



Woods Cross City

Community Development Department

1555 South 800 West Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

**ACCESSORY DWELLING UNIT (ADU)
PERMIT APPLICATION
Application Fee \$75**

Every owner of an Internal Accessory Dwelling Unit (IADU) in Woods Cross City shall obtain a permit before any portion of a single-family residence is used for that purpose. A permit issued under this Section does not run with the land and expires upon the residence failing to be owner-occupied or upon the sale of the residence. External Accessory Dwelling Units (EADU) are not allowed as a permitted or conditional use in any zone of the City. Mobile homes, recreational vehicles, travel/camp trailers and similar units are prohibited for use as an EADU or for any other dwelling purpose under this Title.

(Please Print)

Property Owner's Name _____

Contact Phone _____ Email _____

Address _____

Responsible Party Name (if applicable) _____

Contact Phone _____ Email _____

Address _____

The following documentation must accompany this application:

1. Site plan drawing demonstrating that all requirements are met. Show location of all buildings, property lines, distances from property lines to all buildings, and location of all parking stalls, utility meters, entrances, and such other information as may be required by the application.
2. Floor plan drawing demonstrating compliance with all applicable building, health, and fire codes.
3. If this application is made by any person other than the owner of the property, or if the property is not owner-occupied or owner-managed, the application shall be accompanied by a signed document demonstrating the owner's permission to use the premises as a Short-term Rental, identifying the Responsible Party, and providing all details about the identity and business operations of the Responsible Party as may be required in the application.

REGULATIONS

The following regulations shall apply to all IADUs in the City:

- (1) Parking. A primary dwelling with an IADU shall provide parking in a manner consistent with the City's parking ordinances, rules and regulations. In addition to the parking standards of the City and in the applicable Zone, there shall be at least one (1) off-street parking stall for an IADU. If an IADU is created within a garage or carport, the parking spaces previously contained within the garage or carport shall be replaced with similar facilities.
- (2) The minimum size of the IADU shall be four hundred (400) square feet of living space within the primary dwelling.
- (3) The IADU shall comply with all applicable building, health and fire codes.
- (4) The IADU shall be designed in a manner that minimizes any changes in the appearance of the primary dwelling as a single-family dwelling.
- (5) An IADU is prohibited within any mobile home (as defined by U.C.A. §57-16-3).
- (6) If the primary dwelling is served by a septic tank, written approval shall be required from the Davis County Health Department
- (7) The lot or parcel on which the primary dwelling is located shall be at least 6,000 square feet in size.
- (8) An IADU shall provide kitchen, sleeping, and sanitary facilities that are separate from those provided within the primary dwelling unit.
- (9) The IADU shall share all utility meters with the primary residence.
- (10) An IADU will not be given a separate address by the City. Residences with IADUs may refer mail to the IADU by the same street address as the residence and refer to the owner-occupant as located in unit "A: and the tenant(s) in the IADU as located in Unit "B," or by similar logical distinction.
- (11) An IADU shall not be used as a Short-term Rental, shall not be listed for rental on a short-term rental website or for rental in any other media or publication

By signing this document, the applicant acknowledges that they have read and understand the regulations governing Accessory Dwelling Units adopted by the Woods Cross City Council and agrees to operate the Accessory Dwelling Unit in compliance with said regulations.

Applicant's Signature

Date