

**VERNAL
ORDINANCE 2026-03**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL REPEALING VERNAL
CITY MUNICIPAL CODE § 16.20.308 “DWELLING, INTERNAL ADDITIONAL
(IADU)” AND ADOPTING VERNAL CITY MUNICIPAL CODE §16.20.100
"ADDITIONAL DWELLING UNITS (AADUS, DADUS, IADUS)"**

WHEREAS, the Vernal City Council desires to expand attainable and flexible housing options while preserving the character and livability of established neighborhoods; and

WHEREAS, the City Council finds it necessary to consolidate and update existing Internal Accessory Dwelling Unit regulations and establish standards for all Additional Dwelling Units within Vernal City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 14, 2025, and forwarded a positive recommendation to the City Council; and

WHEREAS, the City Council finds that the adoption of §16.20.100 promotes efficient use of existing infrastructure, supports long-term neighborhood stability, and complies with Utah Code §10-9a-530;

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

SECTION 1: **REPEAL** “Section 16.20.308 Dwelling, Internal Additional (IADU)” of the Vernal Municipal Code is hereby *repealed* as follows:

REPEAL

Section 16.20.308 Dwelling, Internal Additional (IADU)

~~A. An IADU may only be created in relation to a primary single family dwelling. B. One (1) additional parking space must be created to support the IADU so that the minimum number of parking spaces for a single family dwelling with an IADU shall be three (3). 1. The parking space supporting the IADU must be surfaced in either asphalt, concrete, masonry pavers or gravel. C. The minimum lot size for an IADU shall be six thousand (6,000) square feet. D. Current fire egress requirements concerning bedroom window egress must be met at the time an IADU is created. E. An IADU may not be created or maintained within a manufactured home as defined in this title.~~

SECTION 2: **ADOPTION** “16.20.100 Additional Dwelling Units (AADUs, DADUs, IADUs)” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

16.20.100 Additional Dwelling Units (AADUs, DADUs, IADUs)(*Added*)

A. Purpose. The purpose of this section is to establish uniform standards for internal, attached, and detached additional dwelling units within Vernal City. These provisions are intended to:

1. Encourage a range of attainable and flexible housing options that complement established neighborhoods and support intergenerational living;
2. Promote efficient use of existing infrastructure and public services;
3. Provide opportunities for residents to age in place and for homeowners to maintain long-term investment and stability in the community;
4. Preserve the single-family character and livability of residential zones; and
5. Comply with Utah Code and related housing provisions.

B. Applicability.

1. Additional Dwelling Units are permitted in the RA-1, R-1, R-2, R-3, R-4, and MH zones, provided that: a. The owner-occupancy requirements of subsection H are met; and b. All public infrastructure and access meet Vernal City engineering standards.
2. Additional Dwelling Units are prohibited within mobile-home parks.
3. Each Additional Dwelling Unit shall remain accessory to a single-family dwelling located on the same lot.
4. An Additional Dwelling Unit shall not be approved on a lot that contains more than one principal dwelling.

C. Definitions.

1. **Internal Additional Dwelling Unit (IADU):** A self-contained dwelling unit created wholly within the existing footprint of a single-family dwelling, including attached garages or basements.
2. **Attached Additional Dwelling Unit (AADU):** A self-contained dwelling unit constructed as a physical addition to the principal dwelling and sharing a common wall or roof.
3. **Detached Additional Dwelling Unit (DADU):** A self-contained dwelling unit that is structurally separate from the principal dwelling but located on the same lot.
4. **Owner Occupancy:** The property owner resides in either the principal or the additional dwelling as their primary residence.

D. Prohibited Subdivision and Sale.

1. An Additional Dwelling Unit may not be subdivided, conveyed, or sold separately from the principal dwelling or lot, whether by condominium conversion, metes-and-bounds description, or other means.
2. All Additional Dwelling Units shall remain under common ownership with the principal dwelling.

E. Utilities.

1. All Additional Dwelling Units shall utilize the same utility connections as the principal dwelling for culinary water, sanitary sewer, electric, and natural-gas service.
2. Separate meters, service laterals, or independent utility accounts are prohibited.
3. Any required upgrades to existing service lines shall be the responsibility of the property owner and installed in accordance with Vernal City Engineering Standards (2016).

F. Development Standards.

1. **Lot Size:** Minimum 6,000 square feet for IADUs; 10,000 square feet for AADUs and DADUs.
2. **Setbacks:** Shall comply with § 16.24.160 (Accessory Buildings and Structures) or the base-zone standards, whichever is more restrictive.
3. **Height:** Shall not exceed 25 feet or the height of the principal dwelling, whichever is less.
4. **Fire and Building Safety:** All Additional Dwelling Units must comply with adopted building, fire, and health codes, including egress requirements for sleeping rooms.
5. **Floodplain and Sensitive Lands:** Units within mapped flood or sensitive-land areas must meet applicable provisions of Titles 8 and 12.

G. Parking Requirements.

1. A single-family dwelling containing an IADU shall provide a total of three (3) off-street parking spaces.
2. AADUs and DADUs shall provide one (1) off-street parking space per bedroom, up to a maximum of two (2).
3. Parking surfaces shall consist of asphalt, concrete, masonry pavers, or gravel.
4. All parking shall be located outside required front-yard setback areas unless otherwise approved by the Planning Department.

H. Occupancy and Use.

1. Either the principal dwelling or the Additional Dwelling Unit must be owner-occupied at all times.
2. No more than one (1) family, as defined in § 16.04.030, may occupy an Additional Dwelling Unit at any time.

I. Flag Lots.

Detached Additional Dwelling Units are prohibited on flag lots unless otherwise approved through the subdivision process and compliant with all access and utility standards.

J. Administrative Procedure.

1. Applications shall be reviewed administratively by the Planning Department.
2. Submittal requirements include: a. Completed application form; b. Scaled site plan showing structures, driveways, and parking; c. Floor plans demonstrating compliance with building and fire codes; and d. Proof of owner occupancy.
3. Upon approval, the City shall record a Notice of Compliance with the Uintah County Recorder identifying the property as containing an approved Additional Dwelling Unit.

K. Enforcement and Revocation.

1. Failure to maintain owner occupancy, shared utilities, or compliance with the provisions of this section constitutes a violation of this Title.
2. Violations are subject to enforcement under Title 1, including revocation of approval and daily civil penalties.
3. Upon revocation, continued occupancy of the Additional Dwelling Unit is unlawful.

L. Relationship to Other Uses.

This section does not modify or supersede § 16.20.310 (Dwelling, Mixed Use Accessory). Mixed-use dwellings within commercial or mixed-use zones remain governed by that section.

M. Re-evaluation Upon Transfer of Ownership.

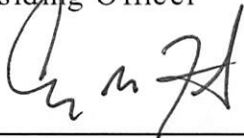
When a property containing an approved Additional Dwelling Unit is sold or otherwise transferred, the new owner shall submit verification of continued owner occupancy and compliance with this section within sixty (60) days of the transfer. Failure to do so shall render the prior approval void, and continued occupancy of the Additional Dwelling Unit shall be unlawful until a new administrative approval is granted.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

February 18, 2026.

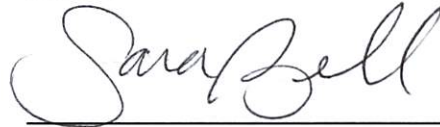
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Ted Munford	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Randel Mills	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Robin O'Driscoll	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Edward Long	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Nick Porter	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer



Corey Foley, Mayor, Vernal

Attest



Sara Bell, City Recorder, Vernal

