

Detached Accessory Dwelling Unit (DADU) Application Permit

The purpose and intent of Detached Accessory Dwelling Units (DADUs) is to integrate moderate-income housing opportunities with reasonable limitations to minimize the impact on neighboring properties, and to promote the health, safety, and welfare of the property owners and residents.

Please read the City Code 10-21-1 concerning Detached Accessory Dwelling Units and other pertinent sections of the Plain City Code before submitting your application.

****If applicable, contact your HOA/or developer to ensure compliance with your CC&R's.**



THIS BOX IS FOR OFFICIAL USE ONLY:

Fee: \$50.00

Date Received: _____

Receipt #: _____

Date Approved: _____

Property Owner(s) Name: _____

Property Address: _____

Qualifications Checklist (please initial each line item):

Use Regulations (10-21-2)

- ☐ detached structure OR above or behind a detached garage, associated with a single-family dwelling
- ☐ lot is at least 18,500 square feet
- ☐ not intended for resale – must be sold with primary dwelling
- ☐ unit is not rented on a transient basis (periods less than 30 days)
- ☐ if used as a rental primary owner required to have a Home Occupation License

General Regulations (10-21-3)

- ☐ owner occupied
- ☐ address is same as primary dwelling as “unit B”
- ☐ comply with ALL building, fire and health codes
- ☐ building permit required – impact fees required
- ☐ utility meter (primary house with detached shall have one meter, but no more than two water, gas & electricity services.
Must be in property owner's name)
- ☐ unit is at least 10 feet away from primary dwelling
- ☐ adequate off-street parking on approved surface
- ☐ additional driveways at least 50 feet apart and at least 30 feet away from an intersection
- ☐ unit limited to 25% of the rear yard
- ☐ meet minimum setbacks as required for an accessory building
- ☐ minimum of 25% of the unit shall be located in the rear yard

Documents Needed for Submittal:

- ☐ Completed Detached Accessory Dwelling Unit Application
- ☐ Property Owner's Affidavit
- ☐ Affidavit acknowledging that the DADU shall not be used as a short-term rental
- ☐ Provide two (2) 11" x 17" paper copies, and one (1) electronic copy of the following:
 - ☐ Proposed dimensions, location on the property
 - ☐ Utility Plan
 - ☐ Off-street Parking for primary dwelling and DADU
 - ☐ A description of architectural elevations and floor plans (bedroom, bathroom, etc.)
- ☐ Completed Building Permit Application with engineered plans and a plot plan
- ☐ Completed Home Occupation License Application if being used as a rental

Requests for DADUs must be approved by staff prior to the issuance of a building permit. (Ord. 2022-10, 7-21-2022, eff. 7-21-2022).

DETACHED ACCESSORY DWELLING UNIT (DADU) APPLICATION

Date: _____

Property Owner(s) Name: _____

Property Address: _____ Plain City, UT

Email: _____ Phone: _____

Parcel Number: _____ Zone: _____

Total Acreage of Lot: _____ Subdivision Name: _____

Legal Description: Please Attach

The above information is true and accurate to the best of my knowledge.

Date: _____ Signature: _____

DADU fee: \$50.00 Date Paid: _____ Receipt No. _____

OWNER OCCUPANCY AFFIDAVIT

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property listed above. I (we) certify that the second dwelling unit on the property is a detached accessory dwelling and understand that a future purchaser of the property will be required to reauthorize the accessory dwelling unit in order to continue the use.

I (we) also understand that any use of the detached accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal or detached accessory dwelling unit as their principal residence and compliance with the provisions of Plain City Code.

I (we) also understand that the detached accessory dwelling unit may not be used as a short-term rental. Meaning that the dwelling shall not be rented out for less than thirty (30) days at a time.

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to me this _____ day of _____, 20_____.

(Notary Public)

Residing in Weber County, Utah

My commission expires: _____

STATE OF UTAH)
)ss
COUNTY OF WEBER)

(Property Owner) _____ (Property Owner) _____

(Notary)
Residing in Weber County, Utah

AGENT AUTHORIZATION

(Property Owner) (Property Owner)

(Agent) _____ Printed Name of Agent _____

(Notary)

My commission expires: