement simply because of the potential enforcement issue.

Ordinance options:

If a community decides the owner must live in the home, then consider enacting these ordinance requirements:

- An agreement/statement called a deed restriction, as part of the application, that the owner signs and is recorded, stating they will continue to live on the property if they continue to rent the second unit. Anyone that buys the home is subject to same deed restriction.
- An annual business license renewal requirement if applicable.

- An enforcement ordinance with penalties for non-compliance with the ownership requirement. This could just be a minor amendment to an existing penalty portion of your ordinances for zoning violations. It simply needs to be clear that the owner can be fined, and the unit discontinued, if non-compliance is found. Obviously, evicting one of the tenants is not an easy task and politically not favorable, but that would be the implication of this ordinance amendment.
- If a community decides to require the owner to live in one of the units, then there may be a need to allow for times when the owner may be away for an extended period of time, such as a new work assignment, a sabbatical, or a volunteer activity away from home. Some communities call this a Temporary Owner Absence Allowance. If you enact one just make sure it can turn into a good acronym. Planners love them!

Types

Considerations:

- Interior: Usually located in a basement or an attic or simply a part of the existing home. These are still semi-independent but probably share sewer, water, electricity and gas but need to have their own heating and each unit needs access to their circuit breaker panel. Most likely these are the least expensive to convert and perhaps the least obvious, from the adjacent street.
- Addition: These are add-ons to an existing home and are attached to the side or rear, generally. These may be semi-independent sharing everything with the existing home except heating and still need access to the circuit breaker panel which could be a separate panel just for the new unit. Unless well designed, additions in a side yard may be more visible than other options.
- Detached: These could be units over or behind a detached garage or home. Some communities allow a separate detached unit in the rear or side yard that still meets setbacks. Some communities allow “tiny” homes or small on-site “stick built” homes on a foundation in the side or rear yard. If these are built in the rear yard and still meet the

zoning ordinance setback requirements for the primary dwelling, they would not be visible from the street but may be visible for abutting neighbors just like a shed or barn. Some communities have reduced setbacks and to encourage these types of units.

Community decision:

The community decision is this: which types of ADUs should be allowed? The least visible neighborhood impact would be to allow the ADUs only within the existing dwelling. The most visual impact could be an attached or detached side yard ADU. In communities with large lots, detached units could fit in easily.

Ordinance options:

- Conduct a housing needs assessment to determine the current need and demand for rental units in general, and ADUs.
- Detail in zoning code regulations and standards that allow ADUs to be attached, detached, or both.

Size

Considerations:

Many communities set maximum and minimum sizes to assure that the new unit is subordinate or smaller than the main dwelling. The range in sizes varies considerably from one town to the next. Some base the maximum on lot size while most base it on the size of the existing home. If the community believes it should subordinate to the main dwelling, then it is often formula based like 25% or 30%. Some instead suggest a simple minimum like 300 square feet up to a maximum of 900 to 1200 square feet.

Some may combine the two. For example, the percentage formula calculates a number that is felt to be too small, like 200 square feet or too big like 2000 square feet, then the minimum size

or maximum size limit is used. In addition, some communities might restrict the number of bedrooms to one or two, in effect controlling the number of people allowed in the ADU.

Community decision:

The community decision is this: to set or not to set some sort of limit on size. If the community decides they want to limit the size then decisions about square footage, or a percentage, or both need to be made. Limiting the number bedrooms may be another means of getting at this issue.

Some communities may also want to control the number of people that live in the ADU. This suggests creating restrictions on the number of related people and then the possibly the number of unrelated people. The community's definition of a family may be a reference point for review and you should consult with your attorney for any federal laws surrounding this issue.

Ordinance Options:

- Determine where ADUs will be permitted and then determine the minimum lots size.

Appearance

Considerations:

Many communities are concerned about the appearance of the existing home. If there is an addition, does it need to blend with the existing building? Can the second unit have a door that faces the street? Essentially these design decisions are about the appearance from the street. For the different types of ADUs, you may have different design requirements or as a community the decision may be that we don't have concerns about the design.

Community decision:

The community decision is this: how much blending or compatibility shall we require? For basement and detached ADUs (maybe for the over the garage type, however), that does not seem like an issue. However, for ADUs in the form of additions in the side yard, the view from

the street becomes more important. If the community just want to avoid the "duplex look," then the door location is the most important factor.

Ordinance options:

- Develop guidelines that govern the design and appearance of homes with ADUs to preserve the visual and single-family character of a neighborhood.

If the community wants address design, then here is a typical list of considerations:

- **Doors:** In an addition that is attached to the home in a side yard, can the doors face the street? Most neighborhood concerns about door location are based on trying not to have the "duplex" look, which, again, some communities are unconcerned about. An option could be to have the door, if it needs to face the street, be located below grade.
- **Architectural style**: Usually the suggestion is to require some consistency in architectural style. However, few communities have that for a regular addition to a single-family home, so is it reasonable to require that for an ADU? What if the existing home does not have a style that is desirable for enhancement with an addition?
- **Windows:** Some communities limit the location of or the number of windows if the proposed ADU is detached in the backyard and can be located closer to the side property lines than regular standards require. The idea behind this is to decrease the privacy issues that might arise with neighbors.
- **Materials**: If the intent is to fully blend a unit with the existing home, then detail the materials that are required. This is mostly an issue for side yard additions.
- **Storage container housing:** Currently there is growing interest in reusing shipping and/or storage containers for housing. These may provide a less expensive start to a dwelling unit, but they may have significant rehab costs including cleaning up whatever was stored in the container and building code requirements for habitation. Even though these may be in the backyard some design controls may be warranted, such as elimination of rust, dents, new color coordinated paint, windows, a deck, etc. The compatible materials discussion may make them unacceptable in some communities, even though they may help promote a more affordable option.
- **Mailboxes and addressing:** Two mailboxes may make sense but do raise some very minor appearance issues. Labeling the ADU as unit "B" but using the same address is important for emergency response times to prevent confusion about where the medical or fire issue is within the home. Separate addresses using the "B" concept is important.

Parking

Considerations:

A hot button! Most communities want to be assured that the additional unit has off street parking, but some realize that if you have three teenagers, you probably have a lot of on-street parking needed for a regular single-family home. Or your grown kids come back after finishing college and bring a couple of cars (and maybe grandkids) with them. The boomerang effect! Obviously, there is a debate about whether to require more off-street parking or to just "allow" it to be on-street.

Some communities waive any parking requirement if the unit is located within ¼ mile (sometimes up to ½ mile) of a transit station. Stations are generally more than just a bus stop and usually include Frontrunner, TRAX, or Bus Rapid Transit fixed stations. However, if bus frequency is every 30 minutes or less, being close to a bus route could be a situation where communities could waive parking requirements.

Many ordinances base a parking requirement on the number of bedrooms, usually requiring one parking spot for a one bedroom and maybe 1.5 to 2 spaces for a two bedroom. Nationwide data shows that more than one space is generally not necessary. Some communities want them out of the front yard setback, which may become a difficult objective to achieve in a smaller lot.

Community decision:

First, decide if you are flexible enough to just allow the ADU occupants to park on the street. If the decision is to not allow on-street parking, then the next decision is how many parking spaces to require. Again, nationwide data shows that one extra space is generally enough. Be realistic and remember, try to be flexible!

Ordinance options:

Many Utah communities are adjusting their parking policies. See this North Salt Lake ordinance for one example of a community that has parking flexibility standards.

https://www.nslcity.org/DocumentCenter/View/1993/ADU-02282019

After you enact any regulation see the results of how it works in practice and then you can always adjust accordingly.

Utilities & Fees

Considerations:

Utilities: There are some communities that want the ADUs to be totally independent with their own sewer, water gas, and electric, but most are not concerned that the units are fully independent. Fully independent utilities could lead to an eventual twin home (separately owned units) or make it easier to consider it a duplex. Building code does not require that the utilities be separate, just that the units are safe.

Fees: Many communities charge impact fees to address the effect of new development on existing infrastructure. Communities also charge development application fees for the administrative review. Typical impact fees include: roads, utilities (if the community has a public system), stormwater, and to some extent, modifications to the fees charged are determined as part of the implementing ordinance. Most of those fees on housing are based on the number of bedrooms or the demand the unit places on the system or the footprint of the building. Impact fees can only be charged for certain items and an impact fee study is required before any fees are adopted. ADUs are a little different than the standard type of new development that impact fee studies evaluate, so maybe they warrant a second review or the community could decide that they want to encourage ADUs, simply by reducing or limiting the amount of fees charged. ADUs may become cost prohibitive, if the fees are too high compared to the construction costs.

Community decision:

The community decision for utilities is whether to simply rely on the building code or consider allowing separate utilities. For fees it is essentially a policy question of, “should we encourage ADUs buy subsidizing or waiving fees or not?”

Ordinance options:

- Draft clear standards in your ordinance and fee resolutions as to the final decision.

Enactment & Citizen Participation

Considerations:

It is a good idea to start the process of creating an ADU ordinance with some sort of public engagement process or a committee composed of city residents, maybe some realtors, homebuilders and possibly City Council and Planning Commission members. Use this workbook as a tool to lead the discussions and as part of the local decision making is how to process an ADU. Look at other ordinances for ideas but make your regulations fit your community.

Community decision:

- Decide whether ADUs can be regulated as a permitted use, with an administrative review, or as a conditional use subject to public hearing.

The following suggestions address possible application processes for ADUs:

Home occupation with standards (Permitted Use):

With the many standards suggested by the ordinance sections described above, it seems logical that the use be a permitted use. Since it is operating via the home, it also makes sense to consider it as an amendment to the home occupation ordinance or create a separate ordinance but include the use under the home occupation category. Potential home occupations are

expanding as trends in employment (such as more people working from home) are evolving across the nation and the uses allowed under that category are becoming more flexible.

There was a time where many communities outlawed construction contractors from using their home/property to conduct their business, but today that issue seems to be fading. New home occupations are showing up such as dog walking and pet boarding, which simply were not a factor ten years ago. Short term rentals were unheard of in the past but have become commonplace today.

Similar to how home occupations must be evaluated under state law, communities should focus on the actual impacts the ADU has, if any, on the neighborhood. If the community addresses the suggested sections above to minimize ADUs impacts, it may be difficult to ascertain that the unit is there. In that situation, the community establishes the right to have an ADU, sets standards to assure compatibility with the neighborhood, and then allows the use as an over the counter permitted use application.

Permitted Use:

Some communities prefer to handle some uses within a residential neighborhood as their own individual use classification. Even though it is clearly an occupation associated with a home, it could deserve a separate designation. This option would require you to define your standards, documents to be recorded, building permit requirements, inspections and any annual business license up front. This would be similar to standards that you may have, for example, for a single-family home permit. If non-owner occupied ADUs are allowed, this may be the preferred option.

Conditional Use:

Although Utah State Law does not require public hearings for conditional uses, many communities still choose to hold a hearing, usually based on “transparency” concerns.

State Law sets a very high bar for denying conditional uses. The applicant must “mitigate” legitimate code concerns that are raised. Mitigate simply means reduce the impact of, not eliminate.

Holding public hearings where neighbors just want the city to say “no” is detrimental to the city’s perceived neutrality/transparency. Even with a raucous crowd suggesting denial, the city will most likely have to approve the use or risk litigation. The city needs factual objective input and not emotional opinions in the conditional use process. A conditional use process is an administrative decision by the city. It is a decision based on the standards in the ordinance and a property owner is entitled to the use if they meet the standards.

If the community decides to consider an ADU a conditional use, it is advisable to not mail out notice and hold public hearings for individual applications. The ordinance essentially addresses all the potential impacts and the neighborhood input will not usually have a factual basis,

making for a difficult hearing. Accusations of “you have already made your mind up” are common in conditional use hearings and in a sense are correct, since the ordinance, which was previously approved, allows the ADU if it can meet the defined standards. The time for public input is when the city is considering the ordinance in the first place.

Ordinance options:

The community decision for processing an ADU should fall into one of the three options covered above. Zoning theory would suggest that if you have sufficient standards, then the use should be a permitted use under a home occupation use. Under state law, the planning commission holds a public hearing and then forwards its recommendation to the city council. The council, in a public meeting, adopts, modifies or rejects the recommendation for the ordinance. Check your own regulations to see if you have added any processing steps and be sure to follow them!

Illegal Units

To be or not to be.

Most Utah communities have accessory units that may not meet your municipal ordinance.

What are some options for communities?

Amnesty? Time limits to comply? Fee waivers for upgrades for affordable rent limitations? There is no magic bullet that has had easy success in Utah, but many communities have tried a variety of options.

From experience it appears that existing units that were illegal but now can become legal, will encounter a difficult, and potentially costly, building inspection process. Since the unit was built without a permit or before your city had an ordinance, it is obvious that there may be building code violations.

Hopefully the owner or their contractor knew what the correct construction was and followed through, but unfortunately that is not always the case. Most likely, to bring the unit into compliance will require some costs but will be legal and not potentially forced to remove or remodel the unit to become an integrated part of the single-family home again. That should provide enough incentive to improve the unit by bringing it up to code.

The community decision to address illegal units is about improving safety. To the best extent possible, achieving the resolution of life safety issues should be the community goal.

What do building officials look for?

All construction is subject to the state-adopted International Building Code. This is not just for illegal units; these requirements would be part of the building permit process for a new ADU.

The scope of an ADU inspection is generally left up to the discretion of the local inspector as only he or she will know the potential hazards and risk involved with any remodel that was done without the required periodic inspections. The building official will only know if there are issues by making the physical inspection of the premises.

If proper inspections had been performed, an inspector could be sure all water piping, gas piping, and electrical cables that were concealed behind walls were secured to prevent accidental puncture by nails and screws for wall hangings, curtain rods, etc. for the life of the home. Some hazards might be concealed between walls and in the ceilings. An inspector can require walls removed to allow for inspection, if there is something that is suspect.

The following is a typical list that an inspector might review:

- Firewalls
- Evidence of gas line and/or water piping leaks.
- Internal structure. Sometimes the ADU construction removes existing walls which can lead to eventual partial collapse of a floor or roof overtime if an adequate beam is not installed.
- Is there an escape window of adequate size (minimum 5 square feet) in every bedroom?
- Are there smoke detectors and CO detectors installed where required?
- Are windows located in hazardous locations?
- Are there visible electrical wiring hazards?
- Are there enough electrical outlets?
- Have any gas appliances been added that could overwhelm the existing gas supply creating a carbon monoxide problem?
- Does each habitable room have sufficient heat?
- Have plumbing fixtures been installed in a way that could create health hazards or sewage back-up?
- Does every bathroom have a window or exhaust fan to prevent mold?
- Is the furnace or water heater located in a bedroom?

- Are the outside walls of the habitable rooms insulated?
- Will the addition of gas appliances overwhelm the gas meter?
- Will each tenant have ready access to shut off devices for heat, power, and water supply?
- Are the ceiling heights and projections appropriate?
- Does the unit have proper ingress and egress?

Most inspectors will help a homeowner by suggesting options to consider. An example might be that the owner changes the use of a bedroom that has no windows. They could change it to a study, an office, a TV room, but it could not remain a bedroom unless windows were installed. That same issue of devising options would occur in a bedroom that has a window smaller than 5 square feet, but maybe enlarging that window would be the best option (which will require an engineer's evaluation). Sprinkling the room would also be an option.

Another option to protect the municipality is to have the homeowner sign some sort of statement that provides guidance about the inspection limitations and owner liability, such as, "THIS INSPECTION IS LIMITED TO CONSTRUCTION AND POTENTIAL HAZARDS READILY VISIBLE WITHOUT THE REMOVAL OF CONSTRUCTION MATERIALS."
The community policy of limiting the inspections to more obvious visible problems is a good way to assure your illegal units will try to come in for a permit. Your obligation here is to be reasonably assured that the unit is safe. The community could be liable in the case of a fire or other disaster if inspections are lax.

Helpful Resources

National

A one-stop source about accessory dwelling units, multigenerational homes including a model code: https://accessorydwellings.org/

Nuts and Bolts - Technical Assistance Booklet for ADUs in California:
http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml#booklet

Jumpstarting the market for ADUs:
http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf

Zoning for Garage Apartments:
https://planning-org-uploaded-media.s3.amazonaws.com/publication/online/Zoning-Practice-2018-05.pdf

Parking Reductions:
https://www.smartcitiesdive.com/news/parking-guru-donald-shoup-has-3-new-recommendations-for-cities/522034/

AARP - Aging In Place with Invisible Infill ADUs:
https://www.asaging.org/sites/default/files/files/AARP_Housing_DPinkston.pdf

American Planning Association - ADUs:
https://www.planning.org/knowledgebase/accessorydwellings/

Building an ADU – An online resource to everything you need to know
http://www.buildinganadu.com/

Local

A guide on how to build an ADU in Salt Lake City:
http://www.slcdocs.com/Planning/Guides/ADU_handbook.pdf

A survey by Spanish Fork to residents on how to better accommodate ADUs:
https://www.spanishfork.org/departments/community_development/planning/accessory_dwelling_units.php

How to Create an ADU on your property – Salem UT:
https://www.cityofsalem.net/Pages/accessory-dwelling-unit-rules.aspx

Salem UT Video for residents Accessory Dwelling Units, "Why we need them" Councilor Steve McCoid 2017:
https://youtu.be/tLdzCy_3dEQ

North Salt Lake ADU application:
https://www.nslcity.org/DocumentCenter/View/1993/ADU-02282019

The Ins and Outs of ADUs – Land Use Academy of Utah:
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