


FARMINGTON CITY

INTERNAL-ADU

PROPERTY ELIGIBILITY CHECKLIST

Use this checklist as a guide to get started and confirm eligibility to add an ADU to your property. Applicable City codes and standards can be viewed by scanning this QR Code or clicking the link below.



 [Click here for codes & standards](#)

☐ **ONLY ONE IADU ALLOWED PER SINGLE-FAMILY DWELLING**

☐ **MUST BE ENCLOSED WITHIN OR ATTACHED TO THE PRIMARY DWELLING. REQUIRES SEPARATE, FULL KITCHEN FROM PRIMARY DWELLING UNIT**
 Permanent range, counters, refrigerator, and sink

☐ **MAXIMUM AREA**
 An IADU shall be equal to or subordinate to the floor area of the original single-family dwelling

☐ **REQUIRES SEPARATE, FULL BATHROOM FROM PRIMARY DWELLING UNIT**
 Sink, toilet, and shower/bath

☐ **ONE OFF-STREET PARKING SPACE REQUIRED AND SHOWN ON SUBMITTED SITE PLAN**
 In addition to single-family dwelling parking

☐ **AN IADU MUST BE OCCUPIED EXCLUSIVELY BY ONE FAMILY**

☐ **EITHER THE SINGLE-FAMILY DWELLING OR THE IADU SHALL BE OWNER OCCUPIED**

☐ **IADUS ARE NOT ALLOWED TO BE USED AS SHORT-TERM RENTALS AND REQUIRE OCCUPANCY OF 30 DAYS OR MORE.**

☐ **INTERNAL ADUS MUST MEET ALL APPLICABLE BUILDING CODES***

☐ **ENLARGEMENT OR ADDITIONS TO HOME MUST BE BELOW HEIGHT AND SETBACKS FOR MAIN BUILDING**
 See zoning map
 See zoning regulations

☐ **LOT SIZE**
 The creation of an IADU is prohibited if the lot size containing the primary dwelling is less than six thousand (6,000) square feet in size



[Click here for ADU application](#)

**if space has been previously inspected and approved for residential occupancy, no building permit is required*

**if modifying home to create an ADU shall require building permit*


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DETACHED-ADU

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☐ **MAXIMUM AREA**

A DADU shall be equal to or subordinate to the footprint of the principle single-family dwelling

☐ **LOT COVERAGE**

Regulations for maximum building coverage and rear and side yard coverage shall apply

☐ **LOT SIZE**

The creation of a DADU is prohibited if the lot containing the primary dwelling is less than then thousand (10,000) square feet in size.

☐ **MAXIMUM HEIGHT AND SETBACK**

DADUs shall meet the height, setback, and other standards of the underlying zone for accessory buildings.

Building height requirements vary by area. Residents should confirm requirements with City Planning Department.

Please confirm with the city before submittal / refer to the max set height in the underlying zoning

☐ **PERMANENT STRUCTURE ANCHORED TO A FOUNDATION**
☐ **REQUIRES SEPARATE, FULL KITCHEN FROM PRIMARY DWELLING UNIT**

Permanent range, counters, refrigerator, and sink

☐ **REQUIRES SEPARATE, FULL BATHROOM FROM PRIMARY DWELLING UNIT**

Sink, toilet, and shower/bath

☐ **ONE OFF-STREET PARKING SPACE REQUIRED AND SHOWN ON SUBMITTED SITE PLAN**

In addition to single-family dwelling parking

☐ **DETACHED ADUS MUST MEET ALL BUILDING CODES**
☐ **FIRE RATED WALL AND OPENING ARE REQUIRED ON EITHER THE EXISTING HOUSE WALL OR ON THE ADU WALL IF THE SEPARATION DISTANCE BETWEEN THE TWO STRUCTURES IS LESS THAN 5-FEET**
☐ **ONLY ONE DADU ALLOWED PER SINGLE-FAMILY DWELLING**
☐ **AN DADU MUST BE OCCUPIED EXCLUSIVELY BY ONE FAMILY**
☐ **EITHER THE SINGLE-FAMILY DWELLING OR THE DADU SHALL BE OWNER OCCUPIED**
☐ **DADUS ARE NOT ALLOWED TO BE USED AS SHORT-TERM RENTALS AND REQUIRE OCCUPANCY OF 30 DAYS OR MORE**



[Click here for ADU application](#)

FARMINGTON CITY

SUBORDINATE SINGLE FAMILY DWELLING PROPERTY ELIGIBILITY CHECKLIST

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- ☐ **SINGLE FAMILY DWELLING REQUIRED**
A principle single family dwelling must exist on a lot greater than or equal to 10,000 sq. ft. in area before the City can consider the creation or occupancy of an SSF.
- ☐ **SSF—DADU STANDARDS COMPLIANCE**
A SSF must meet building lot, building placement, building height, parking standards, and other requirements of the underlying zone as if it were a DADU
- ☐ **SUBDIVISION APPROVAL**
The SSF must be located on a lot separate from the lot for the Single-Family Dwelling. Property lines and setbacks for the SSF must follow building code standards.
- ☐ **SEPARATE UTILITIES MANDATORY FOR THE SSF**
- ☐ **PARKING AND ACCESS EASEMENTS MAY BE REQUIRED FOR AN SSF IF NECESSARY**
- ☐ **CERTIFICATE OF OCCUPANCY**
Recordation of a subdivision cannot occur to enable an SSF until the Building Department has issued a certificate of occupancy for the SSF, or unless otherwise approved by the City
- ☐ **OWNER OCCUPANCY**
A SSF must be owner occupied for two (2) years upon initial separation of ownership from the single-family dwelling
- ☐ **ADDITIONAL DWELLING UNITS NOT PERMITTED**
A SSF shall comprise no more than one dwelling unit and cannot have its own DADU or an IADU.
- ☐ **THE SINGLE-FAMILY DWELLING RELATED TO THE SSF** cannot have an DADU, but may have an IADU if the lot size for the SSF is greater than or equal to 2,500 sq. ft. in area and the lot size for the single-family dwelling is greater than or equal to 6,000 sq. ft. in area, and the size of both lots together is greater than or equal to 12,000 sq. ft. in area.
- ☐ **SSFs ARE NOT ALLOWED TO BE USED AS SHORT-TERM RENTALS AND REQUIRE OCCUPANCY OF 30 DAYS OR MORE**