



CITY COUNCIL MEETING WORKSHOP

Thursday, September 17, 2026 at 5:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting Workshop to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 5:30 PM, September 17, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **WELCOME**
4. **PLEDGE OF ALLEGIANCE**
5. **INVOCATION**
6. **BUSINESS**
 - A. [Continue Discussion for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.](#)
7. **ADJOURNMENT**

Stephanie Fricke
City Recorder

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **14th day of September, 2026**. Stephanie Fricke, MMC, City Recorder.



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyumcity.gov

City Council Workshop Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: September 14, 2026

Subject: Continue Discussion for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.

Summary: Since the previous City Council meeting on September 3, 2026, staff received final input from legal counsel and prepared the attached Third Draft ordinance for the City Council to review and comment on the notable updates included in the attachments:

1. The ordinance regulates both internal and external dwelling units.
2. Exceptions for sewer and water connections to existing laterals.
3. Reduction from 2 story to 1 story for any detached ADU.

Attachments:

1. Third Draft
2. Owner's Affidavit
3. Third Draft – Tracked Changes

17.63 Accessory Dwelling Units – Third Draft

A. Definitions.

1. Accessory Dwelling Unit – “ADU” shall mean collectively both DADUs and IADUs together.
2. Detached Accessory Dwelling Unit - “DADU” means a subordinate dwelling which has its own kitchen, bathroom, and living facilities that is located on the same lot as the primary single-family dwelling (main building) but is physically detached from the main building.
3. Internal Accessory Dwelling Unit – “IADU” shall have the same meaning as “Dwelling, two-family, accessory apartment” as defined in the definitions of this Title.

B. Purpose and Intent.

1. The purpose and intent of this Chapter is to provide supplementary living accommodations that are intended to provide affordable housing options for smaller households at a variety of all stages in life with reasonable limitations to minimize impact on neighboring properties and the rural character of Hyrum City through clear standards for size, placement, parking, and appearance.
2. The following provisions shall apply equally to either a DADU or an IADU, unless expressly limited to either in each Section.

C. Applicability.

1. An ADU is allowed only on a residential zoned parcel containing a lawfully existing single-family dwelling.
2. Only one (1) ADU is allowed per zoning parcel. A single parcel may not contain both an DADU and an IADU.

D. Zone.

1. An ADU shall be a permitted use on a primary single-family dwelling lot in any zone that includes a primary single-family dwelling as a permitted use.
2. No ADU may be allowed in any multi-family dwelling unit or multi-family lot.

E. Not Intended For Sale.

1. An ADU shall not be sold separately or subdivided from the primary single-family dwelling unit lot.

F. Addressing.

1. An ADU and primary single-family dwelling unit shall have the same address and the ADU shall be referenced on the property as “Unit A” and addresses must be in a visible location for emergency responders.

G. Owner Occupied.

1. Shared Ownership Prohibited. The parcel whereby a primary dwelling and an ADU are located must be owned by the same legal owners.
2. Owner Occupancy Required. As to any ADU, the owner of the parcel shall occupy either: the primary dwelling unit located on the parcel; or the ADU located on the parcel.
 - a. For the purposes of this Section, “occupy” shall mean that the owner maintains, either the primary dwelling or ADU, as the owner’s principal place of residence for a majority of the calendar year.
 - b. If the owner of the parcel is held by a legal entity, at least one (1) individual associated with that entity, including but not limited to a member, manager, trustee, beneficiary, shareholder, partner, officer, director, or the other person with an ownership or controlling interest in the entity, shall occupy either the primary dwelling unit or the ADU as such individual’s principle place of residence for a majority of the calendar year.
 - c. Upon the request by the City, documentation reasonably sufficient to establish compliance with this Section, including but not limited to voter registration

records, driver license address, utility bills, trust documents, operating agreements, or otherwise shall be provided to satisfy compliance with this Section.

3. Temporary Absence. Owner occupancy may be waived during a bona fide temporary absence for a temporary job assignment, sabbatical, or voluntary service if:
 - a. The owner provides written notice to the City recorder or zoning administrator prior to or during the absence, including the anticipated absence duration, a forwarding address, and a local responsible agent contact, and
 - b. The absence does not exceed thirty-six (36) months.

H. Occupancy.

1. The occupancy of an ADU shall be limited to one (1) person; or occupied by a Family. The term "Family" used in this section shall have the respective meaning in the Definitions sections of this Title.
2. An ADU must offer occupancy for a long-term rental of ninety (90) consecutive calendar days or longer through the required landlord license. Short-term rental (STR) options are prohibited.
3. No occupant of an ADU shall be permitted to sublease any portion of the ADU to another individual.

I. Size, Height, and Other Regulations as to DADUs.

1. Size:
 - a. The DADU shall not be less than three-hundred (300) square feet and shall not exceed one-thousand (1,000) square feet of occupiable dwelling floor space.
 - b. The DADU or included within a group of other accessory buildings permitted by this Title shall not cover more than fifty (50%) percent of the rear yard of the primary single-family dwelling lot.
2. Height:
 - a. A DADU shall be erected to a height no greater than one story (1) story and shall not exceed a height greater than sixteen (16) feet to the peak of the roof.
 - b. The term "story" used in this section shall have the respective meaning in the definitions section of this Title.
3. Front Yard:
 - a. No DADU shall be permitted to be located within the front yard setback of the main building or located in front of the main building.
 - b. A DADU must meet the same front yard setbacks required by the zone for the main building.
 - c. Any DADU located within "Innerblock development" as defined in the definitions of this Title shall not exceed two times (2x) the required front yard setback required by the zone for the main building. Exception: The exterior wall of the DADU may be emplaced at a location no greater than fifty (50) feet from the rear exterior wall of the main building and shall not extend beyond the rear yard setback required by the zone for the main building.
4. Rear Yard:
 - a. A DADU may be placed at least ten (10) feet from the rear exterior wall of the main building and have a minimum rear lot line setback of twenty (20) feet, unless no windows, doors, or other openings are adjacent to the rear property line, in which case the setback shall be fifteen (15) feet.
 - b. A DADU that is located within "Innerblock development" as defined by the definitions of this Title or located on a lot that has a side yard lot line of two-hundred (200) feet or greater the exterior wall of the DADU shall be emplaced at

a location no greater than fifty (50) feet from the rear exterior wall of the main building structure and shall not extend beyond the rear yard setback required by the zone for the main building.

5. Side Yard and Rear Side Yard:

- a. The DADU must meet the same side yard setbacks required by the zone for the main building.

6. Single Family Appearance:

- a. An ADU shall be designed and positioned such that the appearance remains that of a single-family residence.

J. IADU Requirements:

1. In addition to the requirements of this Section and applicable Hyrum City Code, IADUs shall be permitted subject to the following conditions:
 - a. Both living spaces have exterior access to an open yard.
 - b. Bedroom windows will allow emergency egress.
 - c. All bedroom areas will be equipped with smoke detectors.
 - d. Both living spaces must be part of the main dwelling structure, which shall not include a detached garage or separate building, and conform to all building, fire, and zoning codes and standards for a single-family dwelling.
 - e. An IADU shall not be less than three-hundred (300) square feet and shall not exceed one-thousand (1,000) square feet of occupiable dwelling floor space.
 - f. An IADU shall have at least one (1) independent entrance from the primary dwelling.
 - g. An IADU shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area.
 - h. An IADU shall maintain an internal connection to the primary dwelling through a door, hallway, stairway, or other interior access point.
 - i. The street view of an IADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.

K. Easements.

1. An ADU shall not be located within any irrigation easement, prescriptive easement, public utility easement, or other recorded easement.

L. Main Entrances.

1. The Main Entrance shall not be facing the side yard or rear yard property lines.

M. Living Area.

1. An ADU must provide its own kitchen, bathroom, and living facilities that is separate from the main building.

N. Lighting.

1. An ADU exterior lighting shall be dark sky sensitive and provide illumination directed downward with the light source shielded from adjoining properties.

O. Parking Requirements.

1. As to DADUs:
 - a. A total of one (1) additional off-street parking space will be provided for any DADU less than 650 square feet.
 - b. A total of two (2) additional off-street parking spaces will be provided for any DADU greater than 650 square feet.
 - c. All other off-street parking requirements shall be regulated by the zone for the main building off-street parking requirements.
2. As to IADUs:

- a. A total of four (4) off-street, hard-surface parking spaces will be provided.

P. DADU Utility and Meter.

1. Any DADU is prohibited if the DADU will not have adequate access to the required utility service which includes sanitary sewer, culinary water, electrical, and storm water.
2. Any DADU is prohibited if a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the DADU to the utility service system improvements.
3. Sanitary sewer and culinary water/meter:
 - a. A DADU shall not be connected and served by the same sanitary sewer and culinary water/meter that serves the main building.
 - b. A DADU shall be served by new sanitary sewer and culinary water/meter services that conform to current Hyrum City standards.
 - c. Standard connection and impact fees will be required for sanitary sewer and culinary water/meter services to accommodate the DADU.
 - e. Exceptions:
 - i. If the existing water lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code, and General Requirements and Specifications for flow demands for the DADU and main building, a manifold with one connection fee will be required. If service requires upsizing or replacement an impact fee will be determined by the upsize diameter from the existing diameter.
 - ii. If the existing sewer lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code and General Requirements and Specifications for flow demands and minimum slope requirements for the DADU and main building, a wye connection with a clean out or a doghouse manhole with one connection fee will be required. If service requires upsizing, replacement or new connection to the main an impact will be required.
 - iii. Any exception requested shall be submitted for compliance to Hyrum City with the DADU application by a professional engineer licensed in the State of Utah by The Division of Occupational and Professional Licensing for City Engineer review and consideration for approval.
4. Electrical service/meter:
 - a. The existing electrical meter base serving the main building shall be required to conform to current Hyrum City standards and shall be required to be upgraded to a double meter base with two (2) main disconnects to serve both the main building and DADU.
 - b. All new electrical service from the double meter base to the DADU will be required to be installed underground.
 - c. Standard connection and impact fees will be required for the electrical service to accommodate the DADU.
5. Two (2) monthly service charges will be billed to the property for sanitary sewer, culinary water, and electrical services.

Q. IDAU Utility and Meter.

1. The utility account shall be under the named person or entity of record with the County.
2. Typically, a single electric meter and single culinary water meter will provide services to the main primary dwelling and IADU.

3. Two (2) monthly service charges will be billed for sewer and culinary water.

R. Supplementary Qualifying Standards.

1. Tents, yurts, recreational vehicles, campers, or any other similar structure shall not be permitted as a DADU.
2. No portion of a mobile home park or mobile home park subdivision shall be permitted a DADU.
3. The DADU shall be placed on a permanent footing and foundation.
4. Balconies and rooftop decks attached to any DADU are prohibited.
5. No Level Two home occupation business license shall be established within a DADU.

S. Applicable Codes.

1. No construction or conversions to create or establish an ADU shall commence without the issuance of the required zoning clearance and building permit.
2. New construction or conversions shall comply with all applicable building, health, and fire codes and ordinance requirements in effect at the time of construction or conversion.
3. A DADU must be located within one-hundred and fifty (150) feet of a fire apparatus access approved by the Fire Code Official.

T. Zoning Clearance, Building Permit Required, and Landlord License Required.

1. A zoning clearance shall be required as regulated by this Title.
2. A building permit shall be required as regulated by this Title.
3. No ADU shall be occupied without first obtaining a Hyrum City landlord license.
4. If the property owner fails to obtain the requirements outlined above, the DADU shall be considered illegal nor approved and may result in a citation for a code violation as governed by the process for enforcement in the City.

U. Conversions.

1. An existing detached accessory building that was legally established by this Title may be converted or expanded for the purpose of a DADU provided the detached accessory building can demonstrate it was legally established and can accommodate the minimum qualifying requirements and regulations of this Chapter.

V. Recordation Required.

1. A notice of record shall be recorded in the office of the Cache County Recorder that provides the following:
 - a. A description of the primary single-family dwelling; and
 - b. A statement the primary single-family dwelling lot of record contains a detached accessory dwelling unit; and
 - c. A statement the detached accessory dwelling unit may only be used in accordance with the land use regulations of Hyrum City; and
2. Upon recording the notice of record, Hyrum City shall deliver a copy of the notice to the property owner of the detached accessory dwelling unit.

W. Revocation and Enforcement.

1. Revocation: ADU approval may be revoked for noncompliance with the conditions of approval for any provision of Title 17.
2. Notice and cure: The City shall provide written notice stating the violation and allow fourteen (14) days to cure before revocation, unless an emergency condition exists.

X. Enforcement Lien.

1. In addition to any other legal or equitable remedies available to the City, the City may hold a lien against a property in the amount of \$100 for each day of violation after the day which the opportunity to cure the violation expires for:
 - a. Any violation of Utah Code 10-21-303; or
 - b. Any violation of this section.

- Y. Notice and Hearing.
 - 1. The city adopts the lien notice and hearing notice requirements set forth in Utah Code 10-21-303.
 - 2. An owner appealing the violation may appeal that decision to the designated Administrative Appeals Hearing Officer provided the owner does so in writing within fourteen (14) days of the notice of violation.
- Z. Appeal of Administrative Appeals Hearing Officer.
 - 1. Any decision by the Administrative Appeals Hearing Officer may be appealed by the owner or City to the District Court within thirty (30) days from the written decision is made.

When Recorded Mail To:
 Hyrum City Corporation
 60 West Main Street
 Hyrum, Utah 84319



ACCESSORY DWELLING UNIT NOTICE OF RECORD OWNER'S AFFIDAVIT

ALL property owners of record MUST sign this form (use additional forms as necessary)

Property Owner(s) Name: _____

Property Address: _____

I, (we), _____,

declare that I, (we) am (are) the owner(s) of the property identified in the notice of record. I (we) will occupy the property as my (our) primary residence and will ensure the Accessory Dwelling Unit will:

1. Not be occupied by more than one (1) family as defined in Title 17 Zoning of the Hyrum City Municipal Code.
2. Only be used for the purpose of offering a long-term rental of ninety (90) consecutive calendar days or longer.
3. Certify the second dwelling unit on the property is an accessory dwelling and understand that a future purchaser of the property will be required to relicense the accessory dwelling unit to continue the use.
4. Be maintained in compliance with occupiable accessory dwelling unit size, height, and setback regulations.
5. Be maintained in compliance with all applicable health, building and fire codes, and all other regulations of an accessory dwelling unit in accordance with Hyrum City Ordinances and State Statues.

Property Owner Signature: _____

Property Owner Signature: _____

Dated this _____ day of _____, 20_____.

State of _____)

)ss

County of _____)

On the _____ day of _____, 20_____, personally appeared before me,

_____,

the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

 Notary Public

Residing in _____, My commission expires: _____

17.63 ~~Detached~~ Accessory Dwelling Units – ~~Second~~ Third Draft**A. Definitions.**

1. Accessory Dwelling Unit – “ADU” shall mean collectively both DADUs and IADUs together.
2. Detached ~~accessory~~ Accessory dwelling Dwelling unit Unit - “Detached accessory dwelling unit or DADU” means a subordinate dwelling which has its own kitchen, bathroom, and living facilities that is located on the same lot as the primary single-family dwelling (main building) but is physically detached from the main building.
3. Internal Accessory Dwelling Unit – “IADU” shall have the same meaning as “Dwelling, two-family, accessory apartment” as defined in the definitions of this Title.

B. Purpose and Intent.

1. The purpose and intent of this Chapter is to provide supplementary living accommodations that are intended to provide affordable housing options for smaller households at a variety of all stages in life with reasonable limitations to minimize impact on neighboring properties and the rural character of Hyrum City through clear standards for size, placement, parking, and appearance.
2. The following provisions shall apply equally to either a DADU or an IADU, unless expressly limited to either in each Section.

C. Applicability.

1. An ADU is allowed only on a residential zoned parcel containing a lawfully existing single-family dwelling.
2. Only one (1) ADU is allowed per zoning parcel. A single parcel may not contain both an DADU and an IADU.

D. Zone.

1. An ADU shall be a permitted use on a primary single-family dwelling lot in any zone that includes a primary single-family dwelling as a permitted use.
2. No ADU may be allowed in any multi-family dwelling unit or multi-family lot.

~~CE.~~ Not Intended For Sale.

1. ~~The DADU~~An ADU shall not be sold separately or subdivided from the primary single-family dwelling unit lot.

~~DE.~~ Addressing.

1. ~~The DADU~~An ADU and primary single-family dwelling unit shall have the same address and the ~~DADU~~ADU shall be ~~references~~ referenced on the property as “Unit A” and addresses must be in a visible location for emergency responders.

~~EG.~~ Owner Occupied.

1. Shared Ownership Prohibited. The parcel whereby a primary dwelling and an ADU are located must be owned by the same legal owners.
2. Owner Occupancy Required. As to any ADU, the owner of the parcel shall occupy either: the primary dwelling unit located on the parcel; or the ADU located on the parcel|The owner of the primary single-family dwelling shall occupy at least one (1) of the dwellings on the lot except for bona fide temporary absences of two (2) years or less for a temporary job assignment, sabbatical, or voluntary service.
 - a. For the purposes of this Section, “occupy” shall mean that the owner maintains, either the primary dwelling or ADU, as the owner’s principal place of residence for a majority of the calendar year.
 - b. If the owner of the parcel is held by a legal entity, at least one (1) individual associated with that entity, including but not limited to a member, manager, trustee, beneficiary, shareholder, partner, officer, director, or the other person with

an ownership or controlling interest in the entity, shall occupy either the primary dwelling unit or the ADU as such individual's principle place of residence for a majority of the calendar year.

- c. Upon the request by the City, documentation reasonably sufficient to establish compliance with this Section, including but not limited to voter registration records, driver license address, utility bills, trust documents, operating agreements, or otherwise shall be provided to satisfy compliance with this Section.

3. Temporary Absence. Owner occupancy may be waived during a bona fide temporary absence for a temporary job assignment, sabbatical, or voluntary service if:

a. The owner provides written notice to the City recorder or zoning administrator prior to or during the absence, including the anticipated absence duration, a forwarding address, and a local responsible agent contact, and

b. The absence does not exceed thirty-six (36) months.

FH. Occupancy.

1. The occupancy of an DADU shall be limited to one (1) person; or occupied by a Family. The term "Family" used in this section shall have the respective meaning in the Definitions sections of this Title.
2. The DADUAn ADU must offer occupancy for a long-term rental of thirty (30)ninety (90) consecutive calendar days or longer through the required landlord license. Short-term rental (STR) options are prohibited.
3. No occupant of an ADU shall be permitted to sublease any portion of the ADU to another individual.

G. Number of Accessory Dwelling Units.

1. A maximum of one (1) DADU shall be allowed for each owner-occupied single-family dwelling.
2. No single-family dwelling with a DADU may have a dwelling two-family accessory apartment for each owner-occupied single-family dwelling.

H. Zone.

1. The DADU shall be a permitted use on a primary single-family dwelling lot in any zone that includes a primary single-family dwelling as a permitted use.
2. No DADU may be allowed in any multi-family dwelling unit or multi-family lot.

I. Size, Height, and ~~Yard~~ Other Regulations as to DADUs.

1. Size:
 - a. The DADU shall not be less than three-hundred (300) square feet and shall not exceed one-thousand (1,000) square feet of occupiable dwelling floor space.
 - b. The DADU or included within a group of other accessory buildings permitted by this Title shall not cover more than fifty (50%) percent of the rear yard of the primary single-family dwelling lot.
2. Height:
 - a. The A DADU shall be erected to a height no greater than one story (1) story and shall not exceed a height greater than sixteen (16) feet to the peak of the roof.
 - b. The DADU may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback, as the main building.
 - eb. The term "story" used in this section shall have the respective meaning in the definitions section of this Title.
3. Front Yard:

- a. No DADU shall be permitted to be located within the front yard setback of the main building or located in front of the main building.
- b. ~~The A~~ DADU must meet the same front yard setbacks required by the zone for the main building.
- c. Any DADU located within the “Innerblock development” as defined in the definitions of this Title shall not exceed two times (2x) the required front yard setback required by the zone for the main building. Exception: The exterior wall of the DADU shall be emplaced at a location no greater than fifty (50) feet from the rear of the main building structure, and the emplaced DADU shall be emplaced at a location no greater than fifty (50) feet from the rear of the main building structure and the emplaced DADU structure shall not extend beyond rear yard setback required by the zone for the main building. building.

64. Rear Yard:

- a. Any DADU that is located on a lot that has a side yard lot line of two-hundred (200) feet or greater the exterior wall of a DADU shall be emplaced at a location no greater than fifty (50) feet from the rear of the main building structure and the emplaced DADU structure shall not extend beyond rear yard setback required by the zone for the main building.
- ab. Unless otherwise regulated by “Innerblock development” as defined in the definitions ~~section~~ of this Title or this Section, or has a lot line of two-hundred (200) feet for greater the exterior wall of a DADU shall be emplaced at least ten (10) feet to rear of the main building and have a minimum rear lot line setback of twenty (20) feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be fifteen (15) feet.

45. Side Yard and Rear Side Yard:

- a. The DADU must meet the same side yard setbacks required by the zone for the main building.

~~5.~~ ~~Rear Side Yard:~~

- ~~a. The DADU must meet the same side yard setbacks required by the zone for the main building.~~

~~65.~~ ~~Rear Yard:~~

- ~~a. Any DADU that is located on a lot that has a side yard lot line of two-hundred (200) feet or greater the exterior wall of a DADU shall be emplaced at a location no greater than fifty (50) feet from the rear of the main building structure and the emplaced DADU structure shall not extend beyond rear yard setback required by the zone for the main building.~~
- ~~ab. Unless otherwise regulated by “Innerblock development” as defined in the definitions ~~section~~ of this Title ~~or this Section~~, ~~or has a lot line of two-hundred (200) feet for greater~~ the ~~exterior wall of a~~ DADU shall be emplaced at least ten (10) feet to rear of the main building and have a minimum rear lot line setback of twenty (20) feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be fifteen (15) feet.~~

6. Single Family Appearance:

- a. An ADU shall be designed and positioned such that the appearance remains that of a single-family residence.

J. IADU Requirements:

- 1. In addition to the requirements of this Section and applicable Hyrum City Code, IADUs shall be permitted subject to the following conditions:
 - a. Both living spaces have exterior access to an open yard.

- b. Bedroom windows will allow emergency egress.
- c. All bedroom areas will be equipped with smoke detectors.
- d. Both living spaces must be part of the main dwelling structure, which shall not include a detached garage or separate building, and conform to all building, fire, and zoning codes and standards for a single-family dwelling.
- e. An IADU shall not be less than three-hundred (300) square feet and shall not exceed one-thousand (1,000) square feet of occupiable dwelling floor space.
- f. An IADU shall have at least one (1) independent entrance from the primary dwelling.
- g. An IADU shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area.
- h. An IADU shall maintain an internal connection to the primary dwelling through a door, hallway, stairway, or other interior access point.
- i. The street view of an IADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.

JK. Easements.

- 1. ~~The DADU~~An ADU shall not be located within any irrigation easement, prescriptive easement, public utility easement, or other recorded easement.

KL. Main Entrances.

- 1. ~~The Main~~ Entrances ~~located at or within fifteen (15) feet of a property line shall not be visible from the abutting property. This may be achieved by installing a minimum of a six-foot tall opaque fence or wall shall~~ shall not be facing the side yard or rear yard property lines.

LM. Living Area.

- 1. ~~The DADU~~An ADU must provide its own kitchen, bathroom, and living facilities that is separate from the main building.

MN. Lighting.

- 1. ~~The DADU~~An ADU exterior lighting shall be dark sky sensitive and provide illumination directed downward with the light source shielded from adjoining properties.

NO. Parking Requirements.

- 1. As to DADUs:
 - a. A total of one (1) additional off-street parking space will be provided for any DADU less than 650 square feet.
 - b. A total of two (2) additional off-street parking spaces will be provided for any DADU greater than 650 square feet.
 - c. All other off-street parking requirements shall be regulated by the zone for the main building off-street parking requirements.

2. As to IADUs:

- a. A total of four (4) off-street, hard-surface parking spaces will be provided.

OP. DADU Utility and Meter.

- 1. Any DADU is prohibited if the DADU will not have adequate access to the required utility service ~~that is a project improvement, including which includes~~ sanitary sewer, culinary water, electrical, ~~or and~~ storm water.
- 2. Any DADU is prohibited if a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the DADU to the utility service system improvements.
- 3. Sanitary sewer and culinary water/meter:

- a. ~~The A~~ DADU shall not be connected and served by the same sanitary sewer and culinary water/meter that serves the main building.
- b. ~~The A~~ DADU shall be served by new sanitary sewer and culinary water/meter services that conform to current Hyrum City standards.
- c. Standard connection and impact fees will be required for sanitary sewer and culinary water/meter services to accommodate the DADU.
- e. Exceptions:
 - i. If the existing water lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code, and General Requirements and Specifications for flow demands for the DADU and main building, a manifold with one connection fee will be required. If service requires upsizing or replacement an impact fee will be determined by the upsize diameter from the existing diameter.
 - ii. If the existing sewer lateral from the main line complies with the requirements of the currently adopted International Residential Code, Hyrum City Code and General Requirements and Specifications for flow demands and minimum slope requirements for the DADU and main building, a wye connection with a clean out or a doghouse manhole with one connection fee will be required. If service requires upsizing, replacement or new connection to the main an impact will be required.
 - iii. Any exception requested shall be submitted for compliance to Hyrum City with the DADU application by a professional engineer licensed in the State of Utah by The Division of Occupational and Professional Licensing for City Engineer review and consideration for approval.
- 4. Electrical service/meter:
 - a. The existing electrical meter base serving the main building shall be required to conform to current Hyrum City standards and shall be required to be upgraded to a double meter base with two (2) main disconnects to serve both the main building and DADU.
 - b. All new electrical service from the double meter base to the DADU will be required to be installed underground.
 - c. Standard connection and impact fees will be required for the electrical service to accommodate the DADU.
- 5. Two (2) monthly service charges will be billed to the property for sanitary sewer, culinary water, and electrical services.

Q. IDAU Utility and Meter.

- 1. The utility account shall be under the named person or entity of record with the County.
- 2. Typically, a single electric meter and single culinary water meter will provide services to the main primary dwelling and IADU.
- 3. Two (2) monthly service charges will be billed for sewer and culinary water.

PR. Supplementary Qualifying Standards.

- 1. Tents, yurts, recreational vehicles, campers, or any other similar structure shall not be permitted as a DADU.
- 2. No portion of a mobile home park or mobile home park subdivision shall be permitted a DADU.
- 3. The DADU shall be placed on a permanent footing and foundation.
- 4. Balconies and rooftop decks attached to any DADU are prohibited.
- 5. No Level Two home occupation business license shall be established within a DADU.

QS. Applicable Codes.

1. No construction or conversions to create or establish an ~~A~~ DADU shall commence without the issuance of the required zoning clearance and building permit.
2. New construction or conversions shall comply with all applicable building, health, and fire codes and ordinance requirements in effect at the time of construction or conversion.
3. ~~The A~~ DADU must be located within one-hundred and fifty (150) feet of a fire apparatus access approved by the Fire Code Official.

RT. Zoning Clearance, Building Permit Required, and Landlord License Required.

1. A zoning clearance shall be required as regulated by this Title.
2. A building permit shall be required as regulated by this Title.
3. No ~~D~~ADU shall be occupied without first obtaining a Hyrum City landlord license.
4. If the property owner fails to obtain the requirements outlined above, the DADU shall be considered illegal nor approved and may result in a citation for a code violation as governed by the process for enforcement in the City.

SU. Conversions.

1. An existing detached accessory building that was legally established by this Title may be converted or expanded for the purpose of a DADU provided the detached accessory building can demonstrate it was legally established and can accommodate the minimum qualifying requirements and regulations of this Chapter.

TV. Recordation Required.

1. A notice of record shall be recorded in the office of the Cache County Recorder that provides the following:
 - a. A description of the primary single-family dwelling; and
 - b. A statement the primary single-family dwelling lot of record contains a detached accessory dwelling unit; and
 - c. A statement the detached accessory dwelling unit may only be used in accordance with the land use regulations of Hyrum City; and
2. Upon recording the notice of record, Hyrum City shall deliver a copy of the notice to the property owner of the detached accessory dwelling unit.

W. Revocation and Enforcement.

1. Revocation: ADU approval may be revoked for noncompliance with the conditions of approval for any provision of Title 17.
2. Notice and cure: The City shall provide written notice stating the violation and allow fourteen (14) days to cure before revocation, unless an emergency condition exists.

X. Enforcement Lien.

1. In addition to any other legal or equitable remedies available to the City, the City may hold a lien against a property in the amount of \$100 for each day of violation after the day which the opportunity to cure the violation expires for:
 - a. Any violation of Utah Code 10-21-303; or
 - b. Any violation of this section.

Y. Notice and Hearing.

1. The city adopts the lien notice and hearing notice requirements set forth in Utah Code 10-21-303.
2. An owner appealing the violation may appeal that decision to the designated Administrative Appeals Hearing Officer provided the owner does so in writing within fourteen (14) days of the notice of violation.

Z. Appeal of Administrative Appeals Hearing Officer.

1. Any decision by the Administrative Appeals Hearing Officer may be appealed by the owner or City to the District Court within thirty (30) days from the written decision is made.