

TOWN OF MAYFIELD, UTAH
ORDINANCE NO. 2026-5

**AN ORDINANCE ADOPTING REGULATIONS FOR DETACHED ACCESSORY DWELLING
UNITS (DADUs)**

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

WHEREAS, the Mayfield Town Council desires to preserve the integrity, character, and rural nature of single-family neighborhoods while promoting housing flexibility;

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

Definitions

ACCESSORY DWELLING UNIT (ADU): A single, self-contained residential unit providing complete, independent living facilities for one or more persons, including separate permanent provisions for living, sleeping, eating, cooking, and sanitation, that is accessory to a primary single-family dwelling and located on the same lot.

DETACHED ACCESSORY DWELLING UNIT (DADU): A dwelling unit that is physically separate from the primary dwelling but located on the same lot and subordinate in size and use to the primary residence.

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:

- Provide standards for the placement and development of Detached Accessory Dwelling Units.
- Promote housing flexibility while preserving the rural and residential character of Mayfield Town.
- Ensure compatibility between DADUs and primary residences.
- Maintain health, safety, and welfare standards.

General Regulations

1. Only one (1) Detached Accessory Dwelling Unit or one (1) Internal Accessory Dwelling Unit shall be permitted per lot.
2. The property shall contain an owner-occupied primary residence.
3. DADUs shall be used only for long-term residential occupancy. Short-term rentals are prohibited.
4. All DADUs shall be maintained in good condition.
5. All DADUs 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. DADU must have its own septic system and follow the regulations in Utah Administrative Code R317-4-13, a feasibility approval must be obtained from the Central Utah Health Department prior to approval.
7. A DADU may NOT be located within an existing accessory building unless it meets all ADU development standards.

Eligibility and Location Requirements

Minimum Lot Size:

Lots proposing a Detached Accessory Dwelling Unit (DADU) shall meet the minimum lot size requirements for onsite wastewater systems established in Utah Administrative Code R317-4-13, as administered by the Central Utah Health Department.

Where a property is served by a public culinary water system, the minimum lot size shall be: 30,000 square feet.

The lot must provide adequate area for the primary septic system absorption area and a designated replacement absorption area as required by the Central Utah Health Department.

The Town will require a larger lot size where necessary to ensure compliance with Utah Administrative Code R317-4 or Health Department feasibility determinations.

The DADU shall be located to the side or rear of the primary dwelling.

The DADU must be located behind the front plane of the primary residence.

Minimum setbacks:

Eight feet (8') from side property lines.

Twenty feet (20') from rear property lines.

A minimum of twelve feet (12') from the primary dwelling.

No encroachment into public utility easements or into the primary or replacement septic system areas.

Development Standards

8. Size: Minimum of 500 square feet and a maximum of 1,000 square feet.
9. Height: Shall not exceed the height of the primary dwelling or twenty-five feet (25'), whichever is less.
10. Foundation: Must be constructed on a permanent foundation.
11. Design: Exterior materials and architectural style shall be compatible with the primary dwelling.
12. Utilities: The DADU must share utility connections with the primary dwelling. Standard development impact fees will be required as defined in the Mayfield Town Fee Schedule.
13. Parking: Two (2) additional off-street parking spaces shall be provided in addition to those required for the primary dwelling and shall not be located on the front lawn.

Permits Required

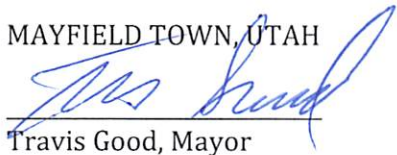
14. A zoning permit shall be required from Mayfield Town prior to construction and final zoning approval upon completion.
15. A building permit issued by Sanpete County shall be required prior to construction, including a Certificate of Occupancy upon completion.

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 8 day of April, 2026.

MAYFIELD TOWN, UTAH

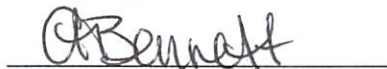


Travis Good, Mayor

Council Vote:

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

ATTEST:



Amanda Bennett, Town Clerk/Recorder



CERTIFICATE OF POSTING

Ordinance No.: 2026-5

Title/Subject: Regulations for DADU

Date of Adoption by Town Council: 4-8-26

I, Armanda Bennett, the duly appointed and acting Town Clerk/Recorder for Mayfield Town, Sanpete County, Utah, do hereby certify that the above-referenced ordinance was passed and adopted by the Mayfield Town Council on the date indicated above, and that a copy of said ordinance was:

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

Posted at the following public places:

- Town Hall
- Message Board
- Mayfield Website

This posting/publication was completed on the 14 day of April, 2026, in accordance with the requirements set forth in Utah Code Title 10, including § 10-3-711 and § 10-3-713.

DATED this 14 day of April, 2026

Armanda Bennett
Town Clerk/Recorder
Mayfield Town, Utah