



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.

When Recorded Return to:

Santa Clara City (Building Department)

2603 Santa Clara Drive

Santa Clara, Utah 84765

AFFIDAVIT OF UNDERSTANDING

(Internal Accessory Dwelling Unit, IADU)

On this ____ day of _____, 20____, in the State of Utah, County of _____, I (we) _____, being duly sworn, do hereby affirm that I (we) am (are) the legal owner(s) of the legal residential single-family home located at _____ also known as Lot _____ of the _____ Subdivision in the City of Santa Clara, or is further described by the attached Exhibit A and known as Parcel No. _____ on the Washington County, Utah Tax Records.

I (We) understand and acknowledge that the City of Santa Clara Ordinances require an owner to obtain a Permitted Use Approval and Business License from the city if an owner intends to operate an Internal Accessory Dwelling Unit (IADU), as defined by the City of Santa Clara Code. I (We) do understand that said Approval is only valid while the owner is the legal owner(s) of said property and maintain permanent residency therein. I (We) do understand that if an owner who obtains a Permitted Use Approval and Business License for operating an IADU subsequently changes residency or ceases to maintain the owner’s residency at this location, the owner will lose the owner’s permit and business license. I (We) do understand that in the event of any of the above, the permitted use shall expire, and the area previously used as an IADU shall revert to an extended living area use only, meaning it can only be occupied and utilized by the primary dwelling occupants and their non-paying guests, until such time as a new Permitted Use Approval and Business License may be applied for and granted by the City.

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

STATE OF UTAH) ss:

County of)

On this _____ day of _____, 20____, the property owner(s)
personally appeared before me,

_____, as signer(s)
of the foregoing instrument who duly acknowledged to me that he/she/they executed the
same.

(stamp)

Notary Public