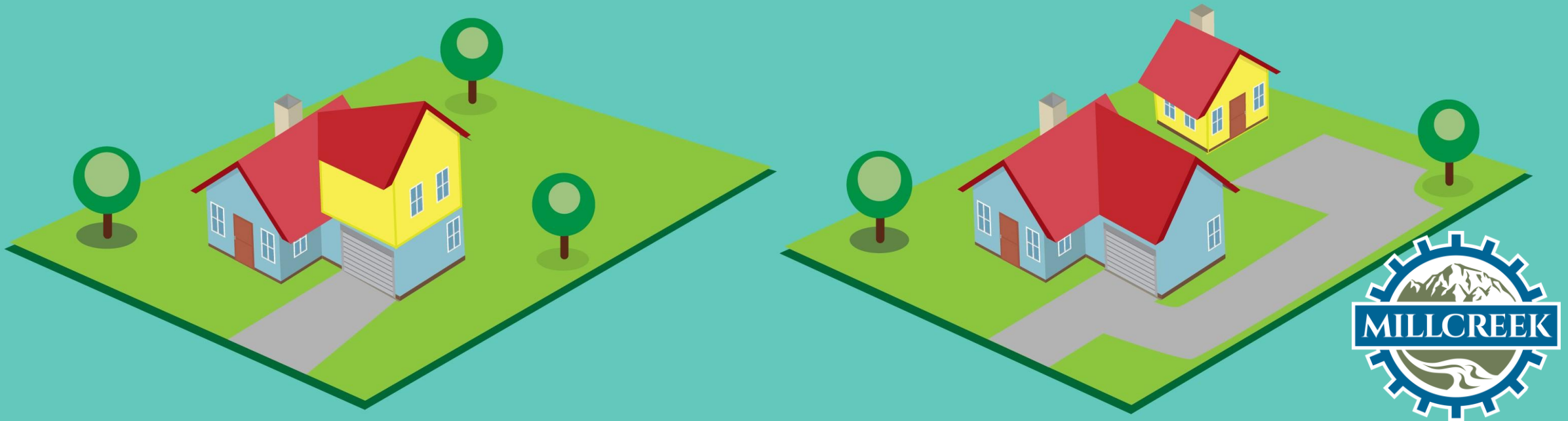
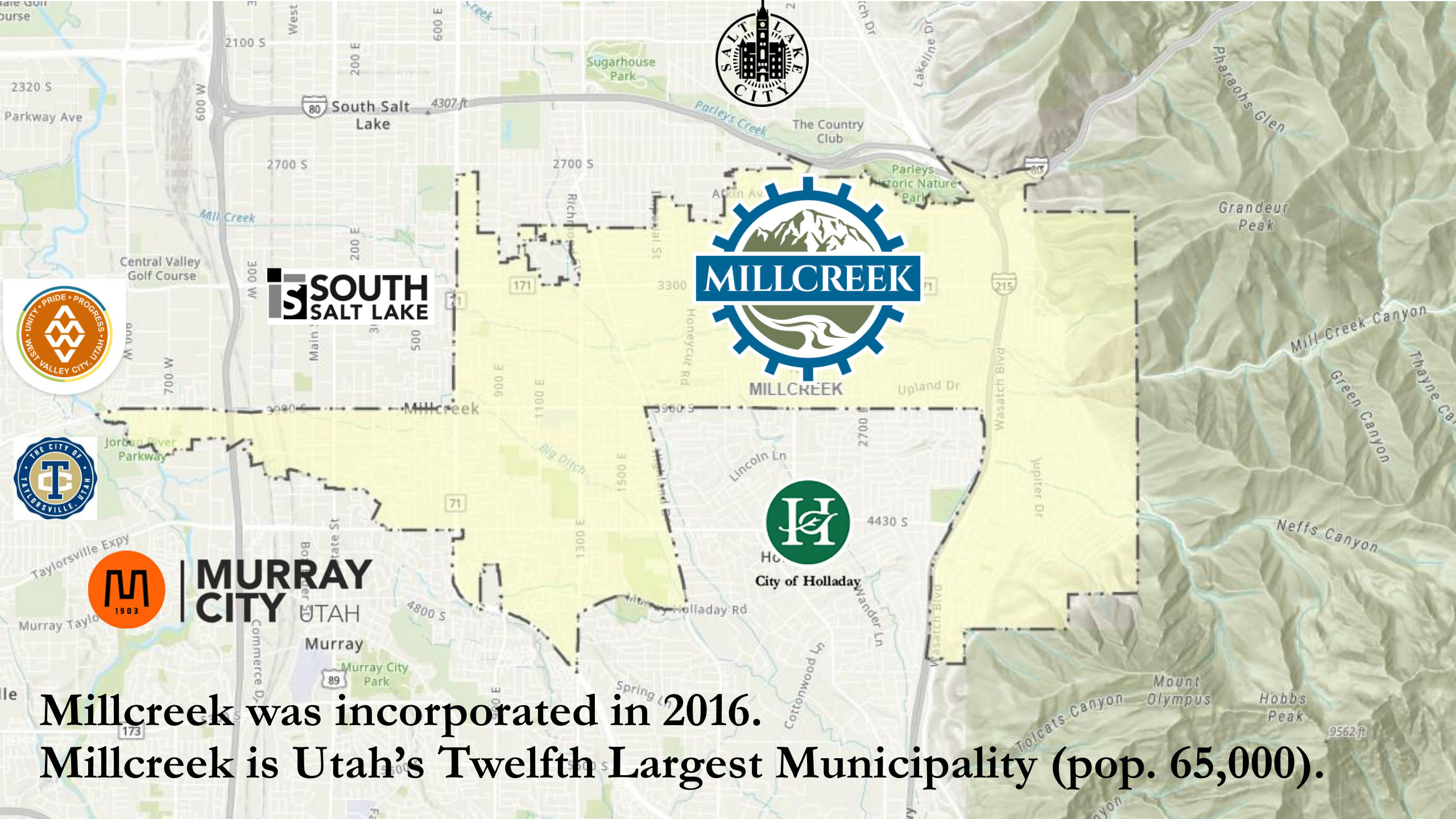


Accessory Dwelling Units in Millcreek





City of Holladay



MURRAY CITY

**Millcreek was incorporated in 2016.
Millcreek is Utah's Twelfth Largest Municipality (pop. 65,000).**



City of Holladay



Originally settled in the 1850s, Millcreek is essentially built-out. There is limited opportunity for new development.



MILLCREEK



City of Holladay



MURRAY CITY UTAH

Opportunities for residential development are limited to infill projects in existing neighborhoods, or...



Development of new mixed-use centers near transit and commercial amenities.



ADU Requirements in General

-
- Limited to R-1 and A Zones.
 - Permitted, not conditional.
 - Property must be owner-occupied. We require an affidavit to this effect.
 - Conversions of existing accessory structures into ADU's are permitted, subject to standards. In some cases, this requires a hearing from our Land Use Hearing Officer.
 - Covered parking spaces must be replaced, if they are converted into an ADU.

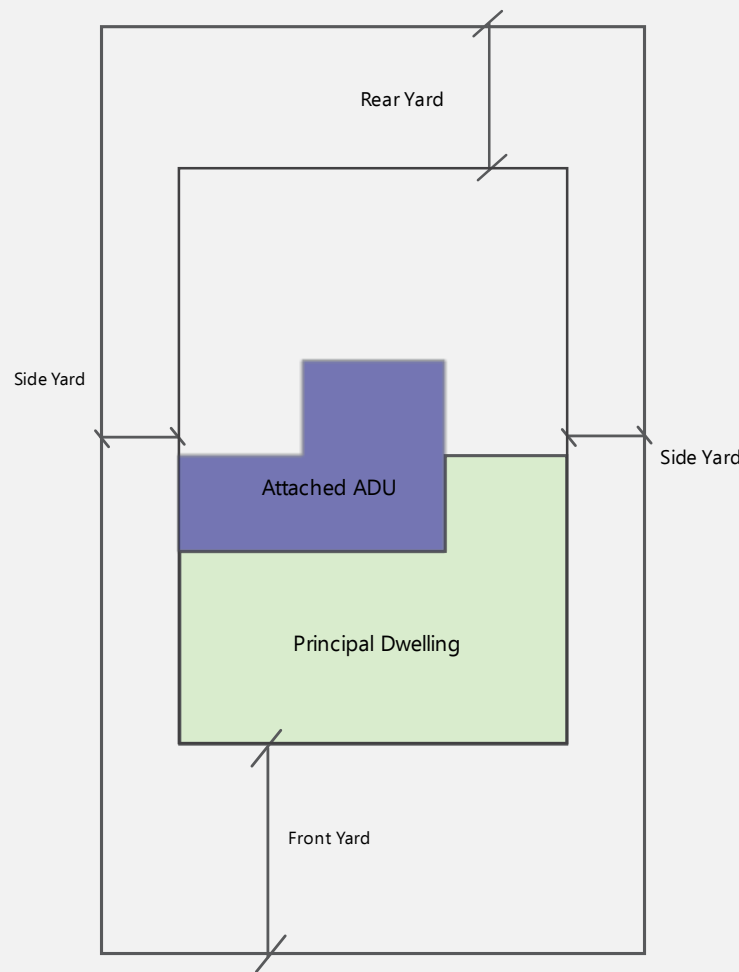


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Attached or Internal ADUs

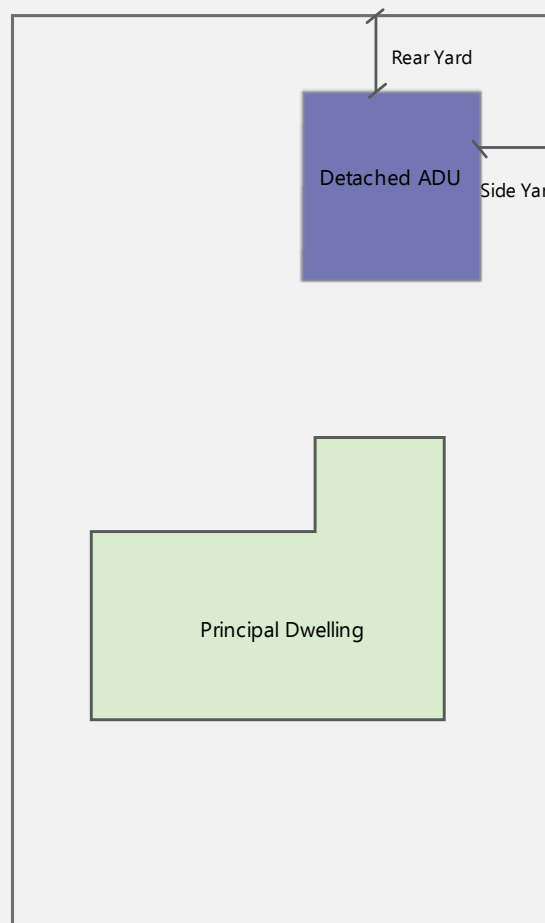
- Standards for Internal ADU's default to State Statute.
- Attached ADU's will soon be allowed in any zone where SF homes are allowed, provided the ADU's meet the lot coverage requirements. (Current minimum lot size is 6,000 sf)
- Parking: 1 space per ADU.



Attached Accessory Dwelling Unit Standard	
Maximum Square footage of ADU	None
Property Coverage Total	Determined by the underlying zone designation
Entrance for ADU	Shall not be visible from the public right of way
Occupancy Limit	2 adults and any number of children

Detached ADUs

- Detached ADUs require a minimum property size, and are subject to additional setback requirements.
- Parking: 1 space per ADU.



Detached Accessory Dwelling Unit Standard		Specific Use Limitations or Specific Standards
Minimum Property Area	8,000 SF	
Location	Rear Yard	See MKZ 18.99 for definition
Gross Square Footage	The size of the ADU cannot exceed the gross square footage of the existing main building footprint and can be up to maximum of 1000 sq ft, whichever is less.	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.
Property Coverage Total	Determined by the underlying zone designation	
Setbacks from Side and Rear Yards	5 Feet Minimum	For heights above 14 feet, the setback shall increase by 1 inch for each added inch of height.
Setback from Main Building	6 Feet Minimum	
Maximum Height	24 Feet or the height of the primary structure, whichever is less.	
Occupancy Limit	2 adults and any number of children	



Timeline and Statistics

-
- Public engagement began before the state amended LUDMA. Community divided, but there was significant grassroots support for ADUs.
 - Original ADU ordinance adopted in September 2021. Our ordinance is more permissive than what is required by LUDMA.
 - Changes to the ordinance forthcoming in January 2025. These changes will streamline the process.
 - 50 ADU's approved since 2021:
 - Detached – 20
 - Attached – 4
 - Internal – 26



Observations

-
- ADUs are expensive to build! We receive many inquiries, but the utility connections and construction costs are prohibitively expensive.
 - Owner occupancy requirements and prohibitions on short-term rentals also turn away potential ADU applicants.
 - Owner-occupancy and long-term rental requirements help us meet affordable housing goals.
 - Allowing for existing structures to be converted is an effective tool.

Questions?

