

Farmington City ADU's As a Policy Tool for Homeownership

Presenter: David Petersen, Community Development Director

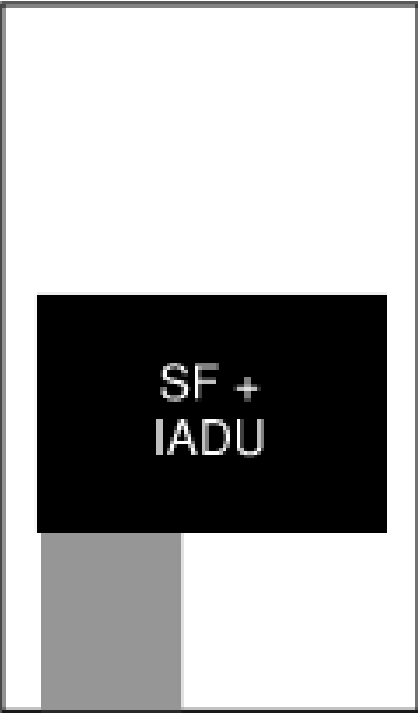
Definition of Words and Terms

- ADU (Accessory Dwelling Unit)
- DADU (Detached Accessory Dwelling Unit)
- IADU (Internal Accessory Dwelling Unit)

Existing ADU Ordinance

Including Recent Slight Modifications

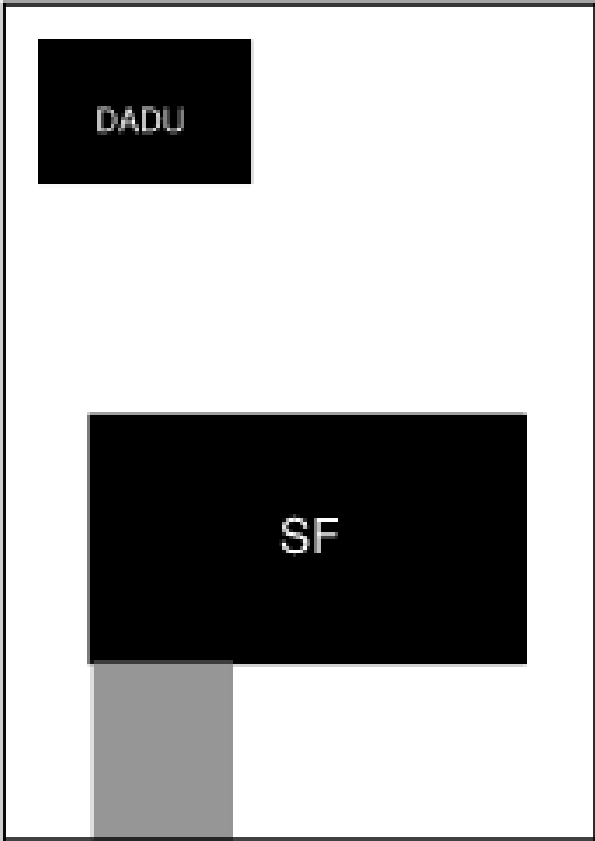
IADU Example



-Owner must live on-site.

- Lot size \geq 6,000 sq. ft.

DADU Example



-Owner must live on-site.

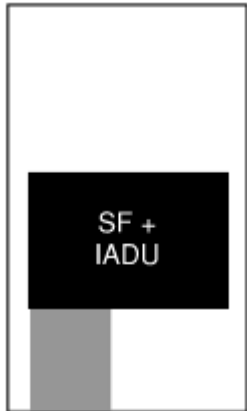
- Lot size \geq 10,000 sq. ft.

*SF = Single-Family Dwelling

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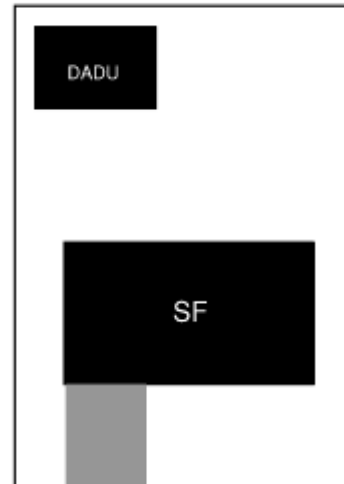
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- DADU Height/Coverage: Must meet underlying zone
- Number: One ADU per single family home
- Parking: One for the ADU and two for the single family home
- Size: A DADU shall be equal to or subordinate to the footprint and an IADU to the floor area of the SF dwelling.
- Foundation: Secured to a permanent concrete foundation
- Occupants: One family.
- Temporary Absentee Ownership.
- Notice of ADU.

Housing Affordability In Farmington City

- For Sale Townhomes = \$500K +
- Freestanding Homes = \$750K +
- New Construction Homes = \$1M+
- Average household income = \$130,000 (Census)
- \$165,000 needed to purchase a home value of \$500K

Is a “For Sale” DADU Possible ?

- January 2024 – Introduction to Planning Commission
- February 2024 – City Council discussion

Timeline

- January 2024 – Introduction to Planning Commission
- February 2024 – City Council discussion
- May 2024 – Working Committee meetings begin
- July 2024 – Planning Commission recommendation
- July 2024 – City Council approval

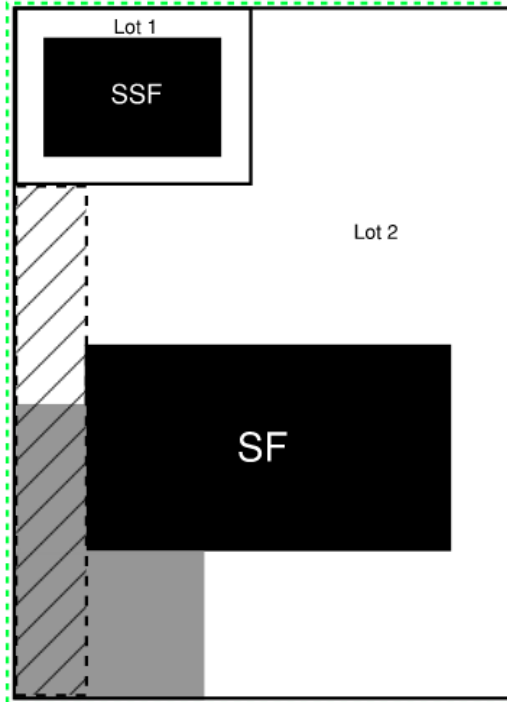
Working Committee Participants

- Planning Commission:
 - Commission Chair
 - Retired attorney
 - Realtor
- City Council:
 - Property Owner
 - PhD Urban Planning and Economics
- Consultants:
 - Lender
 - Appraiser
 - Realtor
 - Loan officer

DADU Ownership Alternatives

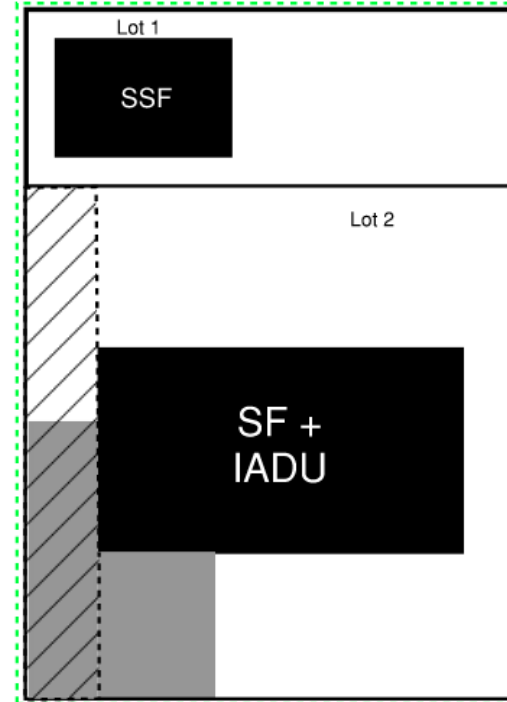
Recently Adopted

DADU Parcel Example 1



- Lot 1: Owner must live on-site the first two years.
- Lot 2: Owner need not live on-site
- DADU parcel $\geq 10,000$ sq. ft.
- Access, Utility, and Parking Easement

DADU Parcel Example 2



- Lot 1: Owner must live on-site the first 2 years
- Lot 2: Owner must live on-site.
- Size
Lot 1: $\geq 2,500$ sq. ft.
Lot 2: $\geq 6,000$ sq. ft.
- DADU parcel $\geq 12,000$ sq. ft.
- Access, Utility, and Parking Easement

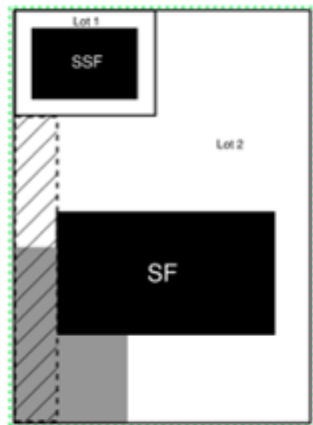
***SF = Single-Family Dwelling**

***SSF = Subordinate Single-Family Dwelling**

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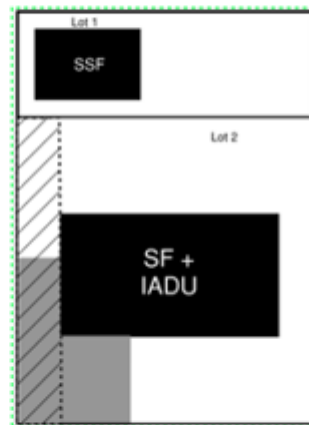
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- DADU Parcel: A defined area of ground which contains only two lots, each with a dwelling, and which, if combined together as one lot, including the structures thereon, meets the building lot, building placement, building height, parking standards, and other requirements of the underlying zone.
- SSF: A Subordinate Single-Family dwelling (SSF) is a DADU held in separate ownership from owner of the single-family dwelling, which ownership includes land separate from the DADU.
- Separate Utilities Required for the SSF
- Certificate of Occupancy: A property owner, or the City, shall not record a subdivision to enable an SSF until the City has issued a certificate of occupancy for the SSF.

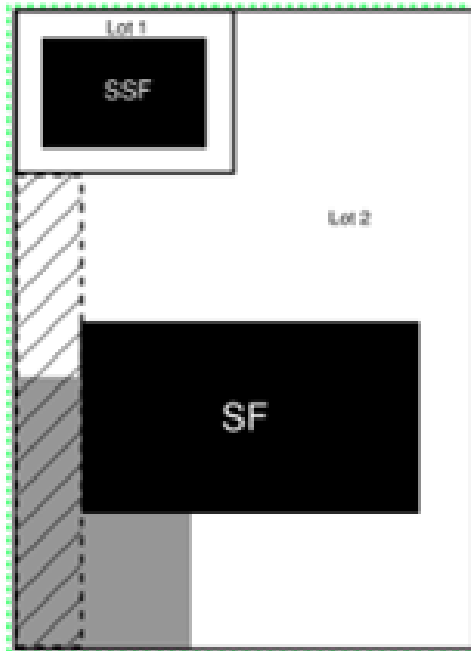
Detached Ownership Options

- ~~Land lease, but ownership of building~~
- ~~“Condo”~~
- Ownership of building and land

DADU Ownership Alternatives

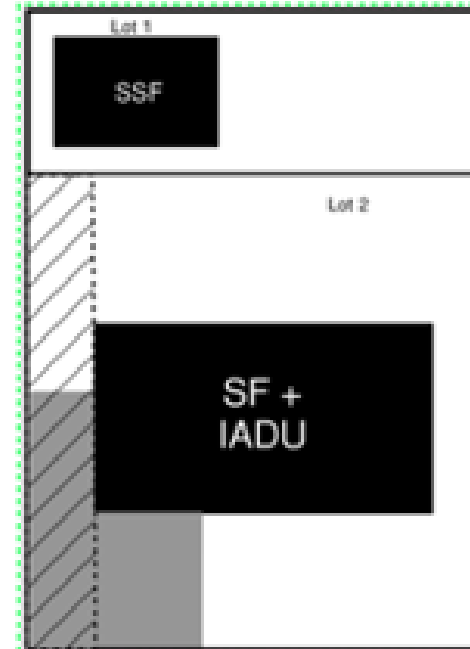
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DADU Parcel Example 2



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DADU Examples



679 S

08-326-0005

697 S

08-326-0006

18-082-0025

1100 WEST

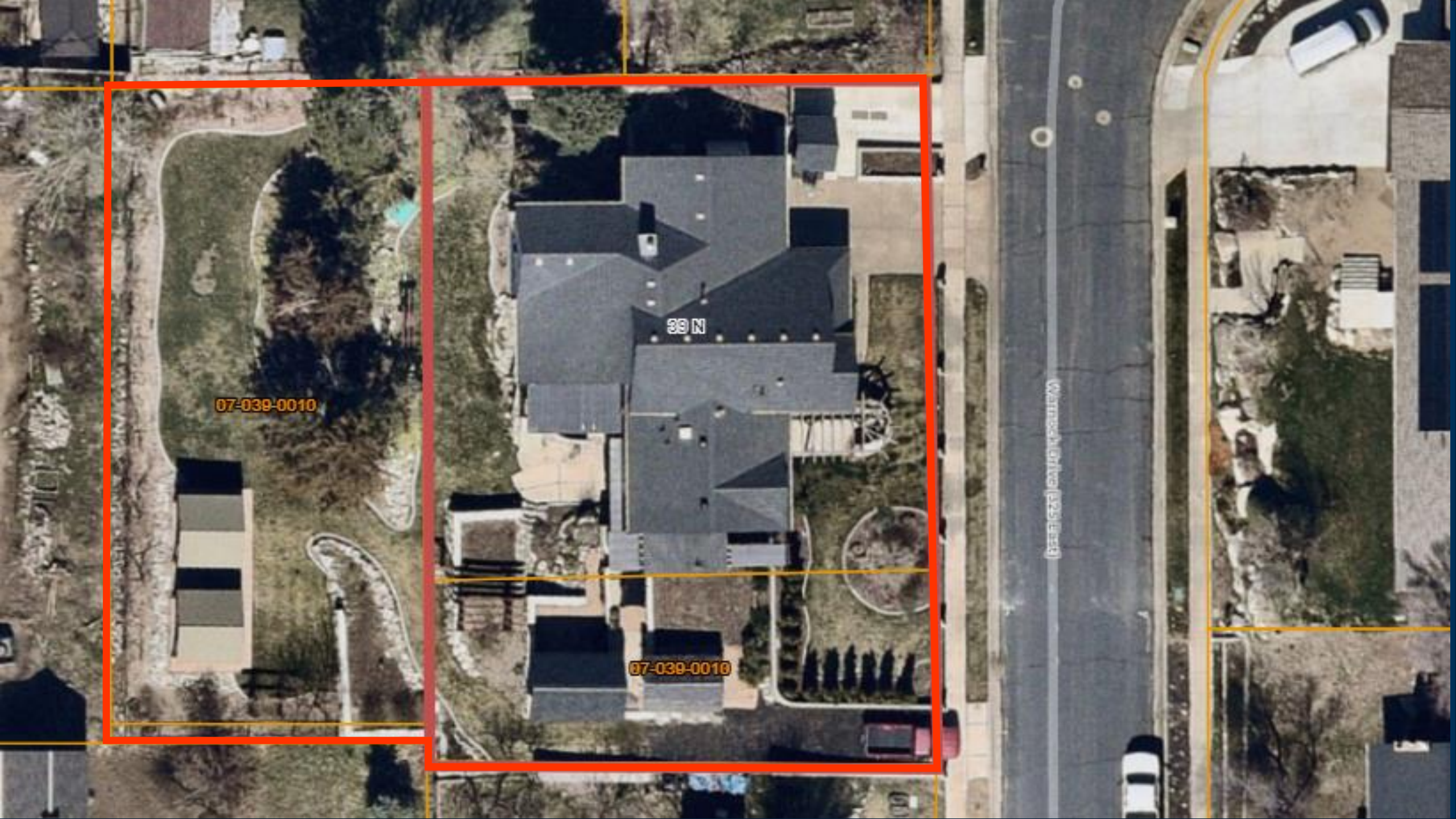
Deer Clover Street (700 South)

1100 WEST

700 South

Rae Drive

City of Aurora Planning Department



07-039-0010

39 N

07-039-0010

(Watered) (Grass) (Paved)



162 W

07-218-0307

148 W

161 W

07-218-0305

159 W

07-218-0318

07-013-0058

1269 N

07-166-0129

1243 N

07-166-0130

1242 N

64 W

07-192-0212

07-218-0306

07-166-0127

1201 N

1228 N

70 W

46 W

07-192-0227

6 W

07-192-0228

07-166-0010



45 S

47 S

08-089-0005

300 West

Clark Circle (50 South)

300 West

59 S

08-089-0004

66 S

08-089-0006

Option 1

Option 5

Option 2

Option 3

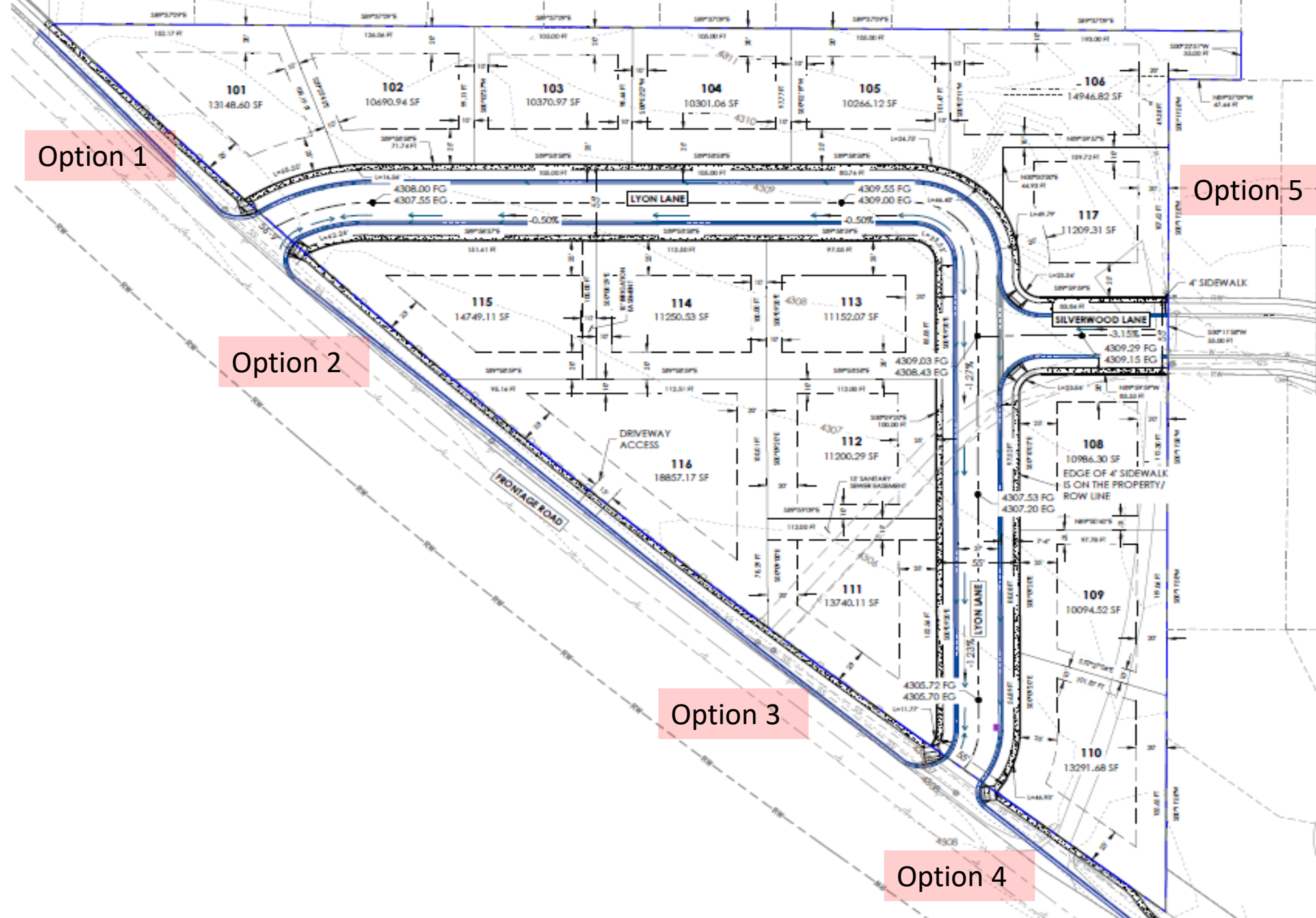
Option 4

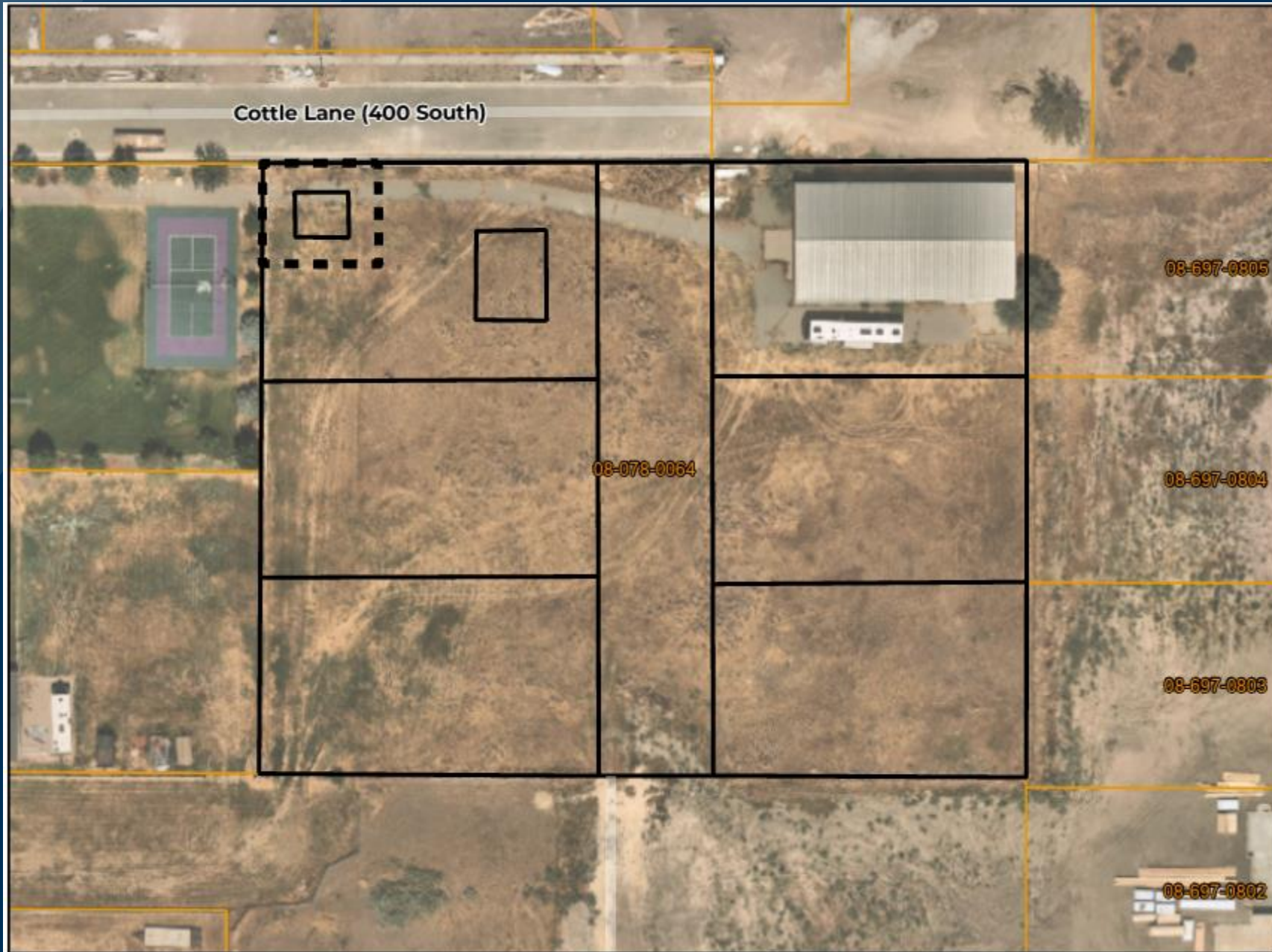


0 40' 80' 1" = 40'

SITE PLAN LEGEND

EXISTING	PROPOSED

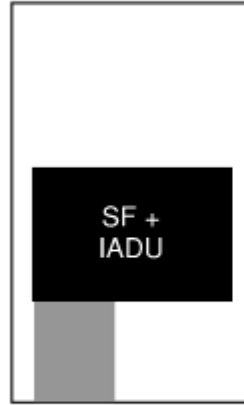




Background – Why For Sale DADUs ?

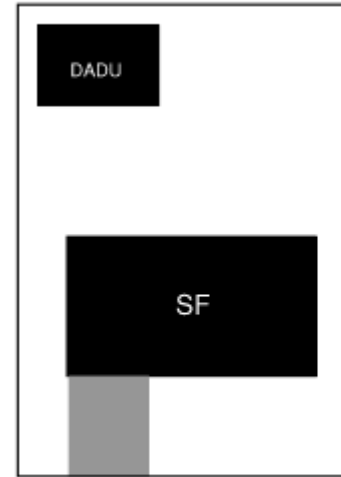
- Renting is not affordable eliminating the ability to save for a down payment
- Renting does not enable the creation of equity
- Developers build similar homes and then tend to sell to homogeneous buyers causing neighborhoods to age and die
- Families are getting smaller; single person and single parent households are more frequent
- Housing not affordable in Farmington
- “Drive to own” is getting more difficult with traffic congestion
- Children are being forced to move-away

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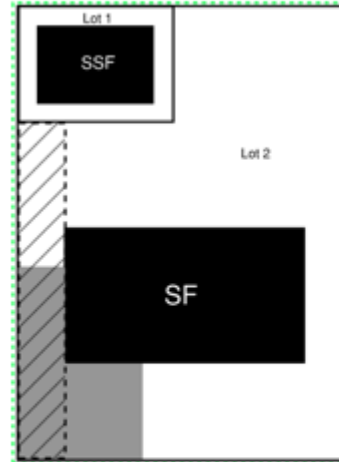
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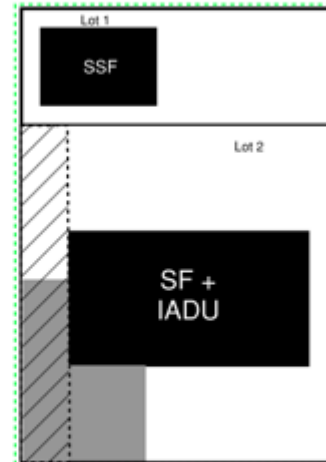
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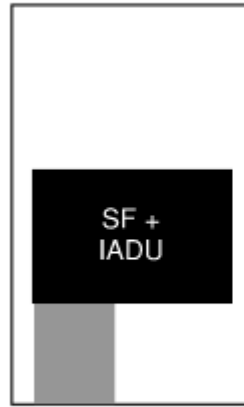
Benefits of DADU Ownership

- Housing affordability
- Demographic diversity
- Age in-place
- Reduce fear of overbuilding for neighborhood with ADU's
- Downsize in familiar neighborhood
- Discourages “flippers” by requiring 3-year ownership
- Eliminates large lot non-maintenance

Downside of DADU Ownership

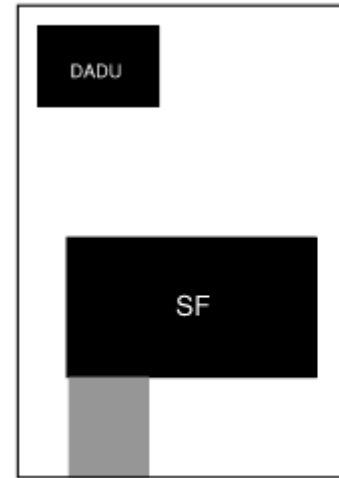
- Architectural compatibility with neighborhood
- Neighbor impact
- Parking
- “Pick your neighbors”

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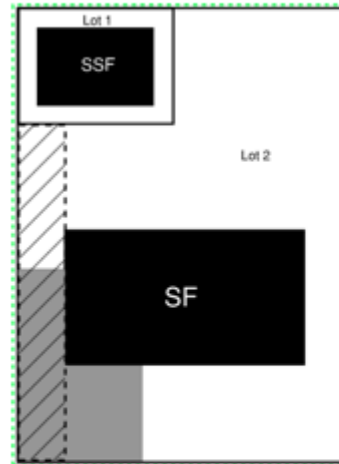
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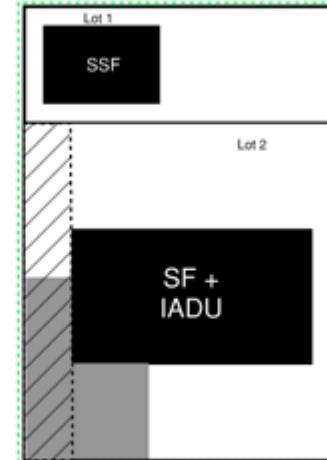
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Benefits of a DADU Rental

- Income source
- 1:1 ratio of owner to tenant
- No absentee landlord
- On-site maintenance arrangement



Wrenner Road (125 West)

193 West

Brahma Road

Impassible Court (135 West)

Impassible Court (135 West)

Farm Road (160 North)

Farm Road (160 North)

Castfork Circle

Brahma Road (140 West)

Impassible Court (135 West)

Longhorn Drive (140 North)

Longhorn Drive (140 North)

Longhorn Drive (140 North)

Clark Lane (100 North)

Clark Lane (100 North)

Park Lane (Highway 22)

190 West

Impassible Court (1500 West)

Triple Crown Court

Secretariat Way (1420 West)

Udmont Drive (1515 West)

Homestead Circle

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024 -

AN ORDINANCE AMENDING SECTIONS 11-2-020, 11-28-200, 11-10-040, 11-11-060, 11-11-070, 11-13-050, 11-13-060, 11-17-050, and 11-32-060 OF THE ZONING ORDINANCE RELATED TO ADUs. (ZT-8-24)

WHEREAS, the Planning Commission held public hearings in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Sections 11-2-020, 11-28-200, 11-10-040, 11-11-060, 11-11-070, 11-13-050, 11-13-060, 11-17-050, and 11-32-060 of the Farmington City Zoning Ordinance are amended or enacted in their entirety as set forth in Exhibit "A" attached hereto and by the reference made a part hereof.

Section 2. Sunset. This ordinance shall sunset and code language shall revert to its pre-amendment text on July 16, 2027, unless extended by resolution by the City Council. This section shall not be applied to deny land use applications filed before the date of reversion.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 16th day of July, 2024.

FARMINGTON CITY

ATTEST:

Brett Anderson, Mayor

DeAnn Carlile, City Recorder

Questions or Comments?

9/16/2024

Thank You