



INTERIOR ACCESSORY DWELLING UNIT PERMIT APPLICATION

For Official Use Only Permit # \_\_\_\_\_
Date Application Received 1/4/23 Application Fee \$ 40.00 Date Paid \_\_\_\_\_
Approved by \_\_\_\_\_ Approval Date CK #149 Denial Date \_\_\_\_\_
Permit Issued Date \_\_\_\_\_ Expiration Date (if applicable) \_\_\_\_\_
Fire Marshal Inspection \_\_\_\_\_ Date of Inspection \_\_\_\_\_ Adopted 1/12/2

Note: Representation by the applicant at the Planning Commission meeting is required. All required items listed below must be included with this application and submitted to the Town Clerk no less than 21 calendar days prior to the scheduled meeting where the Planning Commission will consider the application.

Owner/Proprietor Information

Name(s) Michael "Cody" Cole + Bernadette Kane-Cole
Physical Street Address 50 Bridge Rd, Rockville 84763
Complete Mailing Address PO Box 630217, " "
Email codyemscole@gmail.com Phone(s) (435) 669-6352 + (435) 773-1524
Business Cell Fax Home

Site Information

Site Address Same
Parcel Number \_\_\_\_\_ Zone \_\_\_\_\_

Is the owner of the property occupying either the main residence or the IADU? [X] Yes [ ] No Please explain \_\_\_\_\_

- Please attach eight (8) copies of the IADU floor plan indicating the use of all rooms.
Please attach eight (8) copies of a site plan indicating the location of the additional parking space.

Standards
INTERNAL ADU STANDARDS:
1. An internal ADU is a habitable separate dwelling unit located entirely within the footprint of a single-family dwelling on a residentially zoned property. Internal ADUs must meet the standards in section 10-9a-530 of the Utah Code.
2. The ADU must be rented for periods of thirty (30) consecutive days or more.

## Additional Information

### General Standards: All IADUs must conform to the following standards:

- a. IADUs must meet all applicable Fire and Building Codes.
- b. Rental of a IADU is prohibited if the unit is located in a dwelling that is not occupied as the owner's primary residence.
- c. 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.
- d. IADUs should be compatible in design and appearance with the main residence on the property.
- e. Only one IADU per property is permitted.
- f. The minimum rental period for an IADU is no less than thirty (30) consecutive days.
- g. 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.
- h. An IADU may not be developed in a mobile home.
- i. 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.
- j. 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.

### **PERMIT REQUIRED: PRIOR TO RENTING OR OFFERING TO RENT AN ADU, A PROPERTY OWNER MUST OBTAIN AN ACCESSORY DWELLING UNIT PERMIT FROM THE TOWN.**

1. The ADU permit is reviewed and approved by the Planning Commission.
2. The Planning Commission shall issue the ADU permit, only after finding all the standards in this section and all other applicable land use standards have been met.
3. The Town shall record a notice of the permit with the Washington County Recorder, as detailed in Utah Code 10-9a-530(6).

In addition to other remedies available to the Town, the Town may hold a lien against a property that contains an ADU if the property owner violates any standards for operation of an ADU. The amount, notice, and procedure for the lien shall be in accordance with state law.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Rockville Land Use Code and that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or properties. I also agree to comply with any and all applicable Town Ordinances in effect as of this date. Should any of the information or representations submitted in connection with this application be either incorrect or false, I understand that the Town may rescind any approval(s) or take any other legal or appropriate action. I also agree to allow the Planning Commission, Town Council, or appointed agent(s) of the Town to enter the subject property, with reasonable notification, to make any necessary inspections. I have carefully reviewed and verified that all of the above required items have been included with this application. I have made a check mark or indicated N/A for items that do not apply and have insured that the application is complete.

Signature Michael V. Cole Print Name Michael V. Cole Date 1/4/23

Signature Bernadette Kane Cole Print Name Bernadette Kane Cole Date 1/3/23

