



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## LAND USE PERMIT APPLICATION ACCESSORY DWELLING UNIT (ADU)

The land use permit is a zoning ordinance compliance review only.  
Any structural change, remodel, or new construction will be reviewed separately.

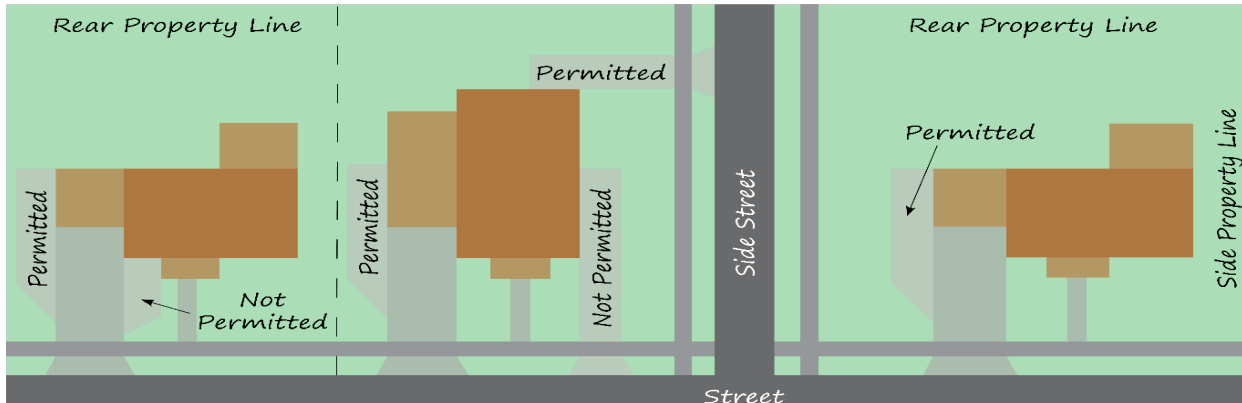
No fee will be charged for the land use permit.

**Permit holders are responsible for constructing accessory dwelling units in accordance with the approved zoning review and may be required to obtain a building permit.**

For Office Use Only					
ADU Permit #:		Building Permit#:			
ADU Type:		Zoning:		Existing/New:	
Approved By:				Date Approved:	

Applicant Information			
Owner(s)		Application Date:	
Property Address:			
Mailing Address:			Parcel #:

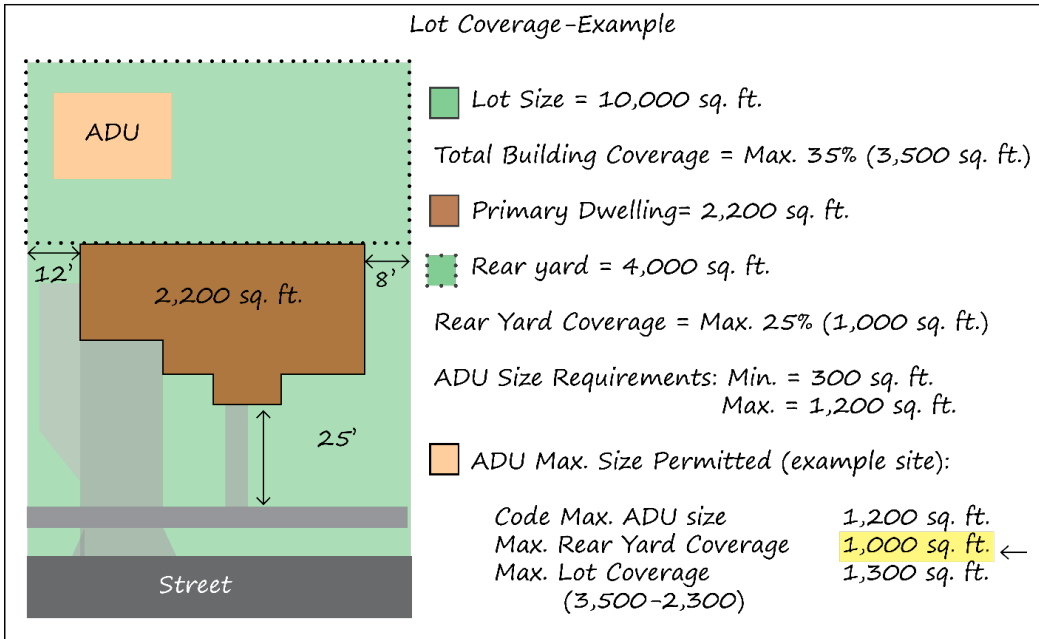
Answer the following questions regarding your ADU:	(Circle One)	Staff Review
1. <u>Applicant</u> . The applicant for an ADU must be the current owner-occupant of the property. <b><i>Are you the property owner and do you reside at the property?</i></b>	Yes    No	
2. <u>Occupancy</u> . The owner must live on the property, except bona fide temporary absence (up to 3 years) for job assignment, sabbatical, or voluntary service. <b><i>In the event of temporary absence, do you intend to return and resume permanent occupancy?</i></b>	Yes    No NA	
3. <u>Existing ADUs</u> . <b><i>Do you have an existing ADU that was constructed prior to the adoption of ORD 2018-14 on November 21, 2018?</i></b>	Yes    No	
a. <b><i>If Yes, to the best of your knowledge what year was the ADU constructed?</i></b>		
b. <b><i>To the best of your knowledge was the existing ADU built to comply with building codes at the time of construction?</i></b>	Yes    No	
4. <u>Safety</u> . The following building and safety requirements must be demonstrated with either attached photos or by scheduling an appointment with the Building Inspector for final inspection prior to occupancy:		

a. <b>Does each bedroom have a working smoke detector?</b>	Yes No	Staff Review
b. <b>Is a smoke and CO detector located outside of each bedroom?</b>	Yes No	
c. <b>Are all kitchen and bathroom outlets approved GFCI outlets?</b>	Yes No	
d. <b>Is the water heater strapped to the wall?</b>	Yes No	
e. <b>Do all bedroom windows meet minimum egress requirements?</b>	Yes No	
f. <b>For basements, is a handrail installed on basement entrance staircase? (if applicable)</b>	Yes No	
g. <b>For basements, is there a guardrail above the basement entrance, minimum 36" above grade level? (if applicable)</b>	Yes No	
5. <b>Address.</b> The ADU must use the same address as the main dwelling with the addition of Unit B, the address and unit number shall be visible from the street. <b>Have you attached a photo demonstrating the visibility of the address from the street?</b>	Yes No	
6. <b>Parking.</b> Additional hard surfaced parking spaces must be provided for an ADU at the following rate: 1 space/1 bedroom ADU; 2 spaces/2+bedroom ADU. (above required 2 spaces for main dwelling and not in tandem with garage)		
<p style="text-align: center;"><b>ADU Parking</b></p> 		
a. <b>How many bedrooms does the ADU have?</b>		
b. <b>How many parking spaces have been provide that are not in tandem with the main dwelling unit parking?</b>		
c. <b>Attached a site plan, which demonstrates the required main dwelling parking and the additional parking in compliance with the code? (see example above)</b>	<input type="checkbox"/> Attached	
7. <b>Water Meters:</b> An ADU may have separate utility meters. Each meter shall be in the property owner's name with the responsibility of payment of all utilities. Additional water development & connection fee shall be required for a separate connection requested and installed by the property owner. <b>Request a second water meter?</b>	Yes No	
8. <b>Interior Access:</b> An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been provided. <b>Will a separate means of egress from the ADU be provided?</b>	Yes No	

9. **Size.** Detached ADUs are required to be a minimum of 300 sq. ft. and a maximum of 1,200 sq. ft. without a conditional use permit. **What is the total sq. ft. of the detached ADU?**

Staff Review

10. **Lot coverage.** The maximum total lot coverage of buildings on a single family lot is 35%; maximum rear yard coverage is 25%.



a. **What is the total lot size of your property in sq. ft.?**

Staff Review

b. **What is the total sq. ft. footprint of all existing structures on your property?**

c. **What is the total sq. ft. footprint of any proposed structures to be built in conjunction with the ADU?**

d. **What is the total lot coverage % of all existing and proposed buildings on your property?**

e. **For rear yard detached ADUs: What is the total rear yard sq. ft.?**

f. **What is the total rear yard coverage % of all existing and proposed buildings in the rear yard area?**

11. **Setbacks.** Please provide the following information for the specific ADU type proposed.

a. **Attached ADUs** shall meet the minimum setback standards required for the primary dwelling.

Side:  
Rear:

b. **Rear Yard detached ADUs** shall meet the minimum side yard required by the zone and a rear yard setback of 10 feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the rear setback shall be 5 feet.

Side:  
Rear:

c. **Side Yard detached ADUs** shall meet the minimum setbacks required for the primary dwelling.

Front:  
Rear:  
Side:  
Side Street:

