



FAQ's about "Internal Accessory Dwelling Units" and/or renting in Saratoga Springs

10-8-21

What is an internal accessory dwelling unit?

This is an apartment inside an existing home and is often called a basement apartment or a mother-in-law apartment.

Section 19.02 of the Land Development Code has a specific definition:

"Dwelling, Internal Accessory Unit" or "INTERNAL ACCESSORY DWELLING UNIT" (IAUD) means a residential unit that is located on the same lot as a detached single-family dwelling unit and is internal or attached to a detached single-family dwelling.

They are only allowed to be inside the existing home.

External Accessory Dwelling Units (detached apartments) are not allowed.

Is an Internal Accessory Dwelling Unit (IADU) ALLOWED in Saratoga Springs?

Utah State Code mandated that all City's allow IADU's by October 1, 2021. Cities can choose not to allow it City-wide and can prevent it on lots smaller than 6,000 sq. ft.

Saratoga Springs adopted an IADU Code on September 21, 2021. The Code may be found here:

<https://www.saratogaspringscity.com/DocumentCenter/View/1389/1920-Internal-Accessory-Dwelling-Units-IADUs>

There are several areas where IADU's are **NOT** allowed:

- Any lot smaller than 6,000 sq. ft.
- Harvest Hills
- Legacy Farms
- Hillside Ridge
- Saratoga Springs Development
- Lakeside
- The Villages at Saratoga Springs; aka: Fox Hollow
- Harbor Bay

Please check the link for all additional requirements and for a map of restricted areas.

Can I have a second kitchen?

A second kitchen in your home does not count as an “internal accessory dwelling unit”. If you add a second kitchen you’re not allowed to separate your house into two units unless you get a permit to do so and meet all other IADU requirements.

Does the City regulate renting?

The City does not regulate whether or not you can rent out your property. However, if you have an IADU the home is required to be owner-occupied, which means that someone with at least 50% ownership has to live there.

A bona-fide temporary absence of three years or less is allowed. In that case the entire home may be rented to one family, or one of the units may be rented while one unit remains vacant.

An IADU shall not be rented for short term periods, less than 30 days.

How is this enforced?

When City Code Enforcement is made aware of an illegal accessory dwelling unit a notice of violation is issued to the property owner. If the violation is not corrected fines will ensue.