

Accessory Dwelling Units (Moroni City) October 2022

The purpose of **Accessory Dwelling Unit** standards and requirements is to:

"Create new housing units while respecting the appearance and scale of single-family residential development":

"Provide more housing choices in residential zones".

"Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures";

"Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households".

"Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services";

"Broaden the range of affordable housing throughout Moroni City".

"Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption".

"Offer a long-term rental of 30 consecutive days or longer"

Standards and Requirements:

A. A permit is required for an **Accessory Dwelling Unit**. The City may permit one (1) **Accessory Dwelling Unit** for each lot that contains a single-family dwelling. A building permit is also required from the Sanpete County Building Inspectors office.

B. Property owner requesting a permit for an **Accessory Dwelling Unit** agrees that the lot upon which the primary residence and **Accessory Dwelling Unit** are to be located cannot be split, and that this agreement or covenant will run with the property and will bind and apply to any heirs, assigns and successors of the property owner. The property owner consents to the recording of this agreement as a notice imparting this covenant to the public.

C. An **Accessory Dwelling Unit** shall be a permanent structure with a foundation; portable units such as trailers, mobile homes, converted shipping containers and similar items are prohibited. An **Accessory Dwelling Unit** may be created through, but not limited to, the following methods:

1. Converting existing living area within a single-family dwelling as an addition to an existing single-family dwelling, or within the footprint of a single-family dwelling created as new construction; or

2. Converting an existing detached accessory building as an addition to an existing accessory building; or as a newly constructed **Accessory Dwelling Unit**.

D. The City shall only permit an **Accessory Dwelling Unit** when an owner occupant lives on the property within either the principal residence or **Accessory Dwelling Unit**.

E. An **Accessory Dwelling Unit** shall require two on-site parking spaces for vehicles associated with the **Accessory Dwelling Unit** and shall have adequate on-site parking for all vehicles associated with the primary residence.

F. **Accessory Dwelling Units** shall comply with the building height, yard requirements, setbacks and building zone requirements.

G. A **Detached Accessory Dwelling Unit** shall not cover more than twenty-five (25) percent of the rear yard. Existing detached or newly constructed dwelling units shall not exceed nine hundred (900) square feet of living space.

H. All **Accessory Dwelling Units** located in an accessory building or new construction shall be subject to the following setback requirements:

1. Shall be located a minimum of ten (10) feet from the single-family dwelling located on the same parcel.

2. Side and rear yard setbacks:

a. New Accessory Buildings: Shall be located minimum of ten (10) feet from any side or rear lot line.

b. Additions to existing accessory buildings: The addition shall be located a minimum of ten (10) feet from any side or rear lot line. If any existing accessory building includes an addition, all of or portions of the existing structure may be used as an **Accessory Dwelling Unit** provided the existing setbacks are not further reduced and the structure complies or can be altered to comply with the applicable sections of the adopted Fire Code of the City, and it does not exceed nine hundred (900) square feet of living space, and an existing detached **Accessory Dwelling Unit** shall not substantially alter the structure or appearance of the existing structure, and shall be architecturally compatible with the primary structure.

I. An **Accessory Dwelling Unit** may be permitted in a side yard provided that it meets all the required side and front yard setbacks for the zone and is at least ten (10) feet from the main dwelling.

J. An **Accessory Dwelling Unit** (C. 1.) must have all utility services (water, power, electricity, gas, etc.) connected to the primary residence and may not be separated. An **Accessory Dwelling Unit** (C. 2.) may have separate utility services from the primary residence if the detached accessory building or new construction deems it necessary.