



ACCESSORY DWELLING UNITS - DETACHED

General Requirements

Consistent with Utah State and Herriman City codes, residents may apply for a permit to build and manage an “detached accessory dwelling unit” (D-ADU) on their residential property where they own and live in the principal dwelling. However, specified requirements must be met to obtain a D-ADU permit. A complete copy of Herriman City’s zoning regulation for D-ADUs is available online at [Herriman City : Municipal Code](#) (contact Zoning Department at 801-446-5323).

D-ADU Building Permit Application Fees:

- D-ADU Application Review Fee: \$559.00
- Building Permit Fee: Varies (based on square footage of newly constructed or remodeled area). State surcharge of 1% is charged on the permit fee only. No permit fee is required if all work was previously permitted, issued, inspected and approved.

GENERAL REQUIREMENTS

- The applicant must be the owner of the property and *must* live on the lot proposed for a D-ADU (either in the principal dwelling or in the D-ADU).
- D-ADUs may be permitted on all lots or parcels in the R-1-10, R-1-15, R-1-21, R-1-43, R-2-10, R-2-15 Residential Zones and the A-1-10, A-1-21, and A-1-43 Agricultural Zones. Check your zone on the [Herriman Zoning Map](#).
- D-ADUs are only permitted on lots or parcels of .2295 acres or larger. Check your acreage on the [Herriman Zoning Map](#).
- A maximum of one (1) Accessory Dwelling Unit (either internal or external) is permitted per single-family lot or parcel.
- A signed and notarized Affidavit, 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 D-ADU will be required. The City will have the letter of agreement recorded with the property at the Salt Lake County Recorder’s Office.
- A D-ADU’s maximum floor area shall not exceed 1,000 square feet, excluding covered or enclosed square footage reserved for off-street parking. A D-ADU shall not be larger in floor area than the principal single-family dwelling on the same lot.
- Maximum height for a D-ADU is 25 feet.
- Minimum setbacks from property lines are: 10 feet from the rear property line, 8 feet from side property lines. Corner lots must maintain a clear site triangle (see [Herriman City : Municipal Code](#)).
- D-ADUs shall be constructed of materials and colors that complement the principal dwelling.
- D-ADUs with a second floor, attic or loft space that has an exterior unobstructed view into an adjacent private residence or yard requires a minimum windowsill height of 6 feet from the floor. No bedrooms would then be allowed on that side as windows for bedrooms must meet egress.
- All construction must comply with building and fire codes and all other required ordinances at the time of construction (or remodeling), including obtaining this building permit and completing all inspections.
- Converting from a previously built detached structure to a D-ADU requires this permit and building inspections before being approved as a rental unit.
- Any unpermitted work will be subject to the removal of some or all finishes, including but not limited to drywall, insulation, etc. to perform required building inspections.

- The D-ADU address must share the same address number as the primary residence, with the addition of a unit letter “D” (for detached), which shall be recorded with the County Recorder. Both the primary address and unit number shall be affixed to the front of the main dwelling on the side where the access to the D-ADU is located and viewable from the street.
- D-ADUs cannot be rented for less than 30 consecutive days. Short-term rental of a D-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 a D-ADU.
- One (1) nine-foot by eighteen-foot (9’ x 18’) hard-surfaced off-street parking space (in addition to the 4 spaces required for the main dwelling) is required for D-ADUs smaller than 650 square feet. Two (2) additional parking spaces are required for D-ADUs of 650 square feet or larger (tandem parking is allowed). Widening a curb cut requires a separate [Land Disturbance permit](#).
- A business license is required for all rented ADUs (either internal or external).

Permit holders are responsible for constructing the detached accessory dwelling unit per local building codes and the approved zoning review.

PLANS AND DOCUMENTS REQUIRED to be submitted with the application:

1. **Site plan** - show entire property, the principal dwelling, the location and setbacks of the detached structure, the illuminated pathway to it and all parking (see [sample](#)).
2. **Picture of Additional Address** - picture or drawing of front of the principal dwelling and location of additional address with “D” unit letter that will be visible from the street for emergency responders (see [sample](#)).
3. **Construction plans** - provide full set of construction plans and calcs (if required). For conversion of a garage to a D-ADU, provide plans showing all construction needed to bring it to code for a dwelling. Plans may need an engineer’s stamp and engineered calcs if required by the plans examiner.
4. **Energy Efficiency Documents**
5. **Manual J, D & S**
6. **Gas Line Diagram** (if using gas)
7. **Contractor Agreements -or- Owner/Builder Documents:**
 - a. [Contractor Agreements](#) – to be signed by the General Contractor
 - b. [Owner/Builder Certificate](#), [Homeowner Power to Panel Agreement](#) & [Homeowner Grading Agreement](#) – see [Owner/Builder](#) page for more information
8. **D-ADU Affidavit** - signed and notarized. This will be recorded with the County Recorder indicating the existence of a D-ADU.

Applications without each of these documents and all required information filled in will not be processed or approved.