

ORDINANCE 2-2024
HUNTINGTON CITY

AN ORDINANCE ON ACCESSORY DWELLING UNITS (ADU)

WHEREAS, the public interest will best be served by having a clear and concise understanding of an Accessory Dwelling Unit of Huntington City,

WHEREAS, An ADU shall comply with Title 9 Zoning and Subdivision Regulations and the underlying Zone Standards -Residential Zones, as stated in Chapter 7-1.

WHEREAS, the Huntington City Council finds that it is desirable to promote the health, safety, and welfare of the residents of Huntington City and to promote and maintain property values in the city.

NOW, THEREFORE, be it ordained by the City Council of Huntington City, Utah, as follows:

Chapter 9-2 DEFINITIONS, 9-2-2: TERMS DEFINED to add the definition of Accessory Dwelling Unit (ADU)

“Accessory Dwelling Unit (ADU)” means a residential dwelling unit occupied as a separate dwelling unit on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit, attached to the single-family dwelling, or in a detached building. An accessory building, as defined, is not a portable structure which does not qualify as an ADU.

Detached ADU means an accessory dwelling unit that shares no common walls or roof with the primary dwelling.

Internal ADU means an accessory dwelling unit created within the primary dwelling or within the footprint of the primary dwelling.

“Owner Occupancy” means that an individual who is listed on a recorded deed as an owner of the property resides on the subject property for the entire time during which an Accessory Dwelling Unit or Principal Dwelling is rented or otherwise occupied.

ACCESSORY DWELLINGS

PURPOSE: The purpose of this Section is to establish use and development regulations for accessory dwelling units (ADU). These regulations are adopted for the following purposes:

- A. To allow City residents to house elderly parents, disabled relatives, and other family members or students under conditions where those family members can enjoy a degree of independence while also having assistance readily available when needed.

- B. To accommodate such housing in single-family residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, and compatible scale and appearance of residential buildings.
- C. To prevent the proliferation of multiple family rental dwellings, absentee ownership, property disinvestment, building code violations, and associated decline in quality of single-family residential neighborhoods.
- D. To establish uniform standards for ADUs.

SCOPE: The requirements of this Section shall apply to any approved ADU within the City. An ADU that conforms to the development standards of this Code shall be subject to a conditional use permit in all residential zones.

DEVELOPMENT STANDARDS: The development standards set forth in this section shall apply to any ADU allowed as a conditional use, with the exception of a DADU which requires separate culinary and sewer connections and separate meters.

A. Location

- 1. An accessory dwelling unit (ADU) shall be allowed only within an existing lot with a main building or as an attachment to an owner-occupied single-family dwelling.
- 2. An ADU shall only be located on lots with a minimum of .45 acres.

B. Number of Accessory Dwelling Units.

- 1. A maximum of 1 ADU shall be allowed when there is an existing occupied single-family dwelling.

C. Parking

- 1. An ADU shall provide one additional off-street parking space for each bedroom in the ADU. Parking space must be constructed of concrete, asphalt or three inch (3") thick gravel.
- 2. Must follow Residential Zone Parking Regulations as stated in Title 6 Chapter 2.
- 3. Detached ADU requires its own separate 10' wide drive way leading to the detached ADU.

D. Culinary and Sewer Connections

- 1. Internal ADU shall be allowed to have separate connections and is preferred.
- 2. Detached is required to have separate connections
- 3. The culinary and sewer bills shall be in the property owner's name.
- 3. All culinary and sewer plans shall be approved by the Zoning Administrator and Castle Valley Special Service District (CVSSD).
- 4. Connection rates and water shares are established by resolution.

E. Minimum Size of Accessory Dwelling Unit

1. Minimum size of an ADU shall follow the size requirements for the zone in which it is built.

F. Construction Codes

1. An ADU shall comply with the construction housing codes in effect at the time the ADU is constructed, created as a separate dwelling, or subsequently remodeled. This shall include the obtaining of a building or other permits as the codes may require.
2. Every ADU must have at least one bathroom, which must include at a minimum a lavatory, toilet and a bathtub or shower.
3. An ADU shall be a permanent structure. No travel trailer, boat, or RV shall be used.

G. Building Entrances

1. An ADU that is added onto an existing single-family dwelling or is part of an approved new single-family dwelling shall have a separate entrance, the sole purpose of which is to provide access to the ADU.
2. Access to the ADU must be provided without passing through any other dwelling unit.

H. Access Between Detached Units

1. An unrestricted passage of at least ten feet (10') shall exist between an ADU and the primary single-family dwelling.

I. Property Owner

1. The owner of the property shall live on the property in either the main building or the ADU.

J. Address

1. A Detached ADU shall have its own address, separate from the primary dwelling.

K. Setbacks.

1. A Detached ADU shall meet the setback requirements for accessory structures related to the underlying zoning district.

NOTICE. Upon approval of an accessory dwelling unit permit by the City, the owner of the property where the ADU is located shall execute a notice of accessory dwelling unit approval. Such notice shall define the approved use and any restrictions or conditions of approval.

PASSED and posted by unanimous vote of the Huntington City Council at the regularly scheduled meeting on the 15th day of May, 2024.

HUNTINGTON CITY

(SEAL)

Mayor, Leonard Norton

ATTEST:

Jenene Hansen, City Recorder

COUNCIL MEMBERS

Judd Beagley	AYE _____	NAY _____
Tom Kay	AYE _____	NAY _____
Lesa Miller	AYE _____	NAY _____
Devin Wilson	AYE _____	NAY _____
Gloria Wilson	AYE _____	NAY _____