

**Building Department**  
125 E. Center St.  
Moab, Utah 84532  
(435) 259-4134

**building@grandcountyutah.net**



**Planning & Zoning Department**  
125 E. Center St.  
Moab, Utah 84532  
(435) 259-1343

**planning@grandcountyutah.net**

## **Internal Accessory Dwelling Unit (IADU) Application**

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

An IADU application is vested on the date a building permit is approved and signed and will remain vested as long as the building permit is active and unexpired or until a certificate of occupancy is issued, at which time the vesting becomes permanent. All building permits expire 180 days after issuance unless construction has commenced and proceeded diligently.

### **CONTACT INFORMATION**

**Property owner:** \_\_\_\_\_

**Primary Residence Address:** \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

### **PROJECT INFORMATION**

Subdivision Name: \_\_\_\_\_

IADU Address: \_\_\_\_\_

Size of the subject property: \_\_\_\_\_ *acres or square feet*

Current Zoning: \_\_\_\_\_ *district*

**Internal ADU requirements:** The applicant shall submit a site plan drawn to an acceptable scale (as deemed by the Zoning Administrator) to display the following:

- The IADU is within the footprint of the primary dwelling;
  - IADU design does not change the appearance of the primary dwelling;
  - Location of entrance/exit to IADU if different than primary dwelling entrance;
  - Location and type of outdoor lighting;
  - Required or recorded easements on the property,
- Building Permit.** A building permit application is required.
- Deed Restriction.** The property owner must occupy either the primary dwelling or the internal accessory dwelling unit. Neither the primary dwelling unit nor the IADU shall be condominiumized or sold separately, and shall not be rented to guests for periods of less than 30 consecutive days. A Deed Restriction (attached) shall be signed and recorded prior to issuance of the building permit for the IADU, affirming the aforementioned requirements.

**DEED RESTRICTION**

**RESTRICTIVE COVENANT**

I/We, \_\_\_\_\_, dated \_\_\_\_\_, and recorded with the Grand County Recorder in Book \_\_\_\_\_, Page \_\_\_\_\_, being the owners of the premise identified as \_\_\_\_\_, Grand County, Utah, Parcel # \_\_\_\_\_, IADU address \_\_\_\_\_ hereby declare a restrictive covenant, a limitation that either the primary dwelling or the internal accessory dwelling located on said premises shall be occupied by the property owner and the IADU shall not:

1. be constructed to exceed the primary dwelling unit footprint,
2. be condominiumized or sold separately,
3. be rented for periods of less than thirty consecutive days,
4. exceed an occupancy greater than 2 persons per bedroom.

Legal Description:

\_\_\_\_\_ )  
STATE OF UTAH                    )  
                                          §  
COUNTY OF GRAND            )

I/(we) \_\_\_\_\_, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached map and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I am applying and the Grand County Planning staff have indicated they are available to assist me in making this application.

\_\_\_\_\_  
(Property Owner)  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_