



# UNION COUNTY Planning Department

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## Accessory Dwelling Unit (ADU) Information Sheet

### Minimum Qualifications for potential ADU approval

Can only be located in Union County residential zones, which are Rural Center (R-1), Rural Residential (R-2), Farm Residential (R-3), Forest Residential (R-4), and Medical Springs-Pondosa Rural Cluster Development

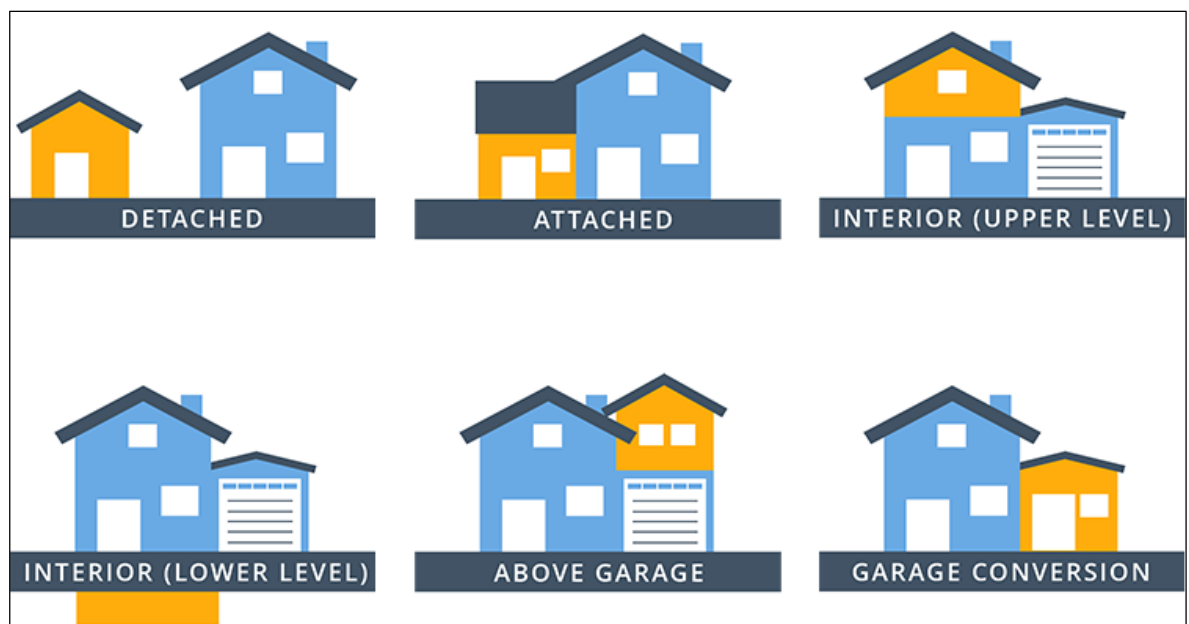
- o Property must be two acres or greater and it must be a legal parcel or lot
- o There must be one existing dwelling
- o The property must be serviced by a Fire Protection District
- o The property cannot be subject to a code enforcement action

### ADU Criteria

- o ADU cannot be located more than 100 feet from the existing dwelling
- o ADU is limited to 900 square feet of useable floor space
  - o *One Story Structures:* The footprint\* of the entire ADU structure, minus attached garages and decks/porches that may be covered but not enclosed must be 900 square feet or less.
  - o *Multi-story Structures:* The footprint\* of each floor of the structure added together minus attached garages, unfinished attic area, and decks/porches that may be covered but not enclosed must be 900 square feet or less.
- o Complies with all applicable state laws relating to sanitation and wastewater disposal
- o ADU cannot be utilized for vacation or short-term rental occupancy
- o Only one ADU per parcel is allowed

**ADUs are approved by the Planning Commission as a Conditional Use and require a public hearing**

These are the multiple ways that an ADU can be incorporated as a second dwelling on a lot or parcel.



\*Footprint. The horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves