



## Mona City – Planning and Zoning

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## Accessory Dwelling Unit Requirements

Mona City zoning regulations as permitted in the Land Use table 10-6-1 (see [Monacity.org](http://Monacity.org)) 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:

- No more than one (1) accessory dwelling unit shall be permitted on the same lot as a single family dwelling.
- The main dwelling of the ADU must be owner occupied for at least 6 months of the calendar year.
- The accessory dwelling must be constructed within the zoning and setback standards of the zone in which it is located.
- 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:
  - Over an attached garage and has an internal connection to the garage.
  - Inside a single-family dwelling.
  - By an addition to the dwelling as long as it does not alter the original character of the single-family dwelling.
- Only one front door shall be visible from the front yard. Any new entrance shall be on the side or rear of the home.
- An interior access between the main living area and the accessory dwelling unit must be maintained.
- There shall be two (2) additional off street parking spaces.
- The accessory dwelling unit shall not exceed 1,000 square feet.
- If the accessory dwelling unit is to be rented out a business license must be obtained from Mona City.

For more information please see Mona City Ordinance 10-6-1.