



**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.

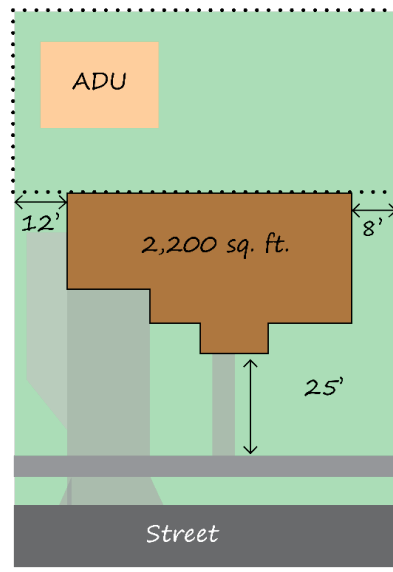
Permit holders are responsible for constructing accessory dwelling units in accordance with the approved zoning review and may be required to obtain a building permit.

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:			Email Address: Phone Number:
Mailing Address:			Parcel #:

Answer the following questions regarding your ADU:	(Check One)	Staff Review
1. <u>Applicant</u> . The applicant for an ADU must be the current owner-occupant of the property. Are you the property owner and do you reside at the property?	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. In the event of temporary absence, do you intend to return and resume permanent occupancy?	Yes No NA	
3. <u>Existing ADUs</u> . Do you have an existing ADU that was constructed prior to the adoption of ORD 2018-14 on November 21, 2018?	Yes No	
a. If Yes, to the best of your knowledge what year was the ADU constructed?		
b. To the best of your knowledge was the existing ADU built to comply with building codes at the time of construction?	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:		

<p>a. Does each bedroom have a working smoke detector?</p>	<p>Yes No</p>	<p>Staff Review</p>
<p>b. Is a smoke and CO detector located outside of each bedroom?</p>	<p>Yes No</p>	
<p>c. Are all kitchen and bathroom outlets approved GFCI outlets?</p>	<p>Yes No</p>	
<p>d. Is the water heater strapped to the wall?</p>	<p>Yes No</p>	
<p>e. Do all bedroom windows meet minimum egress requirements?</p>	<p>Yes No</p>	
<p>f. For basements, is a handrail installed on basement entrance staircase? (if applicable)</p>	<p>Yes No</p>	
<p>g. For basements, is there a guardrail above the basement entrance, minimum 36" above grade level? (if applicable)</p>	<p>Yes No</p>	
<p>5. Address. 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. Have you attached a photo demonstrating the visibility of the address from the street?</p>	<p>Yes No</p>	
<p>6. Parking. 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>		
<div style="text-align: center;"> <p>ADU Parking</p> </div>		
<p>a. How many bedrooms does the ADU have?</p>		
<p>b. How many parking spaces have been provide that are not in tandem with the main dwelling unit parking?</p>		
<p>c. Attached a site plan, which demonstrates the required main dwelling parking and the additional parking in compliance with the code? (see example above)</p>	<p><input type="checkbox"/> Attached</p>	
<p>7. Water Meters: 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. Request a second water meter?</p>	<p>Yes No</p>	
<p>8. Interior Access: 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. Will a separate means of egress from the ADU be provided?</p>	<p>Yes No</p>	

<p>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?</p>		Staff Review						
<p>10. Lot coverage. The maximum total lot coverage of buildings on a single family lot is 35%; maximum rear yard coverage is 25%.</p> <div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;"><i>Lot Coverage-Example</i></p>  <p> ■ Lot Size = 10,000 sq. ft. Total Building Coverage = Max. 35% (3,500 sq. ft.) ■ Primary Dwelling= 2,200 sq. ft. ■ Rear yard = 4,000 sq. ft. Rear Yard Coverage = Max. 25% (1,000 sq. ft.) ADU Size Requirements: Min. = 300 sq. ft. Max. = 1,200 sq. ft. ■ ADU Max. Size Permitted (example site): </p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Code Max. ADU size</td> <td>1,200 sq. ft.</td> </tr> <tr> <td>Max. Rear Yard Coverage</td> <td>1,000 sq. ft. ←</td> </tr> <tr> <td>Max. Lot Coverage</td> <td>1,300 sq. ft.</td> </tr> </table> <p style="text-align: center;">(3,500-2,300)</p> </div>			Code Max. ADU size	1,200 sq. ft.	Max. Rear Yard Coverage	1,000 sq. ft. ←	Max. Lot Coverage	1,300 sq. ft.
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Max. Lot Coverage	1,300 sq. ft.							
<p>a. What is the total lot size of your property in sq. ft.?</p>		Staff Review						
<p>b. What is the total sq. ft. footprint of all existing structures on your property?</p>								
<p>c. What is the total sq. ft. footprint of any proposed structures to be built in conjunction with the ADU?</p>								
<p>d. What is the total lot coverage % of all existing and proposed buildings on your property?</p>								
<p>e. <u>For rear yard detached ADUs:</u> What is the total rear yard sq. ft.?</p>								
<p>f. What is the total rear yard coverage % of all existing and proposed buildings in the rear yard area?</p>								
<p>11. Setbacks. Please provide the following information for the specific ADU type proposed.</p>								
<p><input type="checkbox"/> a. Attached ADUs shall meet the minimum setback standards required for the primary dwelling.</p>	<p>Side: Rear:</p>							
<p><input type="checkbox"/> 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.</p>	<p>Side: Rear:</p>							
<p><input type="checkbox"/> c. Side Yard detached ADUs shall meet the minimum setbacks required for the primary dwelling.</p>	<p>Front: Rear: Side: Side Street:</p>							

