

Internal Accessory Dwelling Unit (IADU) Application Permit

Please read City Code 10-22-1 concerning Internal Accessory Dwelling Units and any 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.

Property Owner(s) Name: _____

Property Address: _____



THIS BOX IS FOR OFFICIAL USE ONLY:

Fee: \$50.00

Date Received: _____

Receipt #: _____

Date Approved: _____

Rental Unit: Y / N

Home Occupation License: Y/N

Qualifications Checklist (please initial each line item):

Use Regulations (10-22-1)

- ___ unit is not rented for a period of less than 30 consecutive days.
- ___ if used as a rental primary owner required to have a Home Occupation License.

General Regulations (10-22-1)

- ___ Permits for internal Accessory Dwelling Units shall be authorized in all residential and agricultural zones.
- ___ Applicant will obtain an Internal Accessory Dwelling Unit permit and inspection from the city before offering for rent an internal accessory dwelling unit.
- ___ The primary owner of the residence must reside in the residence that contains an internal accessory dwelling unit.
- ___ No more than one accessory dwelling unit may exist within a single-family dwelling.
- ___ Accessory Dwelling Units shall comply with all applicable building, health, and fire codes in effect at the time the accessory dwelling unit is constructed, created or subsequently remodeled.
- ___ Internal accessory dwelling units shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- ___ Internal accessory dwelling units shall provide adequate parking on approved surfaces regardless of whether the primary dwelling is existing or new construction.
- ___ There shall be no on street parking for those occupying an internal accessory dwelling unit.
- ___ Internal accessory dwelling units are prohibited in mobile homes and in homes served by a failing septic tank.
- ___ Plain City prohibits the rental or offering for rent of an internal accessory dwelling unit for a period of less than 30 consecutive days.
- ___ Violation of this ordinance may result in penalties, fines, and liens as outlined by law.

Documents Needed for Submittal:

- ☐ Completed Internal Accessory Dwelling Unit Application and fee
- ☐ Affidavit acknowledging that the IADU shall NOT be used as a short-term rental
- ☐ Off-street Parking for primary dwelling and IADU
- ☐ Completed Home Occupation License Application if being used as a rental (*separate form & fee*)
- ☐ Basic Floor plan showing the floor in which the Internal Accessory Dwelling Unit will be located within the existing single-family dwelling shall be provided.

INTERNAL ACCESSORY DWELLING UNIT (IADU) APPLICATION

Date: _____ Proposed Use: _____

Property Owner(s) Name: _____

Property Address: _____ Plain City, UT 84404

Property Owner Email: _____ Phone: _____

Parcel Number: _____ Zone: _____

Legal Description: Please Attach

Total Acreage of Lot: _____ Subdivision Name: _____

Number of Dwelling Units on lot: _____ Number of Accessory Buildings on lot: _____

Number of off-street parking spaces: _____ Covered: _____ Uncovered: _____

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

Date: _____ Signature: _____

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 internal 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 internal accessory dwelling unit on the property is contingent on the owner of the property occupying either the principal or internal accessory dwelling unit as their principal residence and compliance with the provisions of Plain City Code.

I (we) also understand that the internal 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) consecutive 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: _____