

DRAFT

8.25 INTERIOR ACCESSORY DWELLING UNITS

1. Interior Accessory Dwelling Units Defined: An interior accessory dwelling unit (IADU) is a second dwelling unit in an owner-occupied single-family property, rented for periods of thirty (30) consecutive days or longer, located entirely within the footprint of a single-family residence on a residentially zoned property. Internal ADUs must meet the standards in section 10-9a-530 of the Utah Code.
2. Primary Dwelling Unit Defined: A Primary dwelling means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.
3. Allowed Zones: IADUs are allowed in all residential zones including Open Space 20.
4. General Standards: All IADUs must conform to the following standards:
 - a. IADUs must meet all applicable Fire and Building Codes.
 - b. The IADU must contain complete cooking and bathroom facilities that are separate from the facilities located in the main residence.
 - i. The cooking facility in the IADU must contain:
 - (1) A permanent sink and water faucet,
 - (2) Capacity for food refrigeration, and
 - (3) A permanent built-in stove top, range, or other similar device for cooking food.
 - ii. The bathroom facility in the ADU must contain:
 - (1) A permanent sink and water faucet,
 - (2) A permanent toilet, and
 - (3) A permanent shower or bathtub.
 - c. Rental of a IADU is prohibited if the unit is located in a dwelling that is not occupied as the owner's primary residence.
 - d. One (1) additional off-street parking space must be provided for the IADU, in addition to parking required for the primary dwelling on the property.
 - e. ~~The lot where the IADU is located must maintain the single-family appearance and character of the neighborhood.~~ IADUs should be compatible in design and appearance with the main residence on the property.
 - f. Only one IADU per property is permitted.
 - g. ~~IADUs shall not be used for transient lodging.~~ The minimum rental period for an IADU is no less than thirty (30) consecutive days.
 - h. ~~Only one family is allowed to occupy an IADU.~~
 - i. If an attached garage or carport is converted to an IADU, the property owner must replace any parking spaces contained in the garage or carport which are required by code with an equal number of parking spaces elsewhere on the property in a manner that complies with all land use standards.
 - j. An IADU may not be developed in a mobile home.
 - k. A property owner may not install power or culinary water utility meters that serve only the IADU. The IADU must be served by the same power and culinary water utility

meters as the primary dwelling on the property.

- I. Primary dwelling units served by septic tank, must provide certification that the septic tank can serve the additional living space and is in working order.
5. Permit Required: Prior to renting or offering to rent an IADU, a property owner must obtain an Internal Accessory Dwelling Unit Permit from the Town.
 - a. The IADU permit application is reviewed and approved by the Planning Commission. The Planning Commission shall issue the IADU permit, only after finding all of the standards in this section and all other applicable land use standards have been met.
 - b. The Town shall record a notice of the permit with the Washington County Recorder, as detailed in Utah Code 10-9a-530(6).
6. In addition to other remedies available to the Town, the Town may hold a lien against a property that contains an IADU if the property owner violates any standards for operation of and IADU in accordance with this ordinance. The amount, notice and procedure for the lien shall be in accordance with Utah Code 10-9a-503(5) and state law.

8.26 Violations

1. Renting an IADU without obtaining a permit from the Town of Rockville (8.25.5) Utah State Code 10-9a-530 (4)(e)
2. Owner of property not in residence. (8.25.4 c) Utah State Code 10-9a-530 (4)(j)
3. More than one IADU rented on a property. (8.25.4 f) Utah State Code 10-9a-530 (2)(b)
4. IADU is rented for less than 30 consecutive days. (8.25.4 g) Utah State Code 10-9a-530 (4)(i)
5. More than one family residing in an IADU. (8.25.4 h) (Utah State Code 17-27a-505.5) Springdale Town Code 10.9 (A)
6. Separate utility meters from the primary residence installed or used. (8.25.4 k) Utah State Code 10-9a-530 (4)(a)
7. IADU in use not within the footprint of the primary dwelling. (8.25.1) Utah State Code 10-9a-530 (ii)

Possible number 8, if legal:

8. Off street parking not provided **or not utilized** by occupants of the IADU. 8.25 (4)(d) Utah State Code 10-9a-530 (4)(c)(i)