

12-1-2316 SECOND KITCHENS

The purpose of this section is to establish criteria for allowing a second kitchen in single family residences within Juab County; and distinguishes such allowances from that which would result in creation of a second dwelling unit or accessory apartment. Second kitchens may be allowed within Juab County in accordance with the following regulations.

1. The home shall have only one front entrance.
2. The home shall have only one address.
3. An interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the home.
4. The home shall have no more than one electrical meter.
5. A second kitchen may exist only as part of the primary structure and may not be installed in an accessory or "out" building.
6. Upon request made by Juab County staff, the home owner shall allow within reasonable hours an inspection of the home which has a second kitchen, in order to determine compliance with this policy.
7. Property owner must sign a written document prescribed by Juab County which declares that the home will not be converted into two or more units without specific approval by authorized staff of both the Juab County Building Inspection and Zoning Divisions. Signature(s) on such a document shall be notarized and recorded with the Juab County Recorder's Office prior to issuance of a building permit and will remain as a part of the official records concerning the subject property.
8. Once a second kitchen is approved, both present and future owners of the property must limit use of the single family residence to a family only, thus waiving the right to also have roomers or boarders.
9. Construction of any such kitchen would then be required to meet Uniform Building Code standards.