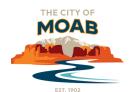


Moab City ADU Process Flow Chart

Due Diligence	Determine feasibility and type of ADU:
	ADUs are permitted in zones RA-1, R-1, R-2, R-3, and R-4.
	Moab City Code Ch. 17.70 Accessory Dwelling Units
	Look up setbacks, height restrictions, max lot coverage, floodplains
	Review Fee Estimates
	Consult Building Department and Planning & Zoning Department with a basic site plan and any questions.
\downarrow	
Financing	Potential Financing Options Include:
	Construction Loan, HELOC, Personal Loan, Refinancing
Develop ADU	Options to develop the ADU include:
	Design the ADU yourself
Plan	Hire an expert to design the ADU
	Purchase a prefab/modular ADU
•	
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1	Building Permit Application Requirements:
Puilding Pormit	Building Permit Application Requirements: Create Site Plan
Building Permit	
Building Permit	Create Site Plan
Building Permit	Create Site Plan Submit Building Permit for Review
Building Permit	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application
Building Permit Plans Review	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning
↓	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning Potential Corrections
↓	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning Potential Corrections Pay City Impact Fees
↓	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning Potential Corrections Pay City Impact Fees Pay Building Permit Fee, Drainage Impact Fees
↓	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning Potential Corrections Pay City Impact Fees Pay Building Permit Fee, Drainage Impact Fees
↓	Create Site Plan Submit Building Permit for Review If in a floodplain, submit Floodplain Development Application Review by Building Inspector, Planning & Zoning Potential Corrections Pay City Impact Fees Pay Building Permit Fee, Drainage Impact Fees Building Permit Approved!



Additional Resources

MCC 17.70 Accessory Dwelling Units

Accessory dwelling units are encouraged as dwellings for persons to increase housing opportunities. Type 1 and Type 2 ADU rental/leasing occupancy are restricted to active employment households.



Type 1 ADUs: External accessory dwelling units with optional owner-occupied primary dwelling.

Type 2 ADUs: Internal accessory dwelling unit with optional owner-occupied primary dwelling.

Type 3 ADUs: Internal accessory dwelling units with required owner-occupied primary dwelling.

Fee Estimates



* Actual permit fees vary by square footage and type of ADU. These estimates are based on 700 and 1,000 square foot Type 1 ADUs.

To help get you started, fill out this worksheet and bring it to your ADU planning meeting.



Online Resources



Building Permit Application



Active Employment Housing Development



Licensed Local Contractors

Contact Info

Moab City Planning & Zoning Department (435) 259 - 5129 planning@moabcity.org

> Moab City Building Inspector (435) 259 - 5129 permitting@moabcity.org





Moab City ADU Due Diligence Worksheet

Property Address or Parcel Number:		
Planning & Zoning		
What zone is my property located in?		
What is my allowed lot coverage?		
What are my setbacks?		
Am I in a recorded subdivision, are my setbacks different?		
Is there an HOA and CC&Rs? If yes, check for recorded documents (Recorder's office)		
Building Department		
What type of ADU are you thinking of building? Internal, external, prefab, stick-built, etc.		
How will this project be financed?		
Are you in a floodplain? Check here:		

Other Items of Consideration:

- How will your taxes be impacted? Contact the Assessor's Office.
- Does your insurance company cover ADUs and how much will it cost?
- Are there any recorded easements on the property? Contact the Recorder's Office
- Which type of ADU Deed Restriction do you need? Contact the Building Department.