

## Chapter 5. GENERAL REQUIREMENTS

All allowed or primary uses require zoning compliance. Certain uses within districts are allowed only through application, review, and permits.

### Section 5.01 MINIMUM SIZE OF DWELLING UNITS:

(a) Dwelling Unit Sizes:

(i) Accessory Dwelling Unit:

Shall have a minimum gross floor area of two hundred fifty (250) square feet.

(ii) Efficiency unit:

shall have a minimum gross floor area of four hundred (400) square feet.

(iii) Manufactured Home:

Shall have a minimum gross floor area of four hundred (400) square feet.

(iv) Park Model:

Shall have a minimum gross floor area of two hundred (200) square feet and a maximum of three hundred and ninety-nine (399) square feet. (Units four hundred (400) square feet and larger must comply with manufactured home construction and placement standards.)

(v) Single-family:

Shall have a minimum gross floor area of four hundred (400) square feet.

### Section 5.02 ALLOWED USES REQUIRING A PERMIT

The following uses require approval and a permit prior to development and/or use.

(a) Accessory Dwelling Unit:

Accessory Dwelling Unit (ADU) is established to provide alternative and affordable housing and productive economic use of lands within Fremont County. The purpose of the ADU is to allow ADU's only when impacts to existing infrastructure, adjoining lands and uses, and neighborhoods are minimal, and no life safety issues are created. The intent is to provide affordable housing, consistent with the Fremont County Zoning Resolution.

(i) General Provisions:

1. The construction or placement of the ADU must comply with Fremont County building and sanitation codes, as well as all applicable federal, state, and local laws and regulations.
2. ADU's shall follow all development requirements of the zone district.
3. The ADU shall be a maximum of 1,250 sq. ft.
4. Modular construction shall comply with current building and sanitation codes.
5. A tiny home may be permitted as an ADU if placed on a permanent foundation and constructed in accordance with Appendix Q of the IRC.
6. ADU utilities shall be connected using the meters for the primary dwelling when possible. All