

10-13-18: ACCESSORY DWELLING UNIT (ADU):

A. Purpose and Intent: The purpose of this chapter is to provide regulations for accessory dwelling units that are incidental and accessory to a single-family dwelling, where permitted in the zone. Accessory dwelling units are intended to assist in providing housing types that meet the needs of populations of various income levels, ages, and stages of life. In accordance with the goals of the general plan, and state law, providing tools and methods for the creation of moderate-income housing is necessary in the areas of unincorporated Washington County. Accessory dwelling units created in accordance with this section will assist in providing for this need.

ACCESSORY DWELLING UNITS COMPARED

CITY	HURRICANE	ST. GEORGE	COUNTY	CURRENT APPLE V.	PROPOSED APPLE V.
# OF UNITS ALLOWED	2	1	1 PR 5 ACRE(MAX 4)	1	1 PR 5 ACRE(MAX 4)
WHERE ALLOWED	ALL SF & AG	ALL SF & AG	ALL SF & AG	ALL SF & AG	ALL SF & AG
MAX SIZE OF UNIT	MAX FIT W/ZONE	800 sq ft	* SEE BELOW	30% OF HOME	* SEE BELOW
MIN SIZE OF UNIT	None	none	400 sq ft	300 sq ft	400 sq ft
SHORT TERM RENTAL ALLOWED	Yes but meet code	No	No	No	No
LONG TERM RENTAL ALLOWED	Yes	Yes	Yes	No	Yes

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COUNTY	1/2 Acre lot	1 Acre Lot	2.5 Acre & larger	5 Acre	10 Acre & Larger
Max size of unit	1500	2500	3500		
Proposed Apple Valley	800	1200	3500		
Alternative Proposed	600	800	1500	2500	3500
Other options	50% of home	50% of home	75% of home	75% of home	75% of home