



Millcreek Planning and Zoning

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

CITY COUNCIL STAFF REPORT

Date: June 27, 2022
File No.: ZT-22-003
Item: Second Reading

- 1. Amendment to Title 19.04 - Adding Definitions of 'Translucent' & 'Window'**
- 2. Amendment to Title 19.89.63 - Development Standards for Detached Accessory Dwelling Units**
- 3. Amendment to Title 19.89.100 - Standards for Converting Existing Accessory Buildings into Accessory Dwelling Units**

Applicant: Lance Hobbs

Prepared by: Brad Sanderson and Francis Lilly
Presented by: Robert May

Request

Lance Hobbs recently applied for and obtained a permit from the Land Use Hearing Officer (LUHO) to convert an existing accessory building on his property at 2435 East Lambourne Avenue into an accessory dwelling unit, pursuant to the process established in §19.89.100 of the Millcreek Code.

Although Mr. Hobbs' building is set back nearly 30 feet from a rear property line and eight feet to the closest side property line, he was prohibited from installing operable windows on the structure, because Millcreek Code, as currently written, states that an ADU conversion of an existing building can be approved only if the LUHO finds that, among other things, "[t]he detached building does not have any balconies, porches, or windows facing an adjacent property unless facing a RM or C zoned property" (MKZ §19.89.100(D)(2)(c)).

Since Mr. Hobbs' building meets or exceeds the setbacks for a new detached structure and due to the lack of a definition of a "window", within the City's code, the Land Use Hearing Officer allowed Mr. Hobbs' building to have windows adjacent to property lines, subject to the windows being both fixed and translucent. However, a fixed window may not meet certain ingress/egress requirements per building and fire codes, as it pertains to certain spaces within a habitable building, thus the purpose for the text amendment.

Generally, if one were to build a **new** detached ADU on a property, the code does allow for windows on that ADU. Windows are allowed within 15 feet of an adjacent property, however windows "shall be



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translucent or not visible from an adjacent property." Staff notes that a translucent window allows light to pass through, but no distinct images pass through – frosted glass is a form of translucent window.

Furthermore, **new** detached ADUs are required to meet minimum height, size, and setback requirements. **New** detached ADU's are prohibited within 5 feet of a side or rear property line and are limited to 850 square feet of habitable area. These standards are not necessarily applicable to existing structures being converted into an ADU.

Mr. Hobbs is proposing that the standards for windows be the same for converting a detached building into an ADU as they apply to a new detached ADU. City Staff is also proposing some additional changes pertaining to detached ADU's.

The changes to the code would be as follows:

1. Both new detached ADUs and detached ADU conversions with facades located between 5 feet and 15 feet of a side or rear property line facing a single family, townhome or duplex use, may have windows, provided however, that the windows are both fixed (non-operatable) and translucent.
2. Detached ADU conversions with facades located less than five feet from any property line (regardless of the adjacent properties use or zone), are not allowed to have balconies, porches, landings, stairs, doors, or windows.
3. Detached ADU conversions will need to meet all other requirements as a new detached ADU, unless as otherwise limited or restricted per the specific criteria listed for a detached ADU conversion. For example, an existing detached accessory structure being converted to an ADU, will be limited to the same 850 square feet of habitable area as a new ADU.

If approved, changes mentioned within bullet point #1, (above) would continue to allow windows located on the west side of Mr. Hobbs' structure which is located within eight feet of the west property line; however, such window(s) would be restricted from being operatable and would need to be translucent. In this case, the west window would not meet ingress/egress requirements, however if approved, operatable windows would be allowed on Mr. Hobbs' north building façade since the building is located further than 15 feet from the rear property line. In this case, Mr. Hobbs' building is located approximately 30 feet from the north property line, which is nearly twice the required distance as the minimum required setback for a single-family home.

There are many existing detached buildings located much closer to side and/or rear property lines than Mr. Hobbs' building. Staff notes that the marginal impact of a new detached ADU is potentially greater than a conversion of an existing detached building into an ADU, for the simple reason that the building being converted is already an existing structure which was legally established prior to conversion.



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Staff also notes that the “purpose” section of the ADU code, among other things, suggests that an ADU is to respect “the appearance, neighborhood character, and scale of single-family residential development”.

Accordingly, the proposed changes attempt to:

1. Create continuity between the standards for existing detached buildings being converted into ADUs, and the standards established for new detached ADU’s, such as and among other things, limits the habitable area of an existing detached structure to 850 square feet, the same as a new detached ADU.
2. Maintain some level of privacy between detached ADU structures, both new and existing, by prohibiting windows, doors, stairs, landings porches or balconies located within five feet of an adjoining residential property line. In part, this is supported by the International Residential Code (IRC)
3. Restricting windows on facades between five and 15 feet of a property line to be both fixed and translucent.

In addition, staff is proposing a definition of a “translucent” and “window” as follows:

“Translucent” means a substance that allows light to pass through but does not allow an object or person to be seen through the substance.

“Window” means an opening in the wall of a building for the admission of light and/or air that is usually closed by casements or sashes containing transparent and translucent materials (such as glass) and may be capable of being opened or shut and allow people to see through. A window shall include all window components of a standalone window or a window system consisting of more than one pane and window components including but not limited to casings, jambs, muntins, rails, sashes, sills and stiles.

Community Council Recommendations

1. Mount Olympus Community Council

The Mount Olympus Community Council met on 2 May 2022, and unanimously recommended that the Accessory Dwelling Unit Ordinance be changed to make the standards for windows in ADU building conversions consistent with the standards for windows in a new detached ADU.

2. Millcreek Community Council

At their meeting on 3 May 2022, the Millcreek Community Council discussed the proposed changes to the ADU ordinance. A majority of the Millcreek Community Council recommended that the proposed ordinance be refined further in support of the goal of making the standards for ADU



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building conversions consistent with the standards for a new detached ADU. The Millcreek Community Council requested an additional opportunity to review the changes.

3. Canyon Rim Citizens Association

Canyon Rim Community Council met on 4 May 2022. Their discussion revolved around requiring translucent windows on the second floor with little to no requirement for translucent windows when located on the first floor. They also wanted the City to consider continuity between new detached ADUs and existing detached ADU conversions with respect to the size of an ADU.

4. East Mill Creek Community Council

On 5 May, 2022, the East Community Council discussed the possibility of windows being able to operate when located within or less than 15 feet of an adjacent property line. Discussion about how much a window could open and how that would be enforced.

Planning Commission Recommendation:

The Planning Commission held a public hearing on May 18, 2022, and recommended (8-0) in favor of the proposed changes with the following two modifications:

1. The definition of window be amended to read transparent "and translucent" and,
2. Specify that the prohibition on windows, doors, stairs, landings porches or balconies are not allowed within five feet "along facades facing property lines".

Staff Recommendation

Staff recommends consideration of these proposed text changes which per the purpose of the ADU Ordinance, further "respect[s] the appearance, neighborhood character, and scale of single-family residential development", by prohibiting windows, doors, stairs, landings porches or balconies within five feet of a neighboring residential property line, further creates continuity between the requirements for a new detached ADU and the conversion of an existing structure into an ADU and provides definitions for a window and translucent.

Attachments

Ordinance 22- (Proposed text with redlined amendments. New text is underlined. Removed text is ~~struck through~~.)

Chapter 19.89 ACCESSORY DWELLING UNITS

19.89.010 Purpose

19.89.020 Interpretation

19.89.030 Applicability



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19.89.040 Permitted and Conditional Uses & Limitations

19.89.050 Request for Compliance Determination

19.89.060 Development Standards Generally

19.89.061 Development Standards for Internal Accessory Dwelling Units

19.89.062 Development Standards for Attached Accessory Dwelling Units

19.89.063 Development Standards for Detached Accessory Dwelling Units

19.89.070 Termination

19.89.080 Addressing

19.00.090 Enforcement and Noticing

19.89.100 Existing Buildings

19.89.010 Purpose

- A. Accessory Dwelling Units (ADUs) in single-family residential zones are an important tool in the overall housing goals and needs of Millcreek and allow for alternative and flexible housing options in owner-occupied single-family residences. The purposes of the ADU standards of this code are to:
1. Create new housing units while respecting the appearance, neighborhood character, and scale of single-family residential development.
 2. Provide more housing choices in residential zones.
 3. Allow more efficient use of existing housing and large underutilized yards.
 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 options throughout the city.

19.89.020 Interpretation

It is the intent of the City that the adoption of this ordinance shall not be understood as increasing the density of the underlying zone designation. An ADU shall always be accessory to the principal dwelling.

19.89.030 Applicability

- A. Lots are eligible for an accessory dwelling unit if:



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1. The property is owner occupied, subject to MKZ 19.04.398.
2. The use of the lot at the time of application and any point thereafter is single-family residential.
3. The lot is in an R-1 or A-1 zone.

19.89.040 Permitted & Conditional Uses & Limitations

Permitted uses in the R-1 & A-1 zones are listed in TABLE 19.89-1 below:

TABLE 19.89-1

Zone	Use	Permitted or Conditional Use	Use Limitations or Specific Standards
R-1	Attached ADU	Permitted	See 19.89.060 for Design Standards
A-1	Attached ADU	Permitted	See 19.89.060 for Design Standards
R-1	Detached ADU	Permitted	See 19.89.060 for Design Standards
A-1	Detached ADU	Permitted	See 19.89.060 for Design Standards

TABLE 19.89-1 Notes:

- a. Internal ADUs are a permitted use as set forth in Utah Code Ann. Section 10-9a-530 with additional requirements set forth in MKZ 19.89.061.



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19.89.050 Request for Compliance Determination

- A. A property owner may request a review to determine the compliance of an accessory dwelling unit. This request shall be conducted through the following application process:
1. Application shall be submitted to the Millcreek Planning and Zoning Department and must include, at a minimum, the following:
 - a. Documentation that demonstrates the property is owner occupied.
 - b. A to-scale site plan, floor plans of all buildings on the lot. Such plans may be conceptual but shall provide reasonable accuracy and specifications to allow for full understanding.
 - c. Fee. The initial application fee for any ADU shall be paid. The payment of a partial application fee, or the submittal of plans for a pre-submittal review shall not constitute a complete application. Fees are determined by the City's adopted fee schedule.
 - d. Only applications deemed complete by the City Staff shall be processed. Complete applications include appropriate application forms and signatures and documents as required in MKZ 19.89.050 (1)(a) and (1)(b).
 2. The application review shall, at a minimum, consist of the following:
 - a. The director or the director's designee shall administer an application review procedure in which the proposed use and the proposed site development plan are evaluated for compliance with all applicable ordinances and codes.
 - b. Referral of the application to all affected entities.
 - c. Staff reviewing the application may involve other City Departments for additional considerations or conditions to adequately meet all applicable standards.
 3. The director, director's designee or staff shall present in writing a determination of the outcome of the review.
 4. A notice of compliance shall be recorded on the property at the Salt Lake County Recorder's Office.



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- a. Notices that demonstrate compliance with Millcreek's land use regulations and state statute shall included, at a minimum, the following;
 - (1) a description of the primary dwelling;
 - (2) a statement that the primary dwelling or lot contains an ADU;
 - (3) a statement that the ADU may only be used in accordance with Millcreek's land use regulations.

B. A compliance determination may be appealed under MKZ 19.05A.060.

19.89.060 Development Standards Generally

- A. An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.
- B. Only one ADU, internal, attached or detached, is allowed per lot.
- C. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. When a new ADU is proposed in an existing single-family dwelling, the entire ADU shall be compliant to all applicable standards.
- D. The installation of separate utility meters is prohibited.
- E. An ADU shall comply with the regulations of the underlying zone for accessory buildings, except the area requirements for accessory buildings of MKZ 19.14.070 (D)(2). Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.
- F. Design Standards. The ADU, attached or detached, shall incorporate at least one of the exterior materials used in the principal dwelling for twenty percent (20%) of all facades of the structure. The ADU must have a pitched roof unless the principal dwelling has a flat roof, in which case an ADU may have a flat roof or a pitched roof. The ADU shall maintain the same color of the primary dwelling for at least fifty percent (50%) of all facades.
- G. Attached and Detached ADUs are prohibited on flag lots. An internal ADU may be located on a flag lot.
- H. Parking for any ADU is prohibited on a public or private street.



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- I. ADUs may not be built within a recorded easement.
- J. For additional requirements for internal ADUs see MKZ 19.89.061.
- K. For additional requirements for attached ADUs see MKZ 19.89.062.
- L. For additional requirements for detached ADUs see MKZ 19.98.063.

19.89.061 Development Standards for Internal Accessory Dwelling Units

- A. Internal ADUs are regulated under Utah Code Ann. 10-9a-530 and additionally shall;
 - 1. Be prohibited on lots less than 6,000 square feet;
 - 2. Have one off-street parking stall for the Internal ADU;
 - 3. Not change the appearance of the primary dwelling as a single-family dwelling;
 - 4. Be prohibited from having separate utility meters from the primary dwelling; and
 - 5. Be prohibited in a mobile home or manufactured home.



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19.89.062 Development Standards for Attached Accessory Dwelling Units

TABLE 19.89-2

		Specific Use Limitations or Specific Standards
Minimum Lot Area	6,000 SF	
Maximum Area of ADU	None	The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is in a basement that includes habitable space below the garage.
Lot Coverage Total	Determined by the underlying zone designation.	See MKZ 19.71.040 Table 1
Entrance for ADU	Shall not be visible from the public right of way.	
Off-Street Parking	1 stall per Bedroom of an Attached ADU and minimum parking requirement has been met for principal dwelling.	Additional parking stalls or driveways created to accommodate an ADU are subject to standards of Title 14.
Occupancy Limit in ADU	2 adults and any number of children.	



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19.89.063 Development Standards for Detached Accessory Dwelling Units

TABLE 19.89-3 (see following page)



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		Specific Use Limitations or Specific Standards
Minimum Lot Area	8,000 Square Feet	
Location	Rear Yard	See MKZ 19.04.570 for definition.
Maximum Area of ADU	The total area of an ADU shall not exceed fifty percent (50%) of the square footage of the habitable area of the building footprint of primary residence and in no case exceed eight hundred fifty (850) square feet.	
Lot Coverage Total	Determined by the underlying zone designation.	See 19.71.040 Table 1
Lot Coverage for Rear Yard	25%	
Setbacks from Side and Rear Yards	5 Feet	Heights greater than 14 feet require increased setbacks, see 19.14.070.
Setback from Main Building	6 Feet Minimum	See additional standards under 19.14.070 location and setback requirements.
Maximum Height	24 Feet and must follow all requirements in MKZ 19.14.070 (B).	Must also follow setback and height requirements of MKZ 19.14.070 (B) and (C) See additional standards under MKZ 19.14.070 (B).
Off-Street Parking	1 per Bedroom of ADU and minimum parking standard has been met for principal dwelling.	Additional parking stalls or driveways created to accommodate an ADU are subject to standards of Title 14.



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Occupancy Limit in ADU	2 adults and any number of children.	
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- A. A detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures especially structures with wheels shall not be permitted as a detached ADU.
- B. A detached ADU is not eligible for The Residential Compatibility Overlay Zone Option B Deviations from General Standards Based on Neighborhood Compatibility found in MKZ 19.71.040 or the Option C Special Exception found in MKZ 19.71.050.
- C. A detached ADU shall not be used as a short-term rental.
- D. Exterior lighting shall provide illumination directed downward. Light source shall not be visible from adjacent properties.
- E. Windows on a façade, located within 15 feet of an adjacent property containing a single-family, twin home, or duplex dwelling, shall be **fixed (non-operatable) and** translucent ~~or not visible from an adjacent property~~ or **shall be** installed as a skylight.
- F. Parking shall be in a garage or 8 feet from an adjacent property or not visible from an adjacent property unless utilizing a driveway in the front yard.
- G. Entrances, parking, and stairways within 15 feet of an adjacent property shall not be visible from the adjacent property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or placing the entrances and stairs out of view of adjacent properties.
- H. Detached ADUs shall not be built on slopes of 30% or greater.
- I. Balconies on the second story of an ADU are prohibited.
- J. Exterior stairways and landing shall not encroach into a setback.
- K. A lot in an R-1-21 or R-1-43 zone that has a guesthouse is not eligible for a detached ADU unless the guesthouse is converted to an ADU



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19.89.070 Termination

If a property owner is found to be in violation of this title the City may revoke the use of an ADU on the property.

19.89.080 Addressing

The property owner may request to have an ADU be given a separate address from the primary dwelling. A property owner requesting an additional address and shall submit for a site plan review to the Millcreek Planning and Zoning Department and pay any associated fees.

19.89.090 Enforcement and Noticing

- A. In addition to any other legal or equitable remedies available to a municipality, City may hold a lien against a property that contains an internal accessory dwelling unit if:
1. The owner of the property violates any provisions of this Title, and any other applicable section of the code;
 2. Millcreek provides a written notice of violation in accordance with section B;
 3. The owner of the property fails to cure the violation within the time period prescribed in the written notice;
 4. Millcreek provides a written notice of lien in accordance with section C;
 5. Millcreek records a copy of the written notice of lien with the County Recorder.
- B. The written notice of violation shall:
1. Describe the specific violation;
 2. Provide the owner of the ADU a reasonable opportunity to cure the violation that is:
 - a. No less than 14 days after the day on which Millcreek sends the written notice of violation, if the violation results from the owner renting or offering to rent the ADU as a short-term rental; or
 - b. No less than 30 days after the day on which the municipality sends the written notice of violation, for any other violation.



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3. State that if the owner of the property fails to cure the violation within the time period described above, the municipality may hold a lien against the property in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 4. Notify the owner of the property:
 - a. That the owner of the property may file an appeal of the notice of violation within ten (10) business days after the day on which the written notice of violation is postmarked or posted on the property; and
 - b. Of the name and address of the City office where the owner of the property may file the written objection;
 5. Be mailed to:
 - a. The property's owner of record; and
 - b. Any other individual designated to receive notice in the owner's license or permit records; and
 6. Be posted on the property.
- C. The written notice of lien shall:
1. Comply with Utah Code Ann. Section 38-12-102;
 2. State that the property is subject to a lien;
 3. Specify the lien amount, in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires;
 4. Be mailed to:
 - a. The property's owner of record; and
 - b. Any other individual designated to receive notice in the owner's license or permit records; and
 5. Be posted on the property.
- D. Appeals. A property owner that receives a written notice of violation or a written notice of lien may file an appeal in accordance with MKZ 19.92.040.



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1. If the owner of property files a written objection to a notice of violation, Millcreek may not record a lien until a hearing is held to determine that the specific violation occurred.
2. If Millcreek determines at the hearing that the specific violation has occurred, Millcreek may impose a lien in an amount of up to \$100 for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.
3. If the owner of property cures a violation within the time period prescribed in the written notice of violation, Millcreek may not hold a lien against the property, or impose any penalty or fee on the owner, in relation to the specific violation described in the written notice of violation.

E. Upon issuing a permit or business license for an ADU, Millcreek may record a notice in the office of the Salt Lake County Recorder. Upon recording a notice, Millcreek shall deliver a copy of the notice to the property owner via First Class Mail. The notice shall include:

1. A description of the primary dwelling;
2. A statement that the primary dwelling contains an ADU; and
3. A statement that the ADU may only be used in accordance with Millcreek ordinances.

19.89.100 Existing Buildings

- A. Existing buildings in Millcreek that **were permitted prior to September 17, 2021**, are intended to be used as an ADU and cannot meet **with** the standards set forth in this chapter must file an application to have a structure declared a noncomplying structure under MKZ 19.88.150 and then follow the application process set forth below to have the use allowed through special exception.
- B. The property owner shall have the burden of establishing that the building was legally created. The director or director's designee shall review application in the following procedure:
 1. Owner or applicant seeking determination shall file an application with the City and pay all applicable fees, including any additional fees incurred resulting from staff providing research.
 2. Application shall include evidence that clearly establishes the ADU lawfully existed at the time it was created.
 3. Acceptable evidence may include:
 - a. Historical zoning maps clearly identifying the use and structure existed.



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- b. Historical zoning code supporting historical zoning maps.
 - c. Previously issued building permits.
 - d. Previously issued conditional use permits.
 - e. Documentation supporting a variance was granted or issued for the use or structure.
 - f. Aerial imagery that clearly establishes use or structure existed.
 - g. Court Orders or Judgements.
 - h. Affidavits from previous property owners attesting to the use/structure.
 - i. Evidence of utility connections.
 - j. A building inspection that certifies that the building or structure was compliant with the codes in effect of the time it was built.
4. The city shall accept application and evidence provided and make its findings and determination within fourteen business days. The City shall notify the applicant in writing stating the determination.
 5. A lot that has an existing guest house does not qualify for an additional detached ADU. By definition, a guest house may not be rented out or leased. If a property owner wants to convert a guest house to a detached ADU the property owner must follow all applicable processes and design requirements for detached ADUs.

C. Attached Accessory Dwelling Unit Conversions

1. A portion of a building attached, or within, the primary dwelling that is noncomplying and was legally established as determined under MKZ 19.89.100 (B), may be converted or expanded for the purpose of converting or enlarged for the purpose of converting, into an ADU upon permit authorized by the Land Use Hearing Office provided that the Land Use Hearing Officer shall find that:
 - a. The primary dwelling, or portion thereof, is no less than 3 feet from the side and rear property lines;
 - b. The attached ADU does not have a light source projecting onto the neighboring property;



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- c. The attached ADU does not have any balconies, porches, or windows facing adjacent property owners, unless facing a RM or C zoned property;
- d. The attached ADU does not protrude higher than the measured height of the existing nonconforming structure being expanded as measured from original ground surface.
- e. The attached ADU can accommodate all required parking on the lot, and does not violate the required off-street parking standards, including parking requirements of this title.

D. Detached Accessory Dwelling Unit Conversions

1. A detached building that complies with all applicable height, building envelope, setback, and lot coverage requirements may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit, provided the existing setbacks of the detached building are not further reduced and the structure complies with or can be altered to comply with the applicable sections of the adopted building and fire codes of the City.
2. A detached building, that is noncomplying and was legally established as determined under 19.89.100 (B), may be converted, or expanded for the purpose of converting, or enlarged for the purpose of converting, to an accessory dwelling unit upon permit authorized by the Land Use Hearing Office provided that the Land Use Hearing Officer shall find:
 - a. The side or rear setbacks of the detached building are not further reduced to accommodate the ADU;
 - b. The detached building does not have a light source projecting onto an adjacent property;
 - c. The **façade of the** detached building, **located within five feet and facing an adjacent property line**, does not have any balconies, porches, **landings, stairs, doors**, or windows; **facing an adjacent property unless facing a RM or C Zoned property**;
 - d. For properties with rear yards that are located next to an RM or C Zone, the detached building does not exceed 24 feet in height;
 - e. For all **other** properties; **located adjacent to a residential zone and residential use**, the detached building does not protrude higher than the measured height of the existing noncomplying structure being expanded as measured from original ground surface;



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- f. Does not create any new visual impacts that cannot be otherwise mitigated by a fence or wall;
 - g. The detached ADU can accommodate all required parking on the lot, and does not violate or diminish the required off-street parking standards, including parking requirements of this title;
 - h. Does not violate applicable standards and regulations outlined in Chapter 19.71 Residential Compatibility Overlay Zone for accessory structures and principal structures; provided that such increase or expansion of structure does not further increase where the graduated height envelope intersects the existing structure;
 - i. Structure or proposed expansion of the structure is not within any recorded easement;
 - j. Does not result in runoff or drainage from the accessory building onto an adjacent property;
 - k. The detached building shall meet all requirements of MKZ 19.89.063, except as provided otherwise in this section;
 - l. Meets the applicable sections of the adopted building and fire codes of the City;
- E. Conditions and Limitations for Land Use Hearing Officer Permits for ADU Conversions.

The Land Use Hearing Officer may impose conditions and limitations upon issuance of a permit for an addition to, enlargement of, moving of, or reconstruction of a structure as necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject property, consistent with the standards of this Title.