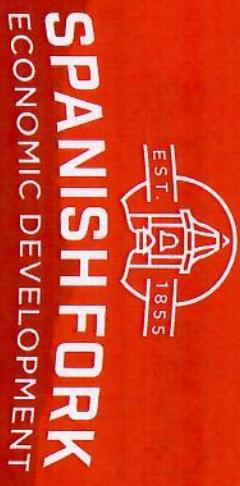


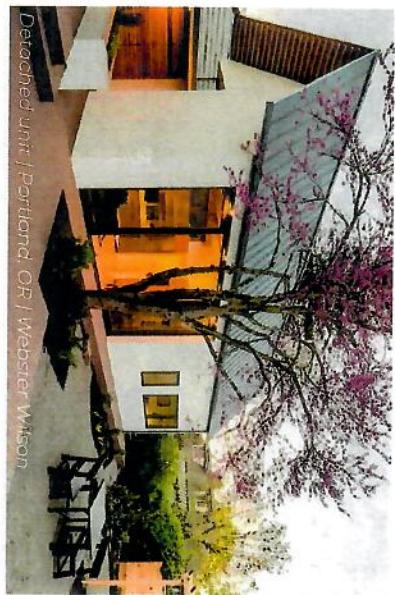
ADU GUIDEBOOK

A GUIDE TO BUILDING ACCESSORY
DWELLING UNITS IN SPANISH FORK

JANUARY 2024



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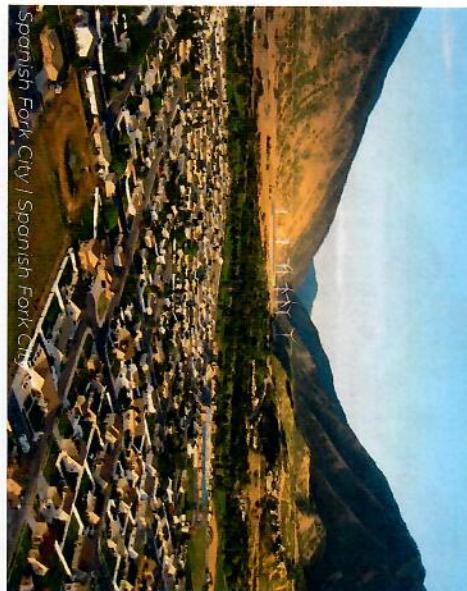
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INTRODUCTION



Spanish Fork City is committed to addressing Utah's housing shortage and providing affordable housing options for an increasing population. In 2019, City Council adopted changes to the City code that would reduce barriers to closing the gap between the state's housing supply and demand.

Accessory dwelling units, ADUs, are a housing type that can increase housing supply using existing infrastructure while making minimal impacts to established neighborhoods. The 2019 code changes removed limitations surrounding ADUs in Spanish Fork.

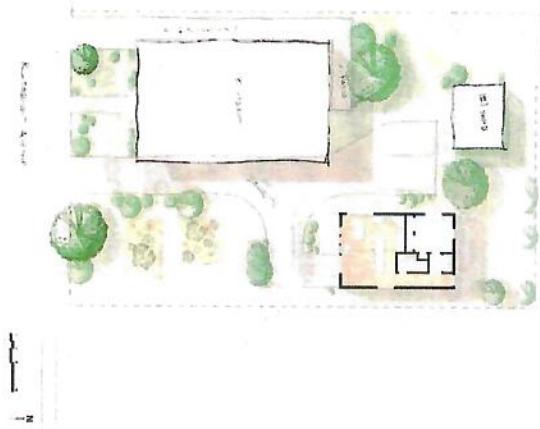
The adopted code increased the amount of permitted zones ADUs can be located within, reduced the minimum lot size requirement, and eliminated impact fees for ADUs. These changes allow for ADUs to be located in most residential zones, on an increased number of smaller lots, and for ADUs to be built more affordably.

Reducing restrictions for ADUs is an important step in meeting the community's housing needs and providing a variety of housing options for a rapidly growing population.

OVERVIEW

What is an ADU

An ADU, or Accessory Dwelling Unit, is a habitable living unit added to, created within, or detached from a primary single-family dwelling contained on one lot. An ADU must include living or sleeping accommodations, a kitchen, and a bathroom. A recreational vehicle is not considered an ADU. ADUs should be architecturally compatible with the primary structure on the lot.



OVERVIEW

Benefits of an ADU



Additional housing stock

ADUs combat Utah's housing shortage by providing smaller, more affordable housing options.



Rental income

ADUs provide homeowners with additional income from renting.



Increase property value

ADUs can raise a home's property value.



Use of underutilized space

ADUs use community space and existing infrastructure more efficiently.



Host family and friends

ADUs can be used as additional living space for visitors.



Age in place

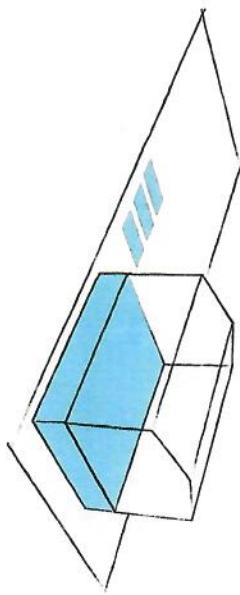
ADUs can be a great space for an aging homeowner or for a caregiver.



ADU TYPES

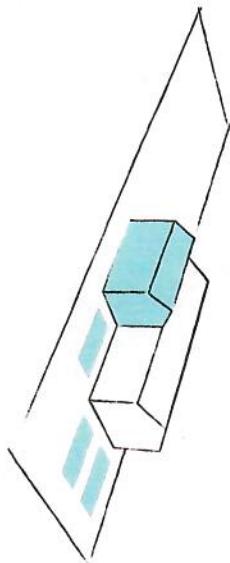
Internal

An internal accessory dwelling unit uses existing space within the home that may be underutilized.



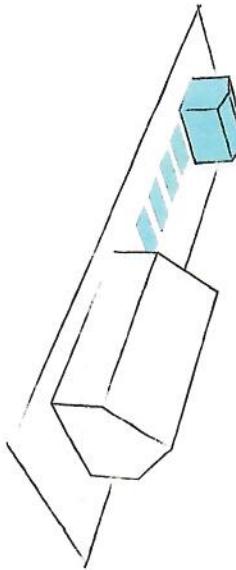
Attached

An attached accessory dwelling unit may be an addition to the primary structure or convert an existing attached garage.



External or Detached

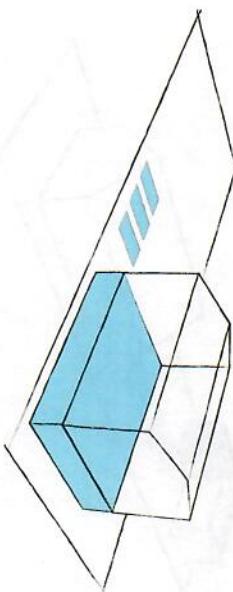
An external or detached accessory dwelling unit is separate from the primary structure, may convert an existing detached garage, or be an addition to an existing garage.



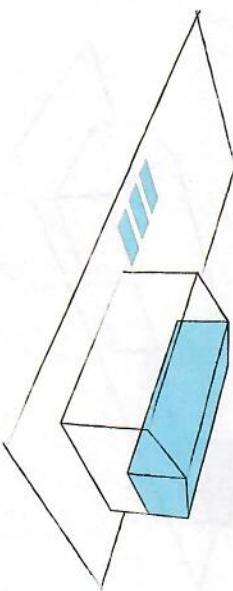
ADU TYPES

Internal or Attached ADU

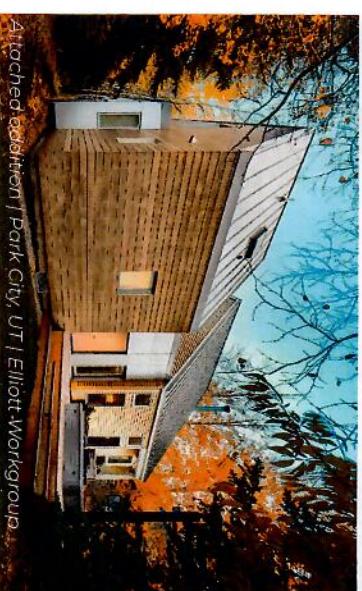
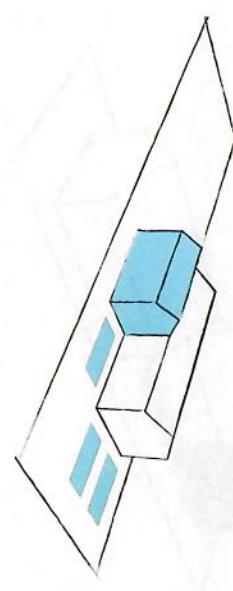
Basement Conversion



Extra Space Conversion



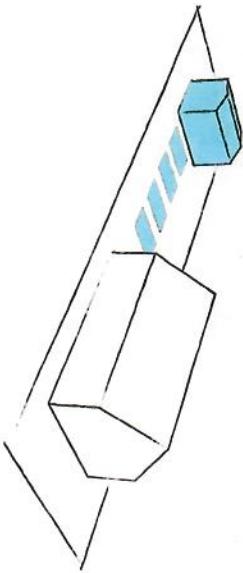
Addition



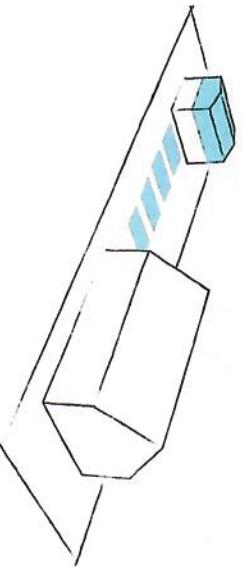
ADU TYPES

External or Detached ADU

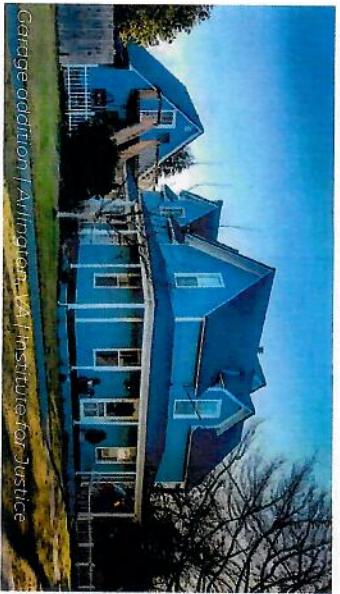
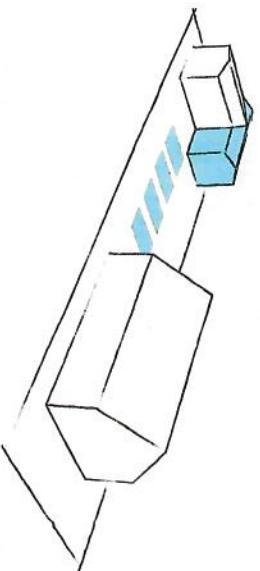
Detached Unit



Detached Garage Conversion



Detached Garage Addition



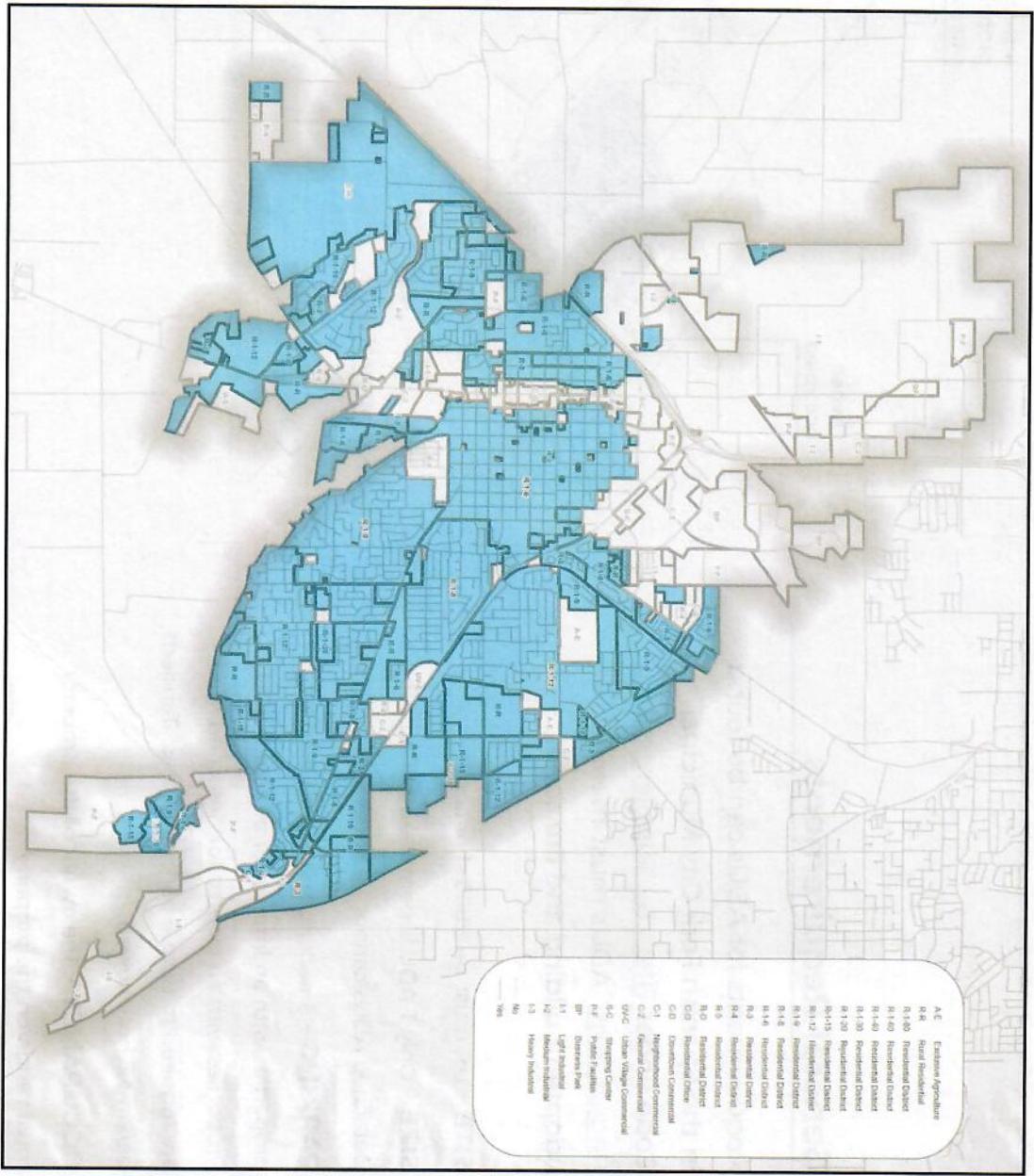
THE RULES

Zoning

ADUs are permitted in most residential

2011-05

R-1-6
R-1-8
R-1-9
R-1-12
R-1-15
R-1-20
R-1-30
R-1-40
R-1-60
R-1-80
RR



THE RULES

General Requirements

Requirements for ADUs can be found in the Spanish Fork City Municipal

Code under [Title 15 - Supplementary Regulations](#). ADUs must meet all

adopted building and fire codes.

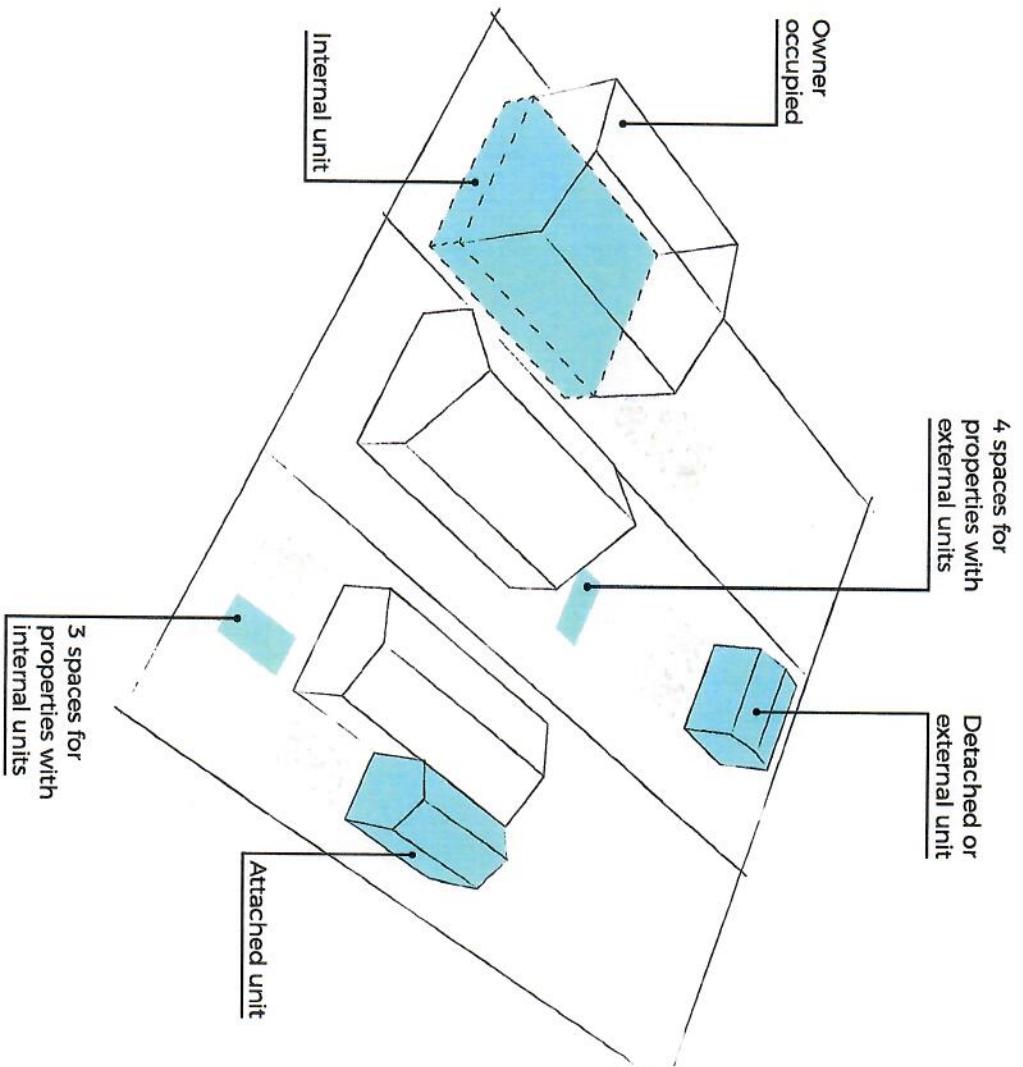
SITE - Lot must be 6,000 sf or larger.

SIZE - Only 1 ADU is permitted per parcel.

Detached ADUs cannot be larger than 1,000 sf.

PARKING - 3 parking spaces required for properties with an internal or attached ADU. Properties with an external or detached ADU are required to have 4 parking spaces. Tandem parking is not allowed.

OCCUPANCY - The owner of the property must reside on the property.



CITY PROCESS

Application

Create an account or login to [Citizenserve](#).
Begin an 'Accessory Dwelling Unit Registration' application

Upload a floor plan showing where the ADU will be located on the property or within the primary structure

Upload a site plan demonstrating compliance with the parking requirements

Pay the registration fee

Review

City staff are given 7 days to complete their reviews of the application

If staff requests additional materials or changes to the plans, upload updated documents as necessary

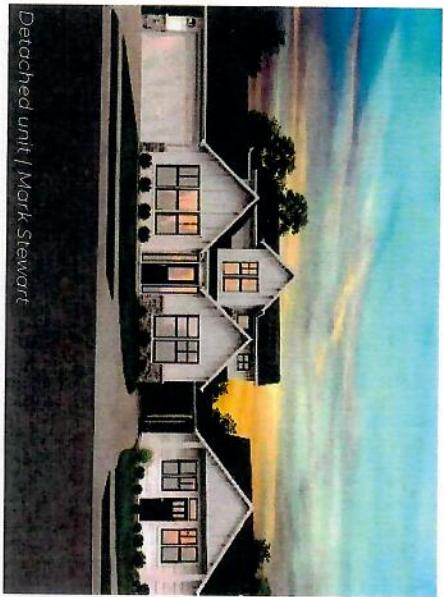
Once staff has completed their reviews, schedule an ADU Inspection with the Building Department

Approval

A Certificate of Occupancy will be issued and an ADU Approval Letter will be sent once inspections are approved

A renewal fee will be due every 12 months from the date of issuance

RESOURCES



Quick Links

[City Website](#)

[Municipal Code](#)

[CitizenServe](#)

[Interactive City Map](#)

[Inspections](#)

Contacts

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Kimberly Brenneman - 801.804.4582

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Jill Heft - 801.804.4547