

SALT LAKE CITY ORDINANCE
No. _____ of 2017
(Amending various sections of the *Salt Lake City Code*
pertaining to accessory dwelling units)

An ordinance amending various sections of the *Salt Lake City Code* pertaining to accessory dwelling units, pursuant to Petition No. PLNPCM2014-00447.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on June 22, 2016 to consider a request made by the Salt Lake City Mayor (per the petition of former mayor, Ralph Becker) (“Applicant”) (Petition No. PLNPCM2014-00447) to amend Sections 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units), 21A.62.040 (Zoning: Definitions: Definitions of Terms), 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts), and 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) pertaining to accessory dwelling units; and

WHEREAS, at its June 22, 2016 hearing, the planning commission voted in favor of forwarding a positive recommendation on said petition to the Salt Lake City Council; and

WHEREAS, the city council finds after holding a public hearing on this matter, that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Text of *Salt Lake City Code* Section 21A.40.200. That Section 21A.40.200 (Zoning: Accessory Uses, Buildings and Structures: Accessory Dwelling Units) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.40.200: ACCESSORY DWELLING UNITS:

A. Purpose Statement: The regulatory intentions of this section are to:

1. Create new housing units while respecting the appearance and scale of single-family residential development;
2. Provide more housing choices in residential districts;
3. Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
4. Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
5. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
6. Broaden the range of affordable housing throughout the city;
7. Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
8. Support transit oriented development and reduce auto usage by increasing density near transit; and
9. Support the economic viability of historic properties and the city's historic preservation goals by allowing accessory dwellings in historic structures.

B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who:
 - a. Possesses, as shown by a recorded deed, fifty percent (50%) or more ownership in a dwelling unit; and
 - b. Occupies the dwelling unit with a bona fide intent to make it his or her primary residence; or
2. An individual who:
 - a. Is a trustor of a family trust which:
 - (1) Possesses fee title ownership to a dwelling unit;

- (2) Was created for estate planning purposes by one or more trustors of the trust;
and
 - b. Occupies the dwelling unit owned by the family trust with a bona fide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. Even if a person meets the requirements of subsection B.1 or B.2 of this section, such person shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim by the city that a person is not an owner occupant may be rebutted only by documentation, submitted to the department of community and neighborhoods, showing such person has a bona fide intent to make the dwelling unit his or her primary residence. Such intent shall be shown by:
 - (1) Documents for any loan presently applicable to the property where the dwelling unit is located which name the person as a borrower;
 - (2) Tax returns which show the person has claimed income, deductions, or depreciation from the property;
 - (3) Rental documents and agreements with any tenant who occupies the dwelling unit, including an accessory apartment;
 - (4) Insurance, utility, appraisal, or other contractual documents related to the property which name the person as the property owner; and
 - (5) Documents which show the person is a full time resident of Utah for Utah state income tax purposes.
 - b. Any person who fails, upon request of the department of community and neighborhoods, to provide any of the documents set forth in subsection B.3.a of this section or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this title that such person shall not be deemed an "owner occupant" of the dwelling unit in question.
4. The provisions of subsection B.3 of this section shall apply to any person who began a period of owner occupancy after September 18, 2012, regardless of when the person purchased the property.

- C. **Applicability:** Accessory dwelling units are a permitted use within the residential and special purpose districts specified in Chapter 21A.33 Land Use Tables, subject to compliance with the applicable provisions of this title.
- D. **Methods of Creation:** An accessory dwelling unit may be created through, but not limited to, the following methods:
1. Converting existing living area within a principal dwelling, such as a basement, attic space, or enclosed porch;
 2. Adding floor area to a principal dwelling;
 3. Constructing a new single-family attached or detached dwelling with an internal or detached accessory dwelling unit;
 4. Converting or adding onto an existing accessory structure, such as a garage or other outbuilding, on a lot where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
 5. Constructing a new accessory dwelling unit within a separate detached structure in compliance with applicable lot coverage and setback regulations.
- E. **Standards:** Accessory dwelling units shall conform to the following requirements:
1. **General Requirements:**
 - a. **One Per Lot:** City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.
 - b. **Not a Unit of Density:** Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.
 - c. **Ownership:** An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.
 - d. **Owner Occupancy:** The city shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:
 - (1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
 - (2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
 - e. **Number of Residents:** The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a “family” as defined in Section 21A.62.040, “Definitions of Terms”, of this title.
 - f. **Home Occupations:** Home occupations may be conducted in an accessory dwelling unit as per Section 21A.36.030 of this title.

2. Design Requirements:

- a. **Compatibility:** An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
- b. **Underlying Zoning Applies:** Unless specifically provided in this section, an accessory dwelling unit shall conform to the lot and bulk requirements of the underlying zoning district, including building and wall height, setbacks, yard requirements, and building coverage.
 - (1) On a corner lot, all detached accessory dwelling units shall comply with the corner side yard setback requirement of the underlying zoning district.
 - (2) A detached accessory dwelling unit that has habitable space above the first floor shall have a minimum side yard setback of four feet (4').
 - (3) A detached accessory dwelling unit that exceeds the maximum height of an accessory structure, as permitted by the underlying zoning district, shall increase the minimum interior side yard setback one foot (1') for every additional foot of building height.
 - (4) An existing accessory structure that does not conform with the lot and bulk controls of this chapter may be converted into an accessory dwelling unit pursuant to the procedures and standards set forth in Chapter 21A.38, "Nonconforming Uses and Noncomplying Structures" of this title.
- c. **Area of Accessory Dwelling Unit:**
 - (1) The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
 - (2) The maximum gross floor area of a detached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling or six hundred fifty (650) square feet, whichever is less.
 - (3) The minimum gross floor area of an accessory dwelling unit is that size specified and required by the adopted building code of the city.
- d. **Height of Accessory Dwelling Unit:**
 - (1) Maximum height of an accessory dwelling unit shall not exceed the principal dwelling; and
 - (2) Maximum height of a detached accessory dwelling unit located over an accessory use, such as parking or storage, may not exceed 24'-0" measured to the ridge of a pitched roof building, and 20'-0" of a flat roof building.
- e. **Location of Entrance to Accessory Dwelling Unit:**
 - (1) **Internal or Attached Units:** Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:

- (a) An existing entrance to the principal dwelling.
 - (b) An additional entrance on a street-facing facade provided:
 - i. Entrance is located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - ii. Entrance is screened from public view by landscaping or architectural feature that is compatible with the design of the principal dwelling.
 - (c) An existing or additional entrance that faces the interior side yard or rear yard of lot.
- (2) Detached Units: Accessory dwelling units that are detached from the principal dwelling may be accessible from an:
- (a) Entrance located at least twenty feet (20') behind the front facade of the principal dwelling; or
 - (b) Entrance that faces the interior side yard or rear yard of lot.
- (3) Side Entrance Exemption: Side entrance for an accessory dwelling unit shall not be subject to compliance with subsection 21A.24.010.H, "Side Entry Buildings", of this title.
- f. Upper Level Windows in Detached Accessory Dwelling Unit: As with lot and bulk regulations, the following standards are intended to ensure that detached accessory dwelling units maintain a neighborly relationship with adjacent properties:
- (1) Living space on an upper level shall have their primary windows facing the interior of the lot or overlooking an alley or public street.
 - (2) Upper level windows facing side yards shall be modestly sized, sufficient to meet the need for light, air, and egress where required. Skylights, clerestory windows, or obscured glazing should be considered as the means to enhance interior daylighting without creating overlook into a neighboring property.
 - (3) A detached dwelling unit shall be designed with consideration given to the relationship between desired window size and placement and the scale of building facades, projections and dormers. Dormers and building facades should not be windowless.
 - (4) Window openings located within an existing accessory structure, whether conforming or non-conforming with setback regulations, may be retained if compliant with building and fire codes.
- g. Outdoor Roof Decks and Balconies: Balconies and roof decks, including rooftop gardens, shall be designed and located as follows:
- (1) The total area shall not exceed 86 square feet;
 - (2) Located facing an alley or corner side yard; and

- (3) Flat roofs above an upper level or story may not be used as roof deck areas, and must not have stair access or railings. Ladder and roof hatch access necessary for green roof maintenance may be provided.

h. Parking:

- (1) An accessory dwelling unit requires one on-site parking space.
- (2) The planning director, in consultation with the transportation director, may approve a request to waive, or modify the dimensions of, the accessory dwelling unit parking space upon finding that the parking requirement for the principal dwelling is met, and:
 - (a) Adequate on street parking in the immediate vicinity is available to serve the accessory dwelling unit and will not cause congestion in the area; or
 - (b) The lot or parcel containing the accessory dwelling unit is located within a one-fourth ($1/4$) mile radius from a fixed transit line or an arterial street with a designated bus route.
- (3) The planning director, in consultation with the transportation director, may allow tandem parking, located in front of or behind existing on-site parking, to meet the accessory dwelling unit parking requirement so long as the parking space requirement is met for the principal dwelling.

3. Historic Preservation Overlay District: Accessory dwelling units located in an H Historic Preservation Overlay District are subject to the applicable regulations and review processes of Section 21A.34.020 of this title, including related guidelines and standards adopted by Salt Lake City to ensure compatible building and preservation of historic resources.

F. Registration Process: Property owners seeking to establish an accessory dwelling unit shall comply with the following:

1. Application:

- a. Zoning Certificate: Apply for a zoning certificate in accordance with Chapter 21A.08 of this title.
 - i. Prior to the issuance of zoning certificate for an accessory dwelling unit, the planning director shall provide written notice by first class mail a minimum of thirty (30) days in advance of issuance of the certificate to all abutting properties and those properties located across the street from the subject property. A building permit application may be processed concurrent with the zoning certificate notice period.
 - ii. The zoning administrator shall issue the zoning certificate after the thirty (30) day notice period if the requirements of Subsection 21A.40.200.E are met.

- b. Building Permit: Apply for and obtain a building permit for the proposed accessory dwelling unit, regardless of method of creation.
 - i. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code at time of permit application.
 - ii. Permit Allocation: The city shall limit the establishment of accessory dwelling units to twenty-five (25) units per calendar year.
 - iii. The city shall process building permit applications in the order received, however building permit issuance shall be in the order of compliance with current building code.
 - iv. Inspection: The city shall ensure the accessory dwelling unit is constructed, inspected, and approved in compliance with current building code.
 2. Deed Restriction: A lot approved for development with an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the city attorney, filed with the county recorder's office. The form shall state that the owner occupant must occupy the property as required within this section. Such deed restriction shall run with the land until the accessory dwelling unit is abandoned or revoked.
 3. Business License: In accordance with applicable provisions of the city, the property owner shall apply for and obtain an annual business license for the accessory dwelling unit.
 4. Certificate of Occupancy: No accessory dwelling unit shall receive a certificate of occupancy or be occupied until the property owner completes the registration process outlined in this section.
- G. Abandonment: If a property owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.
- H. Reporting: The planning division shall provide an annual report to the city council detailing the number of applications, address of each unit for which an application was submitted, a brief explanation of reasons why an application was denied, and a map showing approved accessory dwelling units. The report shall be transmitted to the city council by February 15th for the previous year.

SECTION 2. Amending the Text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 (Zoning: Definitions: Definitions of Terms) of the Salt Lake City Code shall be, and hereby is, amended modify only the definition of "DWELLING, ACCESSORY UNIT", which definition shall read as follows:

DWELLING, ACCESSORY UNIT: A residential unit that is located on the same lot as a single-family attached or detached dwelling unit, either internal to or attached to the single-

family unit or in a detached structure. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, and separate kitchen, sleeping area, closet space, and bathroom facilities.

The codifier is instructed to modify only the aforementioned definition and make no other revisions to Section 21A.62.040 as part of this ordinance.

SECTION 3. Amending the Text of *Salt Lake City Code* Section 21A.33.020. That Section 21A.33.020 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸		C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	P	P	P	P	P ⁶
Alcohol, brewpub (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	
Alcohol, dining club (2,500 square feet or less in floor area)															C ^{9,10}	C ⁹	C ⁹	C ⁹	
Alcohol, social club (2,500 square feet or less in floor area)																C ⁹	C ⁹	C ⁹	

Alcohol, tavern (2,500 square feet or less in floor area)																			C ⁹	
Animal, veterinary office															C	C	C	P	P ⁶	
Art gallery															P	P	P	P	P	
Bed and breakfast inn															P		P	P	P	
Bed and breakfast manor																		P		
Clinic (medical, dental)															P	P	P	P	P ⁶	
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P	
Crematorium																C	C	C		
Daycare center, adult														P	P	P	P	P	P	
Daycare center, child														P	P	P	P	P	P	
Dwelling, accessory guest and servant's quarter	P ¹¹	P ¹¹	P ¹¹																	
Dwelling, accessory unit	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Dwelling, assisted living facility (large)												C	P	P		C	P	P		
Dwelling, assisted living	C	C	C	C	C	C	C			C	C	P	P	P	P	P	P	P	P	

Dwelling, single-family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Dwelling, twin home and two-family							P		P	P ²	P	P			P	P	P	P	P
Eleemosynary facility	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Financial institution																P	P	P	P ⁶
Funeral home																P	P	P	P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ⁶
Laboratory (medical, dental, optical)															P	P	P	P	P
Library															C	C	C	C	C
Mixed use development															P ¹	P	P	P	P
Mobile food business (operation on private property)																P	P	P	
Municipal service use, including city utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	P	P	P

wire, line, pipe or pole																			
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)																			

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved.
4. Reserved.
5. See subsection 21A.02.050.B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building’s footprint. Building additions greater than 50 percent of the building’s footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in Section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010.T of this title.
9. Subject to conformance with the provisions in Section 21A.36.300, “Alcohol Related Establishments”, of this title.
10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant’s quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of subsection 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.
14. No large group home shall be located within 800 feet of another group home.
15. No small group home shall be located within 800 feet of another group home.
16. No large residential support shall be located within 800 feet of another residential support.
17. No small residential support shall be located within 800 feet of another residential support.
18. Large group homes established in the RB and RO districts shall be located above the ground floor.
19. Small group homes established in the RB and RO districts shall be located above the ground floor.
20. Large residential support established in RO districts shall be located above the ground floor.
21. Small residential support established in RO districts shall be located above the ground floor.

SECTION 4. Amending the Text of *Salt Lake City Code* Section 21A.33.070. That Section 21A.33.070 (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) of the Salt Lake City Code shall be, and hereby is, amended to read as follows:

Ambulance service (outdoor)	P ¹⁰	P ¹⁰															
Amphitheater												C					
Animal:																	
Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸										
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4.5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P			P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P ¹¹	C	C			C
Art gallery											P	P	P	P			P
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Botanical garden	P										P	P					
Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/monastery													P	P			
Daycare center, adult	P	P									P	P	P	P			P
Daycare center, child	P	P								P	P	P	P	P			P

Dental laboratory/research facility	P	P											C	C			P
Dwelling:																	
Accessory Unit			P	P	P	P	P										P
Assisted living facility (large)													P ¹ ₆	P			P
Assisted living facility (limited capacity)													P	P			P
Assisted living facility (small)													P	P			P
Group home (large) ¹⁷																	C
Group home (small) ¹⁸			P	P	P	P											P
Living quarters for caretaker or security guard	P	P									P		P	P			P
Manufactured home				P	P	P											P
Mobile home															P		
Multi-family														P			P
Residential support (large) ¹⁹																	C
Residential support (small) ²⁰																	P
Rooming (boarding) house																	P
Single-family (attached)																	P
Single-family (detached)			P	P	P	P											P
Twin home and two-family																	P
Eleemosynary facilities										P	P	P ¹ _{6, 21}	P				P

Meeting hall of membership organization		P										P	P	P			P
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including city utility uses and police and fire stations	C	C								P	C	C	C ¹ ₄	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P								P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	P	P ⁹	P	P	P	P	P	P	P	P
Park	C							P			P	P		P			P
Parking:																	
Commercial		C															
Off site										P	P	P	P	P			C
Park and ride lot										P	C						
Park and ride lot shared with existing use	P	P								P	P		P	P		P	P
Performing arts production facility		P															P
Philanthropic use												P	P	P			P
Place of worship	P	P											P	P			P
Radio, television station		P ⁶										P					
Reception center											C	P	P	P			P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P		P	P						

Theater, live performance	C ¹⁵	C ¹⁵									C ¹⁵	C ¹⁵	C ¹ ₅	C ¹⁵			C ¹⁵
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P								P							
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)																	
Zoological park								P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050.B of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley Health Department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.

6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of Chapter 21A.55 of this title.
8. Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and without directional and informational signage specific to trail usage shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
13. If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
14. Subject to conformance to the provisions in Section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single- or two-family zoning district.
16. Occupancy shall be limited to 25 persons.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.

SECTION 5. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2017.

CHAIRPERSON

ATTEST:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2017.

Published: _____.

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APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Paul C. Nielson, *Senior City Attorney*