

**GRANTSVILLE
ORDINANCE 2020-34**

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

SECTION 1: **ADOPTION** “Chapter 25 Accessory Dwelling Units” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

Chapter 25 Accessory Dwelling Units (Non-existent)

AFTER ADOPTION

Chapter 25 Accessory Dwelling Units(*Added*)

SECTION 2: **ADOPTION** “25.1.1 Purposes” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.1.1 Purposes (Non-existent)

AFTER ADOPTION

25.1.1 Purposes(*Added*)

Accessory Dwelling Units or ADUs are intended to provide affordable housing and accommodate expanding populations due to changes in household size and the variety of stages in the life cycle. This Chapter governs the development and use of internal ADUs. Attached and detached ADUs are not permitted in Grantsville City.

SECTION 3: **ADOPTION** “25.1.2 General ADU Provisions” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.1.2 General ADU Provisions (Non-existent)

AFTER ADOPTION

25.1.2 General ADU Provisions(*Added*)

1. No ADU shall be permitted or constructed except as an accessory dwelling to a habitable primary dwelling.
2. One ADU allowed per detached single-family lot.

SECTION 4: **ADOPTION** “25.2.1 Internal ADU Provisions” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.1 Internal ADU Provisions (Non-existent)

AFTER ADOPTION

25.2.1 Internal ADU Provisions(*Added*)

1. The entrances to internal ADUs shall be to the side or rear of the primary dwelling or ADU.
2. ADU height shall be limited by both the regulations of the base zoning district and by the height of the primary dwelling unit and shall be the lesser height of the two.

SECTION 5: **ADOPTION** “25.2.2 Owner-Occupied Requirement” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.2 Owner-Occupied Requirement (Non-existent)

AFTER ADOPTION

25.2.2 Owner-Occupied Requirement(*Added*)

Either the primary dwelling or the ADU must be occupied by the primary dwelling owner of record.

SECTION 6: **ADOPTION** “25.2.3 Types Of ADUs And Their Permitted Uses” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.3 Types Of ADUs And Their Permitted Uses (Non-existent)

AFTER ADOPTION

25.2.3 Types Of ADUs And Their Permitted Uses(*Added*)

1. ADUs shall be a permitted use in all single-family residential zoning districts, namely R1-8, R1-12, R-1-21, RR-1, RR-2.5, RR-5, A-10, CN, CS, CD, Planned United Development (PUD), and MU.
2. ADUs shall be permitted in multi-family zoning districts, namely RM-7 and RM-15, only on single family lots.
3. Internal ADUs are not permitted on single family lots with an area less than 6,000 square feet.
4. Internal ADUs are not permitted in mobile homes.

SECTION 7: ADOPTION “25.2.4 Building Allowances” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.4 Building Allowances (Non-existent)

AFTER ADOPTION

25.2.4 Building Allowances(*Added*)

1. The installation and/or construction of an ADU shall require the application for and issuance of a building permit.
2. An ADU building permit application shall include a scaled site plan. The site plan must indicate the locations and dimensions of property lines and existing buildings, building entrances, setbacks, parking spaces, driveways, utility meters, and utility laterals and conduits. The site plan need not be engineered.
3. An ADU building permit shall clearly identify that it is for an internal ADU. Unless otherwise required by applicable building or fire codes, an internal ADU shall not be required to construct one-hour fire rated separations between the area of the primary dwelling used by the primary dwelling occupants and the ADU portion of the primary dwelling. ADUs must comply with all uniform building and fire codes applicable to dwellings in Grantsville City.

SECTION 8: ADOPTION “25.2.5 Utilities” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.5 Utilities (Non-existent)

AFTER ADOPTION

25.2.5 Utilities(*Added*)

Internal ADUs are required to share utility meters, accounts, as well as water and sewer laterals with the primary dwelling.

SECTION 9: **ADOPTION** “25.2.6 Parking” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.6 Parking (Non-existent)

AFTER ADOPTION

25.2.6 Parking(*Added*)

1. An ADU shall provide one additional on-site parking stall per ADU. No ADU parking space may be located within the front or side yard setbacks adjacent to a street except for within an approved driveway.
2. If parking within a garage is displaced due to the construction of an internal ADU, the equivalent number of parking stalls must be replaced on site.

SECTION 10: **ADOPTION** “25.2.7 Addressing” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.7 Addressing (Non-existent)

AFTER ADOPTION

25.2.7 Addressing(*Added*)

An internal ADU shall be provided with a unique address to differentiate it from the primary dwelling.

SECTION 11: **ADOPTION** “25.2.8 Impact Fees” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.8 Impact Fees (Non-existent)

AFTER ADOPTION

25.2.8 Impact Fees(*Added*)

Internal ADUs shall not be required to pay impact fees.

SECTION 12: **ADOPTION** “25.2.9 Business License” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.9 Business License (Non-existent)

AFTER ADOPTION

25.2.9 Business License(*Added*)

The owner of an ADU shall be required to obtain a city business license to advertise for rent and/or rent the ADU.

SECTION 13: **ADOPTION** “25.2.10 Home Occupation” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.10 Home Occupation (Non-existent)

AFTER ADOPTION

25.2.10 Home Occupation(*Added*)

Subject to the primary dwelling owner's written consent, an ADU may contain a home occupation, which must be conducted entirely within the ADU.

SECTION 14: **ADOPTION** “25.2.11 Application Process” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.11 Application Process (Non-existent)

AFTER ADOPTION

25.2.11 Application Process(*Added*)

1. Internal ADUs shall be permitted throughout the site plan process.
2. After a complete application has been accepted by the City, the application will be distributed to members of the Development Review Committee (DRC) for review and comment. A Development Review Conference will be held with the applicant and members of the DRC within 21 days of submission of the applicaiton.
3. After the Development Review Conference, the applicant shall provide any additional information requested and make any changes required by the DRC. After any revised drawing are submitted by the applicant tot he City, the DRC will then review the revised drawings. Within 14 days of the second submittal, the DRC will meet to discuss and verify that all changes were made. If additional changes are needed, the comments will be sent back tot he developer and another Development Review Conference may be scheduled. All revised drawing submittals require a 14-day review by the DRC. Only a complete application, with the approval of the DRC, will move forward for consideration to the Planning Commission.

SECTION 15: **ADOPTION** “25.2.12 Prohibited Acts” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.12 Prohibited Acts (Non-existent)

AFTER ADOPTION

25.2.12 Prohibited Acts(*Added*)

1. An ADU may not be sold or divided from the primary dwelling through deed, condominium, subdivision, plat, boundary line agreement, or otherwise.
2. ADUs shall be limited in the multi-family zoning districts to single-family dwelling lots.
3. ADUs shall not be included in the density calculations for a planned use development (PUD), unless the developer has specifically requested from the Planning Commission the ability to construct ADUs within the construction of primary dwellings, and received approval from the Planning Commission.

SECTION 16: **ADOPTION** “25.2.13 Violation - Notice - Civil Penalties” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.13 Violation - Notice - Civil Penalties (Non-existent)

AFTER ADOPTION

25.2.13 Violation - Notice - Civil Penalties(*Added*)

1. A violation of any provision of this Chapter shall be a civil offense.
2. Notice of the violation and associated civil penalties shall be delivered by first-class regular U.S. mail to both:
 - a. the address of record with the Tooele County Recorder's Office; and
 - b. the street address of the primary dwelling.
3. A violation of this Chapter shall be punishable by a civil penalty of \$100 per occurrence. Following a cure period of 30 days from the date of the notice of violation, every week the violation continues shall be considered an additional occurrence of the same violation, and shall result in the imposition of an additional \$100 civil penalty per week of the continuing violation.

SECTION 17: **ADOPTION** “25.2.14 Appeals” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

25.2.14 Appeals (Non-existent)

AFTER ADOPTION

25.2.14 Appeals(*Added*)

1. The applicant who has submitted an application to the City under this Chapter may appeal any decision made by the Planning and Zoning Administrator or Planning Commission regarding an ADU to the Grantsville City Board of Adjustment. Any decision issued by the Board of Adjustment shall be final.
2. Any appeal shall be presented to the Grantsville City Recorder in writing within 30 days after the entry of the decision appealed from. The City shall schedule a Board of

Adjustment hearing to consider the appeal within 60 days of receipt of the written appeal.

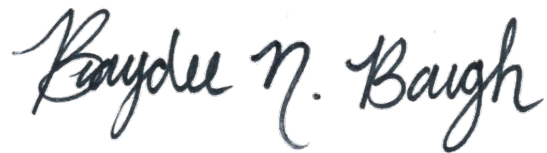
PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL DECEMBER 07, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Jewel Allen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jolene Jenkins	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Darrin Rowberry	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jeff Hutchins	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Scott Bevan	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer

Neil Critchlow, Mayor, Grantsville



Braydee Baugh, City Recorder,
Grantsville

