

# FOR YOUR INFORMATION

## Accessory Dwelling Units

### What is an accessory dwelling unit?

An accessory dwelling unit (ADU) is an attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principal dwelling (Definitions - Dwelling, Accessory Unit).



### Where am I allowed to have an accessory dwelling unit?

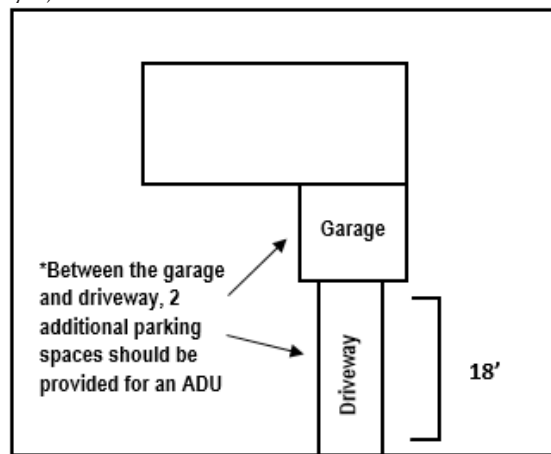
The City of Vineyard allows for accessory dwelling units to be built over a detached garage, so long as parking within the garage is not eliminated; within a home, so long as an internal connection is maintained between living areas, or as an addition to a home (Section 1706).

### How big is my accessory dwelling unit allowed to be?

Accessory dwelling units cannot be smaller than 300 square feet, and cannot be larger than fifty percent of the size of the principal dwelling, or 1,200 square feet, whichever is smaller (Section 1706).

### What are the parking requirements associated with an accessory dwelling unit?

An additional two off-street parking spaces are required to accommodate an accessory dwelling unit, whether that be included in the garage or the driveway (Section 1706).



### Is there anything else I should know about accessory dwelling units?

Only a single accessory dwelling unit is permitted as a secondary use to a single-family dwelling, and accessory dwelling units cannot alter the appearance of the structure of the principal dwelling. An accessory dwelling unit cannot be sold separately from the sale of the principal dwelling located on the same lot, and the principal dwelling of the property must be the primary residence of the property owner. Additionally, an accessory dwelling unit must be connected to, and served by, the same water, sewer, electrical, and gas meters that serve the primary building (Section 1706).

- o Mobile homes, travel trailers, boats, or similar recreational vehicles cannot be used as an accessory dwelling unit (Section 1706).
- o The single-family dwelling and accessory dwelling unit must have unique addresses (Section 1706).
- o The entrance to the accessory apartment must be on the side or rear of the building (Section 1706)

\*The information in this form is up to date as of September, 2017. Details and references may change without notice. The Vineyard City Zoning Ordinance should be checked for greater clarity and further information. See the Vineyard City website at <http://www.vineyard.utah.gov/214/Planning-Zoning> or call (801) 226-1929 for more details.

