



FOR YOUR INFORMATION...

INTERNAL ACCESSORY DWELLING UNITS

Consistent with Utah State and Herriman City codes, residents may apply for a permit to build and manage an “internal accessory dwelling unit” (I-ADU) in their single-family home. However, specified requirements must be met to obtain an I-ADU permit. This information form and attachments outline the zoning permit requirements only. A complete copy of Herriman City’s zoning regulation for I-ADUs are available online at https://codelibrary.amlegal.com/codes/herrimanut/latest/herriman_ut/0-0-0-15189

GENERAL REQUIREMENTS

- The applicant *must* live in (be the primary residence) and own the home proposed for an I-ADU.
- I-ADUs may be permitted in all detached single-family homes in R-1 Residential and Agricultural zones.
- I-ADUs are permitted on lots or parcels 6,000 square feet or larger.
- A maximum of one (1) I-ADU is permitted per single-family lot or parcel.
- An I-ADU must be within a home’s livable space, share a wall with the livable space, or be located above an attached two-car garage.
- An I-ADU may *not* be a detached structure.
- A home with an I-ADU may not be used as a duplex with two (2) rental units.
- A signed letter of agreement, provided by the City, stating that the property owner will use the property as their primary residence and will not rent both the primary dwelling and I-ADU will be required. The City will have the letter of agreement recorded with the property at the Salt Lake County Recorder’s Office.
- All I-ADUs shall require a building inspection.
- All construction must comply with building and fire codes and all other required ordinances at the time of construction (or remodeling), including obtaining a building permit and completing inspection(s).
- Any unpermitted work may be subject to the removal of all finishes, including, but not limited to, drywall, insulation, etc. (to perform building inspections).
- Home additions to accommodate an I-ADU must share a wall with the livable space of the primary dwelling. An I-ADU shall not be constructed on the side or rear of an attached garage.
- Additions or remodel shall not change the single-family characteristics of the home.
- The I-ADU may share an existing entrance or use a new entrance located on the side or rear of the dwelling.
- The I-ADU address must share the same address number as the primary residence, with the addition of a unit letter, which shall be recorded with the County Recorder. Both addresses shall be viewable from the street.
- An I-ADU must be rented for 30 consecutive days or longer (by the same occupants). Short-term rental of an I-ADU is prohibited by Herriman City Code.
- A maximum of four (4) non-related individuals or any number of people living together in a dwelling unit who are related by blood, marriage, adoption, or other legal relationship may occupy an I-ADU.
- One (1) off-street parking stall is required in addition to the four (4) parking stalls required for the primary dwelling. Parking spaces cannot be located within the primary dwelling’s front or side yard setbacks adjacent to a street unless on an approved driveway.

Permit holders are responsible for constructing the internal accessory dwelling unit as per the approved zoning review and may be required to obtain a building permit.