

TOWN OF MAYFIELD, UTAH

ORDINANCE NO. 2026-1

AN ORDINANCE ADOPTING REGULATIONS FOR INTERNAL ACCESSORY DWELLING UNITS (IADUs)

WHEREAS, the Mayfield Town Council finds it necessary and desirable to create an ordinance regarding internal accessory dwelling units to provide for the health, safety, and welfare of the residents of Mayfield; and

WHEREAS, Utah State Code requires that municipalities allow internal accessory dwelling units (IADUs) within certain parameters; and

WHEREAS, the Mayfield Town Council desires to comply with State requirements while preserving the integrity, character, and rural nature of single-family neighborhoods;

NOW, THEREFORE, be it ordained by the Mayor and Town Council of the Town of Mayfield, Sanpete County, State of Utah:

Definitions

INTERNAL ACCESSORY DWELLING UNIT (IADU): An accessory dwelling unit located entirely within the footprint of an existing or designated single-family. Including separate permanent provisions for living, sleeping, eating, cooking, and sanitation, and is owner-occupied primary dwelling.

OWNER-OCCUPIED: Real property in which the owner of record resides as their primary residence, as evidenced by a driver's license, voter registration, or similar documentation.

PRIMARY RESIDENCE: The dwelling where an individual or family maintains their permanent place of living and occupies the dwelling a majority of the calendar year (more than 51%).

LONG-TERM RENTAL: A rental of thirty (30) or more consecutive days.

Purpose

The purpose of this ordinance is to:

- Comply with Utah State law requiring municipalities to allow Internal Accessory Dwelling Units;
- Provide opportunities for additional housing within existing single-family dwellings;
- Promote affordable housing options while preserving neighborhood character;

- Ensure IADUs meet applicable health, safety, and building standards; and
- Encourage owner-occupied residential stability.

General Regulations

1. Only One (1) Internal Accessory Dwelling Unit shall be permitted per single-family lot.
2. The property shall be owner-occupied.
3. IADUs shall be used only for long-term residential occupancy. Short-term rentals are prohibited.
4. All IADUs shall be maintained in good condition.
5. All IADUs shall comply with the International Residential Code, International Electrical Code, Plumbing Code, Mechanical Code, and Utah State Fire Code as adopted by Mayfield Town.
6. Septic system feasibility approval must be obtained from the Central Utah Health Department prior to approval of the IADU.

IADU Development Standards

1. The IADU shall be located entirely within the footprint of the existing primary dwelling.
2. The primary dwelling must be a detached single-family residence.
3. The IADU shall have a separate exterior entrance and completely separate facilities as defined in IADU Definitions
4. Occupancy of the IADU shall be limited to one family.
5. Two (2) additional off-street parking spaces shall be provided in addition to those required for the primary dwelling. If IADU is in the garage, those parking spaces must be replaced and cannot be provided in front of the primary dwelling.
6. The exterior appearance of the dwelling shall not be materially altered.
7. Separate utility meters are prohibited unless expressly approved by Mayfield Town.
8. The IADU shall maintain the same address as the primary residence and be designated as "Unit B."

Permits and Licensing Required

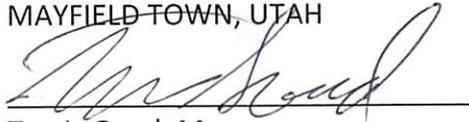
1. A zoning permit from Mayfield Town shall be required prior to establishment of an IADU.
2. A building permit issued by Sanpete County shall be required before any construction or remodeling is commenced and a "Certificate of Occupancy" obtained upon completion prior to occupancy.
3. Produce a copy of a rental agreement and obtain a business license in compliance with Mayfield Town Business License Ordinance if applicable.

Effective Date

This ordinance shall become effective upon passage, approval, and posting as required by law.

ADOPTED by the Town Council of Mayfield Town this 11 day of February 2026.

MAYFIELD TOWN, UTAH


Travis Good, Mayor

ATTEST:


Amanda Bennett, Town Clerk/Recorder

Council Vote:

- Yes No – Jack Wilber
- Yes No – Catherine Medler
- Yes No – Keston Christiansen
- Yes No – Mitzi Fuller
- Yes No – Travis Good



CERTIFICATE OF POSTING

Title/Subject: Ordinance Adopting Regulations for IADUs.

I, Amanda Bennett, the duly appointed and acting Town Clerk/Recorder for Mayfield Town, Sanpete County, Utah, do hereby certify that the above-referenced document was posted as stated below:

Posted on the Utah Public Notice Website (www.utah.gov/pmnl/index.html)

Posted at the following public places:

- Mayfield Town Hall
- Mayfield Bulletin Board
- Mayfieldtownut.gov website

This posting/publication was completed on the 17 day of February, 2026, in accordance with the requirements set forth in Utah Code Title **63G-30-102**.

DATED this 17 day of February, 2026

A Bennett
Amanda Bennett CMC, UCC
Town Clerk/Recorder
Mayfield Town, Utah