

This document is designed to guide property owners who want to add an ADU to a single-family lot with an existing dwelling. It is recommended to work with a City Planner to follow the correct approval process and ask any questions.

Accessory Dwelling Units Guide

Purpose

The City recognizes that Accessory Dwelling Units (ADUs) in single-family residential zones can be an important tool in the overall housing plan for the City. ADU standards are designed to achieve the following goals:

1. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable.
2. Provide for affordable housing opportunities.
3. Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city.
4. Provide opportunities for additional income to offset rising housing costs.
5. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in life.
6. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.

Contact Us

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Eligibility

To build an ADU, your current single-family dwelling must be in a single or multi-family residential or downtown mixed-use zone and the property must be owner-occupied. ADUs are limited to single-family dwellings, and not allowed for duplexes or multi-family residential buildings/properties.

Detached or Internal?

There are two types of ADUs, internal and detached. Detached Accessory Dwelling Units (DADU) are considered detached accessory structures and conditional uses, which require Bountiful City Administrative Committee approval. Internal Accessory Dwelling Units (IADU) are created 1) within a primary dwelling, 2) within the footprint of the primary dwelling at the time the IADU is created, and 3) potential long-term rental of thirty (30) consecutive days or longer. These require staff review and approval.

What are the ADU requirements?

All ADUs will need to meet the following criteria and be reviewed and approved by the city:

1. A maximum of one (1) ADU shall be permitted on a qualifying lot.
2. A deed restriction limiting the property use to a single-family dwelling shall be recorded at the County.
3. Property owner must occupy the principle unit or ADU as their permanent residence. Owner-occupancy shall be proven to the city upon application.
4. Separate utility meters shall not be permitted for the ADU.

5. One (1) off-street parking space shall be provided for an ADU. Any additional parking spaces shall be parked off-street meeting City Code compliant parking areas.
6. A building permit is required to construct an ADU or modify an existing structure to include an ADU.
7. Shall be designed and maintained in such a manner that the property maintains the appearance of a single-family dwelling.

Detached ADUs will need to meet the following criteria:

1. Only allowed on a parcel with an existing habitable single-family dwelling and requires a building permit.
2. Meet at least 350 square ft. in size and shall not exceed 1,250 square ft.
3. Not allowed on a lot with less than 8,000 square ft. buildable land.
4. Be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.
5. Must meet all the setbacks and height required of an accessory structure.
6. Located behind the front line of the building line of the principal unit.
7. The entrance may be visible from the front or corner lot side yard based on proximity and appropriate mitigation proposed by applicant and approved by Administrative Committee.

Depending on the area and zoning of the Single-Family ADU, the accessory structure requirements will vary. These requirements are found in Single-Family Residential, Multi-Family Residential, and Downtown Zone requirements.

Detached ADUs will also need to meet the following criteria for accessory structures:

1. The total footprint of all accessory structures combined may not cover more than ten percent (10%) of the entire lot area if it is a permitted use, or fifteen percent (15%) if it is a conditional use.
2. Must meet all setback requirements for a primary structure in its respective zone or may be setback at three (3) feet from a rear or interior side property line if the DADU is located at least ten (10) feet behind the front building line of the primary structure.
3. Shall be located at least five (5) feet from the primary structure and twelve (12) feet from a dwelling on an adjacent property.
4. Must be designed and constructed to prevent roof runoff from impacting adjacent property.
5. The height may not exceed twenty (20) feet.
6. Shall be connected to the street by a paved driveway if it is used for vehicle parking.
7. Located behind the front line of the building line of the principal unit.
8. Must meet the International Building Code requirements.
9. May not encroach onto any easements, recorded or unrecorded.

Internal ADUs will need to meet the following criteria:

1. A separate entrance to the ADU shall be located to the side or rear of the principal residence.
2. A basement ADU may share a common entrance with the principal unit, provided each unit has a separate interior door.
3. Shall have its own dedicated separate entrance from the principal unit and not appear like a two-family dwelling (duplex).
4. If the entrance to the ADU is accessed from outdoors, a sidewalk meeting building codes is required.

What are the next steps? Check out the Step-by-Step process on the ADU webpage and learn how to obtain approval for an ADU.
