



INTERNAL ACCESSORY DWELLING UNIT (IADU) PERMITTED USE APPLICATION

AS PROVIDED BY SANTA CLARA, UTAH, ZONING ORDINANCE #2021-14

Filing Fees: \$100.00 (Fee not required if the IADU is part of the building plans for a new home)

The undersigned applicant(s) is/are the owner(s) of the following legally described property:
(Subdivision Name, Lot Number, and Street Address):

Attach a site plan/plot plan, drawn to scale, of the property with the following details:

1. Show existing and proposed buildings and their location on the lot with dimensions to property lines and each other;
2. Show off-street parking in order to comply with IADU requirements. One (1) additional off-street parking space is required;
3. Show the location of the outside entrance to the IADU;
4. Include any other pertinent information as needed.

Attach floor plans, drawn to scale, with the following details:

1. Architectural floor plans including adjoining rooms;
2. Layout of the IADU area – label all rooms including proposed unfinished area;
3. Door sizes and their swings are shown;
4. Window sizes, type (vinyl, wood, metal) and sill height are shown. Identify opening panels (casements, horizontal sliders, etc.);
5. Wall-to-wall dimensions of all rooms, hallways, etc.;
6. Ceiling height;
7. Identify all new and existing construction;
8. The location of the exterior door;
9. The location of smoke detectors and carbon monoxide detectors.

Zoning Requirements must be met prior to IADU approval. *The following includes a list of items for your convenience. It is not intended to be all inclusive. Applicants are encouraged to review the zoning ordinance prior to applying.*

1. An IADU is a separate dwelling unit located entirely within the footprint of a single-family owner occupied dwelling on residentially zoned property;
2. An IADU must contain complete cooking and bathroom facilities that are independent from the primary dwelling;
3. An IADU may not change the appearance of the primary dwelling as a single-family dwelling;

4. An IADU must be served by the same power and culinary water meters as the primary dwelling on the property;
5. An IADU must be rented for periods of 30 consecutive days or more. Therefore, an IADU is not a short-term rental;
6. One IADU per property is permitted.

Building permits are required for all new, remodel and finish work. In order to receive approval for this IADU, you will be required to get a building permit. Compliance with the International Residential Code, IRC and state amendments is required.

Review your plans and be sure all details have been included before submitting your application and associated building permit. No work to be done until a building permit is approved and issued, and all appropriate fees are paid.

Signature of Applicant(s)	Address of Applicant(s)
Printed Name of Applicant(s)	Phone Number/Email

Additional Washington County Recorder’s Office Requirements:

1. A legal description of the subject property is required. This can be found on the Washington County Recorder’s website. The legal description will need to be on a separate piece of paper.
2. All documents to be recorded must be single sided (1-sided) only. Double sided documents will not be accepted.
3. All documents to be recorded must be the original documents only. Copies of documents will not be accepted.