

**MONA CITY
ORDINANCE 2023-13**

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10-6-4 ACCESSORY DWELLING UNIT REQUIREMENTS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-6-4 ACCESSORY DWELLING UNIT REQUIREMENTS

Mona City zoning regulations as permitted in the land use table in section 10-6-1 allows for an accessory dwelling unit in the Residential-1 (R-1) and Combined Use (CU) zones, subject to obtaining a building permit, complying with all building, zoning and other applicable regulations as required by the city in order to be occupied. Accessory dwelling units are also subject to building inspections to verify compliance with all applicable regulations. The following standards are required to be met before occupation:

- A. No more than one accessory dwelling unit shall be permitted on the same lot as a single-family dwelling.
- B. The main dwelling of the ADU must be owner occupied for at least six months of the calendar year.
- C. The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.
- D. An accessory dwelling unit must have a shared wall with the main dwelling unit on the lot and may only be located in the following locations:
 - 1. Over an attached garage and has an internal connection to the garage.
 - 2. Inside a single-family dwelling
 - 3. By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.
- E. Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.
- F. An interior access between the main living area and the accessory dwelling unit must be maintained.
- G. There shall be one additional off-street parking space.
- H. The accessory dwelling unit shall not exceed 1,000 square feet.
- I. If the accessory dwelling unit is to be rented out a business license must be obtained from Mona City.

(Ord. passed 4-13-2021)

AFTER AMENDMENT

10-6-4 ACCESSORY DWELLING UNIT REQUIREMENTS

Mona City zoning regulations as permitted in the land use table in section 10-6-1 allows for an accessory dwelling unit in the Residential-1 (R-1) and Combined Use (CU) zones, subject to obtaining a building permit, complying with all building, zoning and other applicable regulations as required by the city in order to be occupied. Accessory Dwelling units must follow Utah State Code 10-9a-530. Accessory dwelling units are also subject to building inspections to verify compliance with all applicable regulations. The following standards are required to be met before occupation:

- A. No more than one accessory dwelling unit shall be permitted on the same lot as a single-family dwelling.
- B. The main dwelling of the ADU must be owner occupied for at least six months of the calendar year per Utah State Code §10-9a-530-4j.
- C. The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.
- D. An accessory dwelling unit must have a shared wall or attached garage sharing a wall with the main dwelling unit on the lot and may only be located in the following locations:
 - 1. Over an attached garage and has an internal connection to the garage.
 - 2. Inside a single-family dwelling
 - 3. By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.
- E. Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.
- F. ~~An interior access between the main living area and the accessory dwelling unit must be maintained.~~
- G. There shall be one additional off-street parking space.
- H. The accessory dwelling unit shall not exceed 1,000 square feet.
- I. ~~If the accessory dwelling unit is to be rented out a business license must be obtained from Mona City.~~

(Ord. passed 4-13-2021)

PASSED AND ADOPTED BY THE MONA CITY COUNCIL AUGUST 08, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Amy Stanley	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Ron Warren	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Jay Mecham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember TJ Pace	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest

Randy Christensen
Randy Christensen, Mayor, Mona City

Alicia Hills
Alicia Hills, Recorder, Mona City

