



**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

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Logan City Factsheet Accessory Dwelling Unit (ADU)

Section I: Eligibility

- **Eligible Area** – ADUs are only permitted in certain areas of Logan, reference the ADU Overlay Map for property eligibility.
- **Owner Occupancy** – ADUs are only permitted in owner occupied dwellings.
- **Structure Type** – ADUs are only permitted within detached single-family residential dwelling.
- **ADU Type** – Only interior ADUs are permitted. Interior ADU means an ADU established within the footprint of the primary structure. No accessory or detached structures can be used as an ADU.
- **No Short-Term Rental** – ADUs cannot be rented for less than 30 days.
- **Parking Requirement** – A minimum of one (1) additional off-street parking stall shall be provided for an ADU. The additional parking stall must comply with Logan City's Land Development Code and shall be located outside of the front setback and not between the primary structure and the street.
- **ADU Design** – ADUs shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family residence. Entrances for the ADU cannot be placed on the street facing façade.
- **Lot Size** – the minimum lot size for the creation of an ADU is 6,000 sf (approx. .14 acres).
- **Utilities** – A property owner is prohibited from installing a separate utility meter for an ADU. However, two (2) utility fixed rate charges (Flats) will be assessed to the property.
- **Building Permit** – An ADU is required to conform with all building, health, and fire codes (See ADU Building Requirements Section).
- **Landlord License** – An ADU Landlord license is required (see Application Requirements Section). An ADU Landlord License is not transferable. Following a change in ownership, a new ADU Landlord License is required.

- **Occupancy** – Residential occupancy of a dwelling unit allows a family, OR no more than three (3) individuals.
- **Abandonment** – An ADU is considered abandoned if an ADU Landlord License lapses for twelve (12) months, if the ADU is not occupied for twelve (12) months, or if the property is no longer owner-occupied.

Section II: ADU Building Requirements

Building Permits are required for all new, remodel and finish work. If construction has occurred without a permit, you will have to obtain a building permit and have the project inspected prior to approval of an ADU. In addition to the minimal building requirements listed below, construction documents may be required for framing/construction, electrical, plumbing, and mechanical alterations, and remodels. Additional building requirements may apply.

Minimal building requirements for establishment of an ADU include:

- Every dwelling unit is required to have a living space/bedroom, kitchen, bathroom, and shower area.
- Doors in the common walls shall be 20-minute fire-rated and self-closing.
- Egress windows must be provided per code (one for each bedroom) with a minimum opening of 5.7 square feet, when windowsill is 44" or more below finish grade. Grade floor openings shall have a minimum net clear opening of 5 square feet. Opening shall measure a minimum of 20" wide and 24" high.
- Window wells for egress windows shall have all minimum dimensions of 36 inches or 24" minimum when installed to earlier code.
- Handrails must be built per code and provided as needed.
- A smoke detector must be provided in each bedroom and in a hallway or room leading to each bedroom, with a minimum of one on each floor.
- A carbon monoxide detector must be provided on each level of home.
- All gas-fueled appliances must be provided with the proper amount of air for efficient combustion.
- All clothes dryers must be vented to the exterior of the building.
- All outlets in bathrooms, outside, garage, unfinished parts of basement, and all outlets on the kitchen countertops need to be protected with a ground-fault-interrupter receptacle or breaker.
- Electrical outlets must be tamper-resistant type.
- Minimum ceiling height must be 7'0".
- Bedrooms must be a minimum of 70 square feet for a single occupant. Bedrooms for more than a single occupant must be 50 square feet for each occupant.

Section III: Application Requirements

The following materials are required for an ADU License:

- Complete ADU Landlord License Application.
- Declaration of Owner Occupancy.
- Two documents to verify owner address (copy of driver's license, property tax receipt, utility bill, or mortgage statement).
- Site Plan drawn to scale (including property lines, setbacks, structures, entrances, walkways, and parking areas).
- Street facing elevations drawn to scale (if exterior changes are proposed).
- Interior Floor Plan for the ADU drawn to scale (including rooms, doors, windows, ceiling height, new and existing construction, and location of smoke detectors and carbon monoxide detectors).
- Building Permit Application, copy of Building Permit or copy of the Certificate of Occupancy for the ADU if already obtained.
- Fees - ADU Landlord License Application Fee (\$75) & Building Permit Fees (min. \$100).

Section IV: Review Process

The following Divisions Review ADU Applications:

Planning Division (435-716-9036)

- Reviews property eligibility and design, including location, lot size, structure type, parking requirements, and alterations or modifications to the exterior of the home.
- Contact Planning Division regarding requirements on the site plan and street facing elevations.

Building Division (435-716-9030)

- Reviews conformance with building code, including interior and exterior alterations.
- Contact Building Division regarding building and safety requirements for the ADU and any Building Permit Requirements.

Business Licensing (435-716-9230)

- Reviews and issues ADU Landlord License.
- Verifies owner-occupancy of the dwelling unit.
- Processes annual renewal of license.

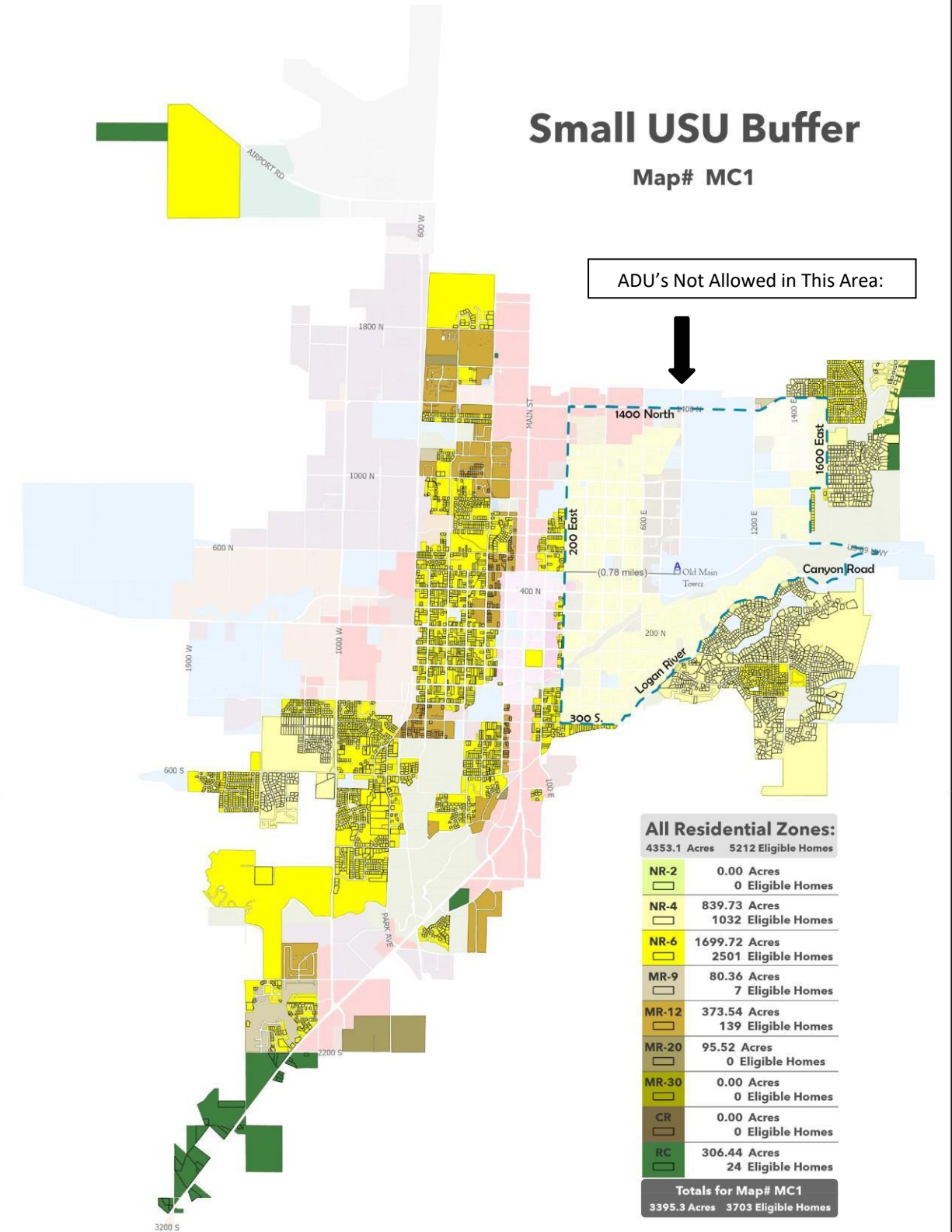
Section V: Additional Information

- **Utility billing** will change how utilities are billed. You will be assessed two separate flats, one for the primary dwelling and one for the ADU.
- For information regarding Accessory Dwelling Units (ADU's) in Logan City, please reference Logan City Land Development Code §17.37.070.

Small USU Buffer

Map# MC1

ADU's Not Allowed in This Area:



All Residential Zones:	
	4353.1 Acres 5212 Eligible Homes
NR-2	0.00 Acres 0 Eligible Homes
NR-4	839.73 Acres 1032 Eligible Homes
NR-6	1699.72 Acres 2501 Eligible Homes
MR-9	80.36 Acres 7 Eligible Homes
MR-12	373.54 Acres 139 Eligible Homes
MR-20	95.52 Acres 0 Eligible Homes
MR-30	0.00 Acres 0 Eligible Homes
CR	0.00 Acres 0 Eligible Homes
RC	306.44 Acres 24 Eligible Homes
Totals for Map# MC1	
3395.3 Acres 3703 Eligible Homes	