



ACCESSORY DWELLING UNITS - INTERNAL

General Requirements

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 is available online at: [10-29-26: Internal Accessory Dwelling Unit Regulation](#)

Please note that this building permit will also be required for any structural change, remodel, or new construction in your home including a new walkout.

I-ADU Building Permit Application Fees:

- I-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, inspected and approved.

GENERAL REQUIREMENTS

- The **applicant must be the owner** of the property and *must* live in the home proposed for an I-ADU (either in the principal dwelling or in the I-ADU).
- I-ADUs may be permitted in all detached single-family homes 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. They are **not permitted in townhomes**. Check your zone on the [Herriman Zoning Map](#).
- I-ADUs are only permitted on lots or parcels of **.1377 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.
- 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. 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 in the creation of an I-ADU shall not change the single-family characteristics of the home.
- A home with an I-ADU **may not be used as a duplex** with two (2) rental units.
- An I-ADU must be **owner occupied**. 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 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.
- An I-ADU’s **maximum floor area** shall not exceed fifty percent (50%) of the gross floor area of the principal dwelling or 1,000 square feet, whichever is less.
- 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).
- **I-ADUs require a separate entrance** located on the side or rear of the dwelling. The door must meet egress requirements: must be side-hinged, provide clear opening of 32”x78” or more and shall open a minimum of 90 degrees.
- Converting from a previously finished basement to an I-ADU requires this permit and a

building inspection 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 I-ADU address must share the same address number as the primary residence, with the addition of a **unit letter “B”** (for basement/internal), which shall be recorded with the County Recorder. Both the primary address and unit number shall be **affixed to the front of the house** on the side where the access to the I-ADU is located and 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) nine-foot by eighteen-foot (9' x 18') hard-surfaced off-street parking stall is required if there are not already four (4) parking spaces (2 in the garage and 2 in front of the garage). **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 internal 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 parking, location of entrance into the I-ADU, and pathway to it (see sample [I-ADU Site Plan](#)).
2. **Picture of Additional Address** - picture or drawing of front of home and location of additional address with 'B' unit letter that will be visible from the street for emergency responders (see sample [I-ADU Address](#)).
3. **Floor plan of I-ADU** - show layout including bedrooms, bathroom(s), cooking area and entrance (exterior side-hinged door with clear opening of 32"x78" that opens 90 degrees minimum). If construction is being done for the I-ADU, provide all construction plans needed (see [Basement Finishes](#) and/or [Basement Walkouts](#) for details and samples).
4. **I-ADU Affidavit** – this [I ADU Affidavit](#) form needs to be signed and notarized by the owner(s) and will be recorded with the County Recorder indicating the primary dwelling contains an I-ADU and a description of the I-ADU. Notaries are available at City Hall for no charge.

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