

ACCESSORY DWELLING UNIT

guidebook



Disclaimer

This guide is intended to summarize the ADU requirements and process. This guidebook was updated in July 2025, however requirements are subject to change. For the most complete information on current requirements please review the full ADU code found in: [South Jordan Municipal Code 17.130.030](#)

Requirements for ADU's in Daybreak are not included in this guidebook.

ADU's within Daybreak are only permitted above a detached or semi-detached garage. Daybreak ADU parking requirements are in accordance with the Daybreak Development Standards Matrix.

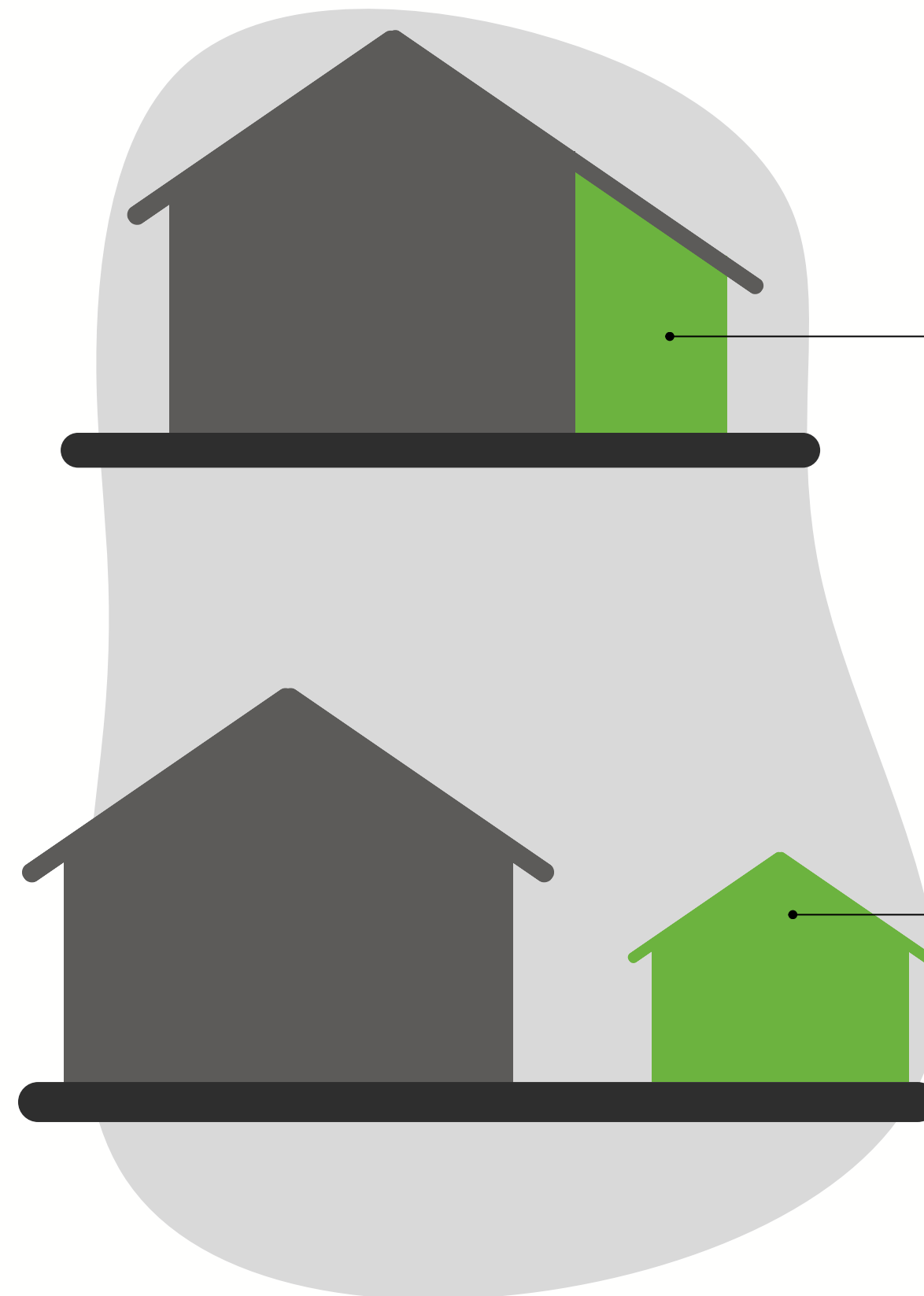
For questions contact the Planning and Economic Development Department at: 801.446.4357

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What is an ADU?

An accessory dwelling unit (ADU) is a secondary dwelling either attached or detached from the primary residence. These separate living spaces allow for additional housing choice and availability. They also allow homeowners to generate additional income.



Types of ADU's

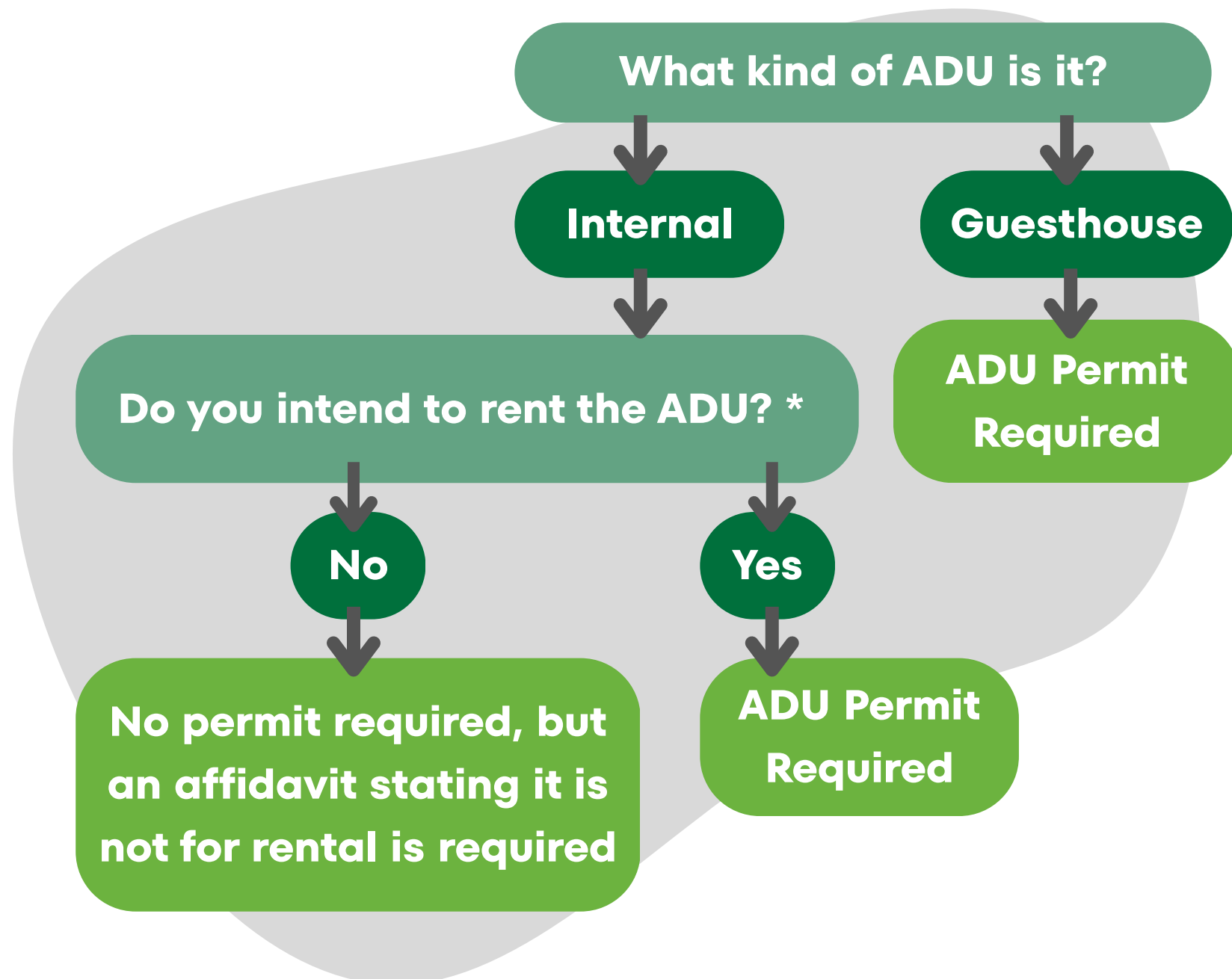
Internal ADU's

An internal ADU (as defined by [state law](#)) is contained within the primary dwelling, and where the primary dwelling maintains the appearance/characteristics of a single-family residence.

Guesthouse

A guesthouse is an ADU that is detached from the primary dwelling and has the components of a separate living space including a kitchen and bathroom.

When is an ADU permit needed?



- All guesthouses require an ADU permit.
- Internal ADU's that are intended to be rented require an ADU permit.*
- Internal ADU's that are not intended to be rented out don't require an ADU permit, however it will require an affidavit stating that the intent is not to rent out a space that contains a separate kitchen and bathroom. This affidavit must be notarized and should be included with a building permit submittal.

* Short-term rentals are prohibited in internal ADU's. Rentals must be for a period of 30 calendar days or more.

How to Apply for an ADU Permit

When to Apply

An approved ADU permit is needed before a building permit can be approved.

Where to Apply

All ADU applications are submitted through South Jordan's [Online Development Portal](#).

What to Include

Each application should include the following items:

1. A site plan drawn to scale showing all existing and new structures, parking, driveways, and walkways that access the ADU.
2. A floor plan that is drawn to scale with room labels that indicate the designated use.
3. A completed [ADU Affidavit](#) that has been recorded at the Salt Lake County Records Office.
4. Building elevations (only required for guesthouses.)

Who Approves

Approvals of ADU applications are given administratively by City Staff unless a Planning Commission approval is needed for a guesthouse that exceeds certain requirements. (see page 8)

Internal ADU Requirements

Lot and Location

- Lot minimum size of 6,000 sq. ft.
- Must be located in a [Single-family Residential \(R\) zone](#) or an [Agricultural \(A\) zone](#). Mixed Use (MU) and Residential Multiple (RM) zones are not eligible. (Find your zone [here!](#))

Height and Size

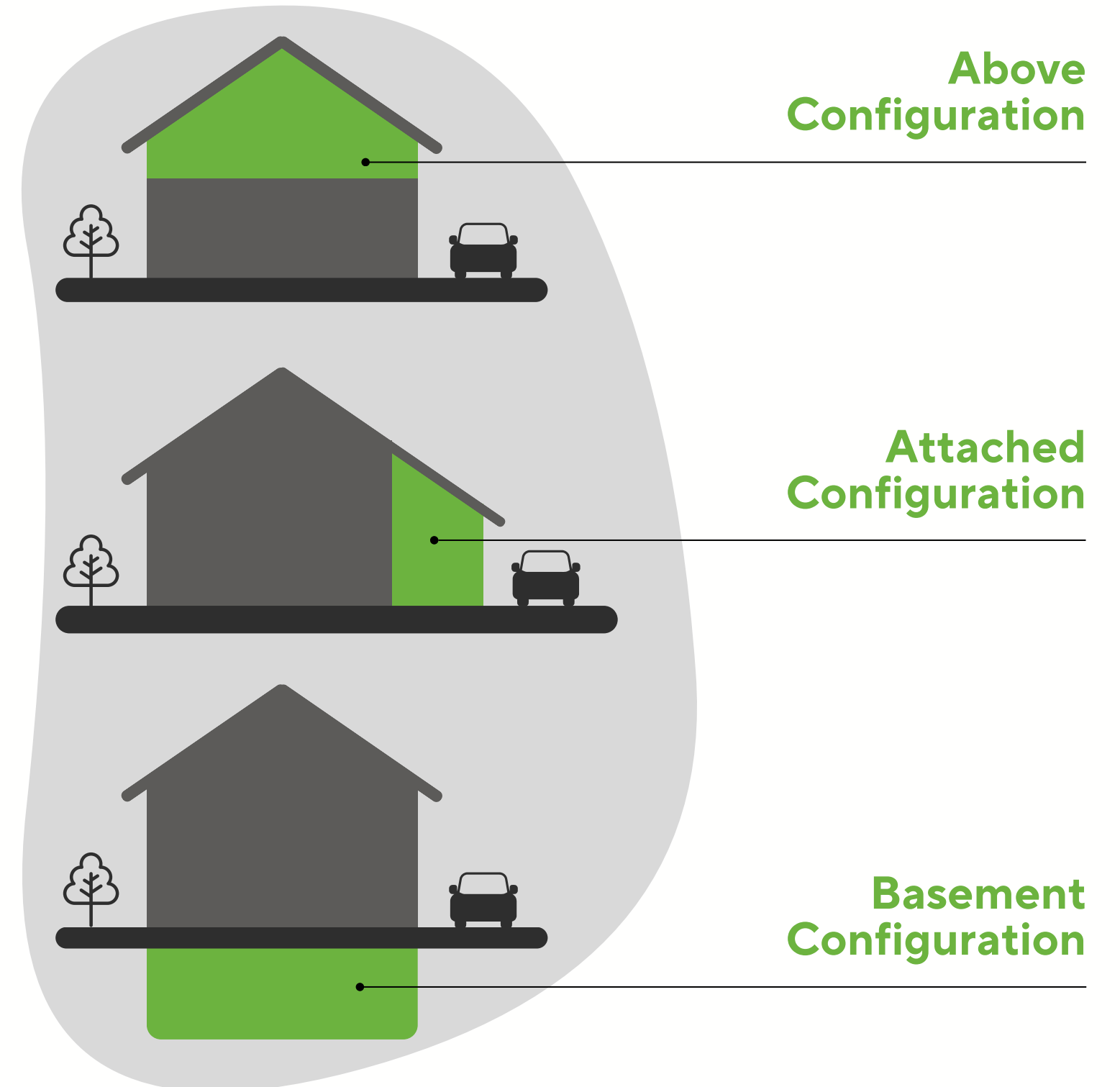
- Must not exceed the maximum lot coverage as required by the zoning district.
- Setbacks and building heights are determined by the zoning district it is located in.

Design Standards

- At least one off street parking space required. (Cannot block [required parking](#) for the primary dwelling.)
- Exterior doors to the ADU visible from street prohibited.

Other Requirements

- Owner occupancy of primary dwelling is required.
- Separate meters, mailboxes, and addresses are not allowed.
- Rentals must be for 30 calendar days or more. (No short-term rentals.)
- A single lot may not have more than one ADU of any type.



Guesthouse Requirements

Lot and Location

- Lot must be a minimum of 14,520 sq. ft.
- Must be located in a [Single-family Residential \(R\) zone](#) or an [Agricultural \(A\) zone](#). Mixed Use (MU) and Residential-Multiple (RM) zones are not eligible. (Find your zone [here!](#))

Height and Size

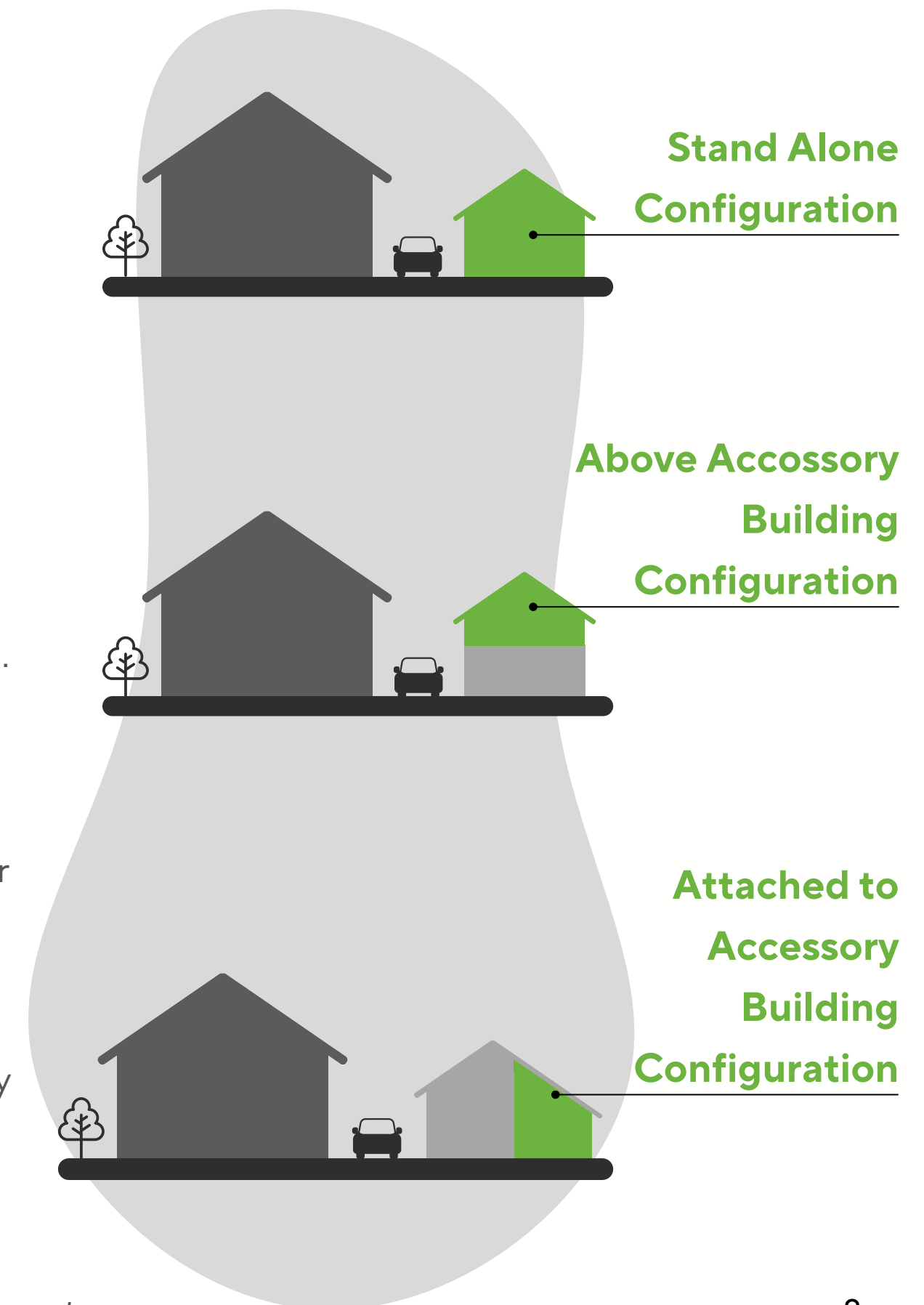
- Maximum lot coverage as required by the zoning district.
- Setbacks are as required by the zoning district, but may not be less than 10'.
- Overall height limited to 25', or the height of the main building, whichever is less.* (Note: Extra setbacks required for structures over 16'. See Agriculture Zone requirements in [§17.30.020\(F\)\(2.\)](#)* or Residential Zone requirements in [§17.40.020\(F\)\(2.\)](#)*)
- Wall height cannot exceed 16' above grade.*
- ADU square footage is limited to whichever is less: 35% of the primary dwelling's living space size or 1,500 square feet.*

Design Standards

- At least one off street parking space required. (Can not block [required parking](#) for the primary dwelling.)
- Exterior doors visible from street are prohibited.
- Must be architecturally compatible with the main building. These include colors, materials, and roof pitch.
- Must meet the architectural standards for accessory buildings including limitations on window and door locations within 20' of a property line* as described in [§17.30.020\(1\)\(3\)\(c.\)](#) for agriculture zones or in [§17.40.020\(1\)\(3\)\(c.\)](#) for residential zones.
- No more than 3 bedrooms allowed.

Other Requirements

- Owner occupancy of either the primary residence or guesthouse required.
- Separate meters, mailboxes, and addresses not allowed.
- A single lot may not have more than one ADU of any type.



* The Planning Commission may approve a [conditional use permit](#) for structures not meeting these requirements

Additional Resources

Related Zoning Code Links

Accessory Dwelling Unit Floating Zone [§17.130.030](#)

Parking Requirements [§16.26](#)

Agricultural Zones [§17.30](#)

Residential Zones [§17.40](#)

Conditional Uses [§17.84](#)

Other Links

[South Jordan Zoning Map](#)

[Planning and Economic Development Website](#)

[Online Development Portal](#)

[ADU Affidavit](#)

[City Fee Schedule](#)

[State of Utah ADU Statute](#)

Contact

Planning and Economic Development Department: 801.446.4357