

**MILLVILLE CITY CODE  
TITLE 17 - ZONING  
CHAPTER 17.46 - ACCESSORY DWELLING UNITS**

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**17.46.010: DEFINITIONS**

“Accessory Dwelling Unit (ADU)” is a second residential dwelling on the same lot or parcel as the primary residence. An ADU may be detached or inside the primary residence.

“External Accessory Dwelling Unit (EADU)” is a second residential dwelling unit which is a self-contained dwelling unit located in a detached building on the same lot or parcel as a single family residence.

“Internal Accessory Dwelling Unit (IADU)” is a second residential dwelling unit which is a self-contained dwelling unit located within the footprint of a single family residence. (Ord. 2023-2, 2023)

**17.46.020: REGULATIONS**

- A. An ADU shall comply with all applicable building, health, and fire codes.
- B. The owner of the property shall occupy either the ADU or the primary dwelling where the ADU is located as their place of primary residence
- C. Occupancy of any ADU shall be limited to a single family as defined by Millville City Code.
- D. A minimum of two (2) extra parking spaces shall be provided on a property where an ADU is proposed. These parking spaces cannot be on a City street or the City right-of-way.

1. Any parking spaces displaced by the construction of an ADU (i.e. parking within a garage or carport displaced after the construction of an ADU within the garage or carport) shall be replaced to meet the requirement above.
  2. Parking surfaces shall be constructed of a hard surface, such as concrete, asphalt, or gravel.
- E. An ADU shall maintain the same physical address as the primary dwelling.
- F. An ADU shall not operate on separate utility meters from the primary dwelling.
- G. The owner of a property with an ADU shall be charged utility fees as set by resolution.
- H. A maximum of one ADU is permitted per parcel.
- I. The total area of an EADU shall be less than fifty percent (50%) of the total square footage of the primary residence, but not more than 1,200 square feet.
- J. New EADUs are subject to the same ordinances that apply to the principal dwelling unit as far as zoning, height restrictions and setbacks.
- K. EADUs are limited to twenty-five percent (25%) of the rear lot area. EADUs shall not be located in front of the primary dwelling unit.
- L. An ADU shall not be permitted within a mobile home or within the property area of a mobile home.
- M. An EADU shall have a permanent concrete foundation, meet minimum uniform building code requirements.
- N. Before renting, an owner of an ADU shall first obtain a valid permit for the purpose of renting from Millville City. The unit will not be made available to rent without that permit. (Ord. 2023-2, 2023)

### **17.46.030: PENALTY**

In addition to applicable remedies for correction of non-compliance found in Millville City and Utah State Code, Millville City may charge a fee of up to \$50 per day against a property that contains an ADU if the ADU is in violation of any of the provisions of Utah Code 10-9a-530 or of any provisions of Millville City Code. (Ord. 2023-2, 2023)