

Farmington City ADU's As a Policy Tool for Homeownership

ULCT Conference, September 5, 2024

Presenter: David Petersen, Community Development Director

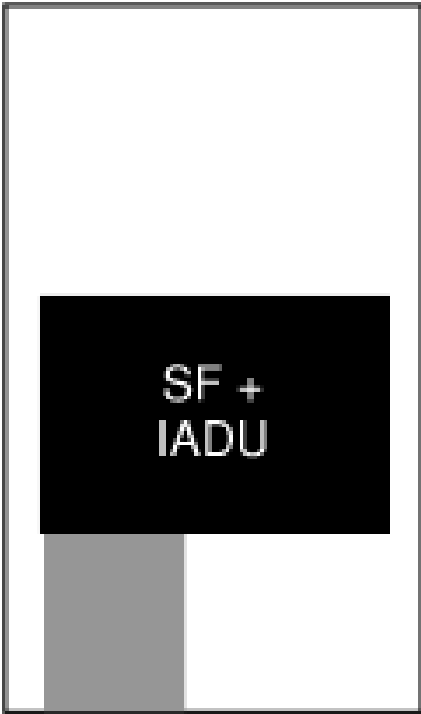
Definition of Words and Terms

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

Existing ADU Ordinance

Including Recent Slight Modifications

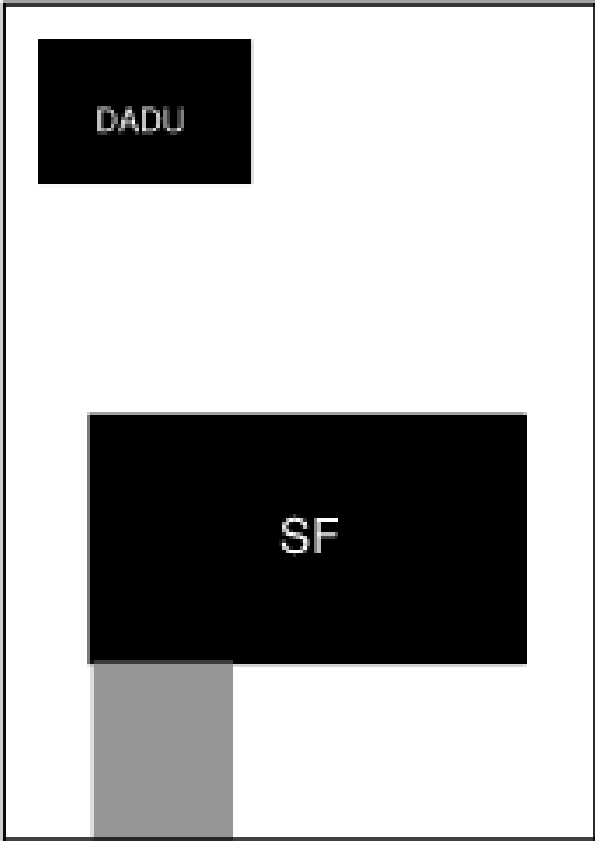
IADU Example



-Owner must live on-site.

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

DADU Example



-Owner must live on-site.

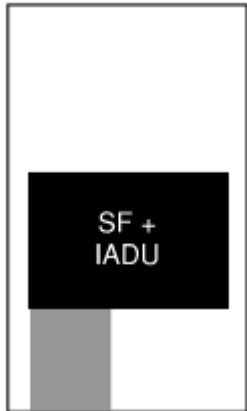
- Lot size \geq 10,000 sq. ft.

*SF = Single-Family Dwelling

Existing ADU Ordinance

Including Recent Slight Modifications

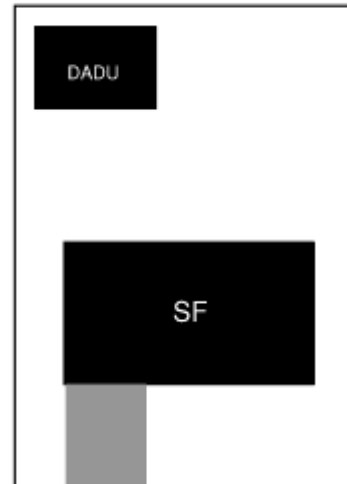
IADU Example



-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

- 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

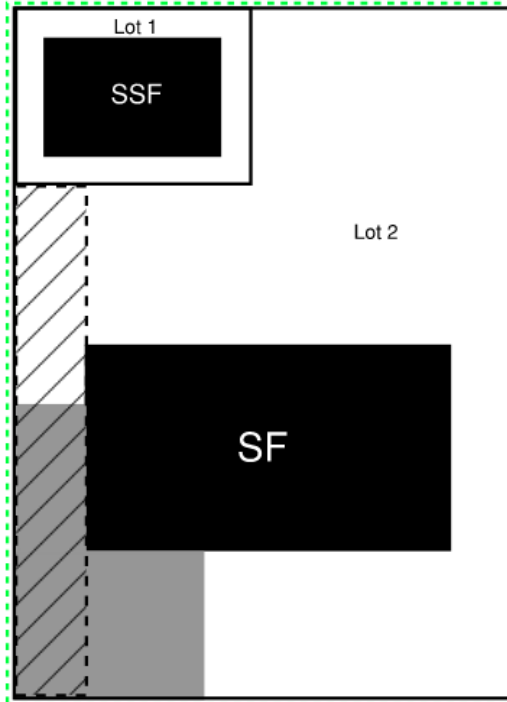
Working Committee Participants

- 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

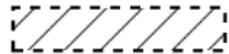


- Lot 1: Owner must live on-site the first two years.

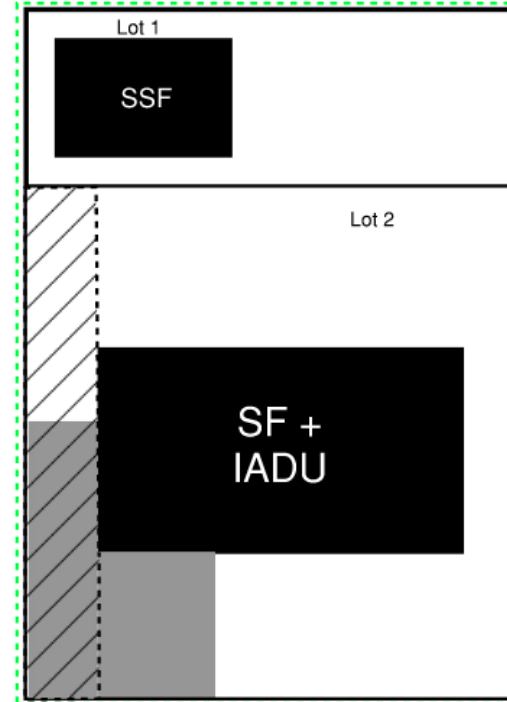
- Lot 2: Owner need not live on-site

- DADU parcel
≥ 10,000 sq. ft.

- Access, Utility, and Parking Easement



DADU Parcel Example 2



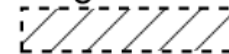
- Lot 1: Owner must live on-site the first 2 years

- Lot 2: Owner must live on-site.

- Size
Lot 1: ≥ 2,500 sq. ft.
Lot 2: ≥ 6,000 sq. ft.

- DADU parcel
≥ 12,000 sq. ft.

- Access, Utility, and Parking Easement



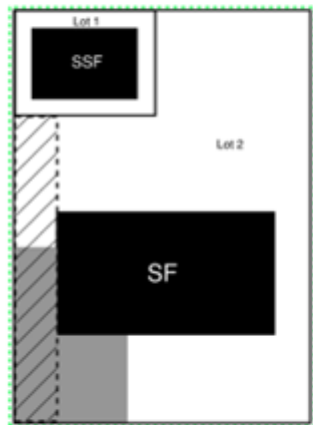
***SF = Single-Family Dwelling**

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

DADU Ownership Alternatives

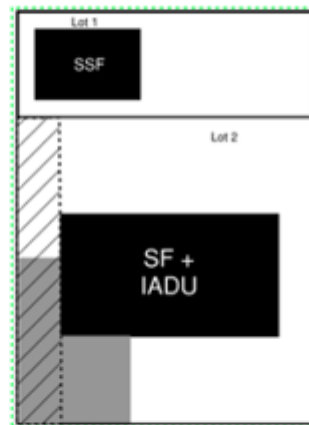
Recently Adopted

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

- 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.

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

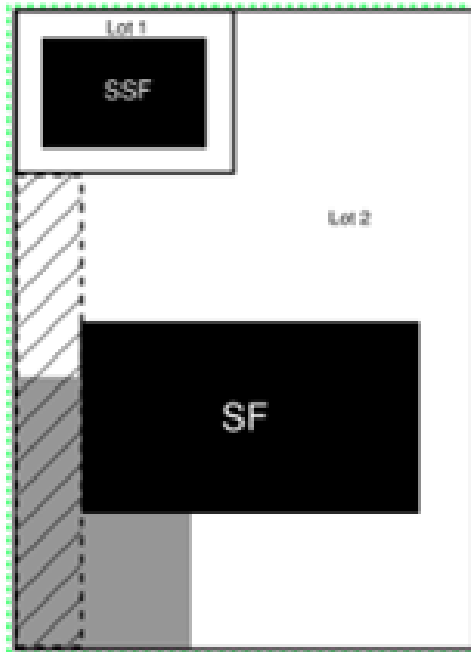
Detached Ownership Options

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

DADU Ownership Alternatives

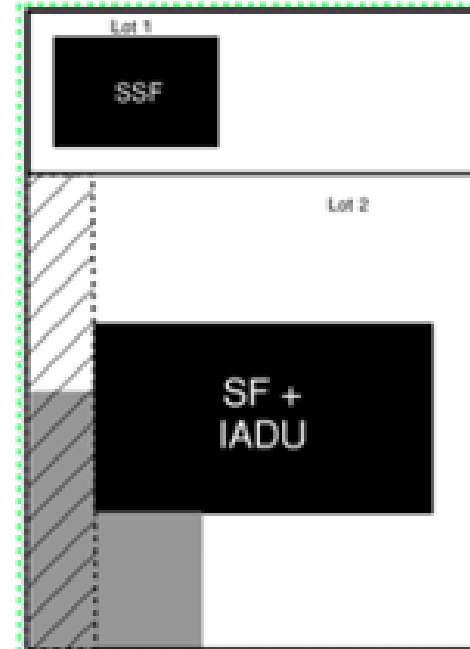
Recently Adopted

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

DADU Examples



679 S

08-326-0005

697 S

08-326-0006

18-062-0025

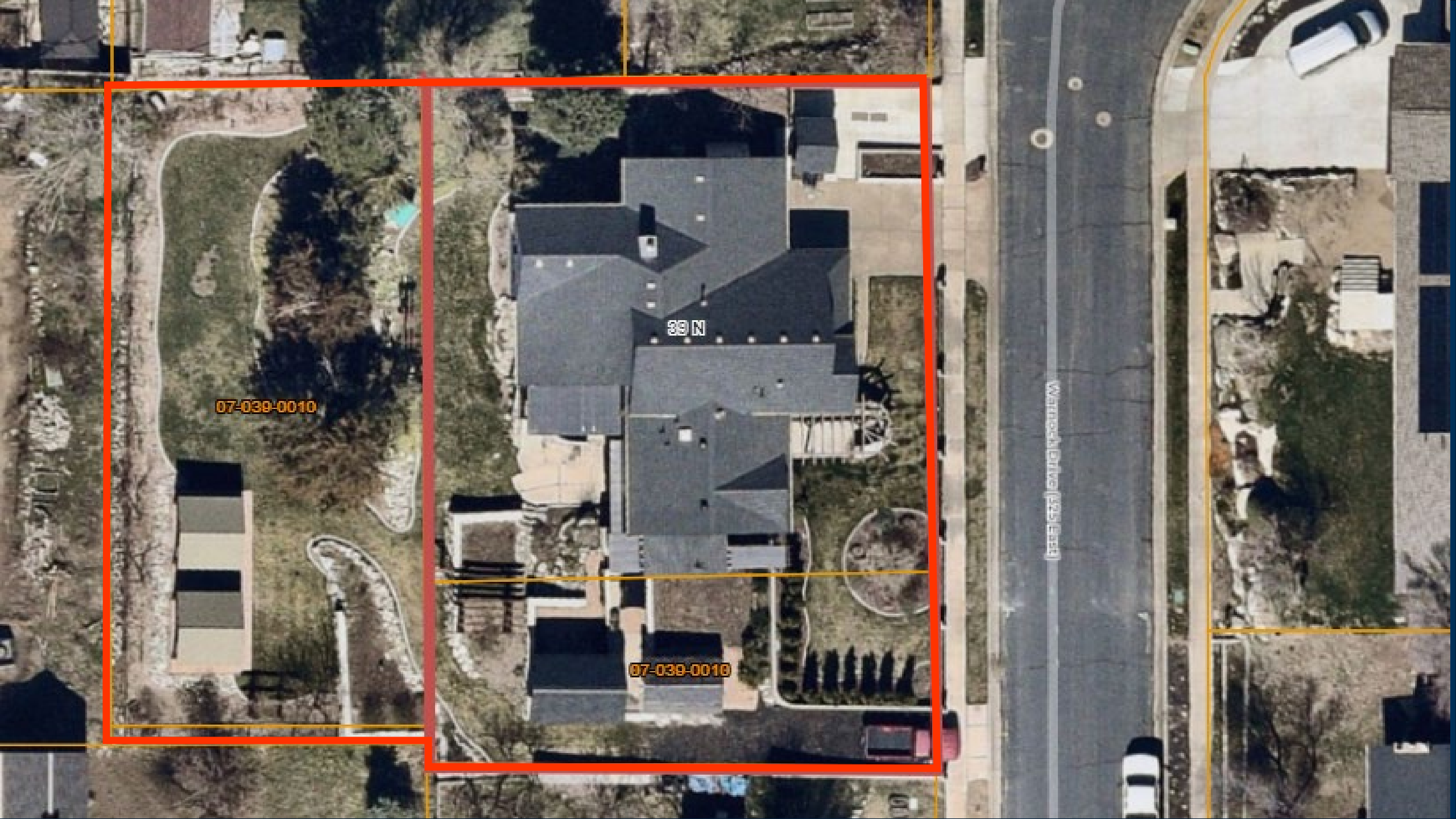
Door Clover Street (700 South)

700 South

Rac Drive

32200 0011 0007 0015

08-024-0011



07-039-0010

0018

07-039-0018

Wintwood Drive (199 Feet)



162 W

07-218-0307

148 W

153 W

07-218-0318

07-013-0056

161 W

07-218-0305

1269 N

07-188-0129

1243 N

07-188-0130

1242 N

84 W

07-182-0212

07-218-0306

07-188-0127

1201 N

1228 N

70 W

48 W

07-192-0227

8 W

07-192-0226

07-188-0018



45 S

47 S

08-089-0005

300 West

Clark Circle (50 South)

300 West

59 S

08-089-0004

08-089-0006

65 S

Option 1

Option 2

Option 3

Option 4

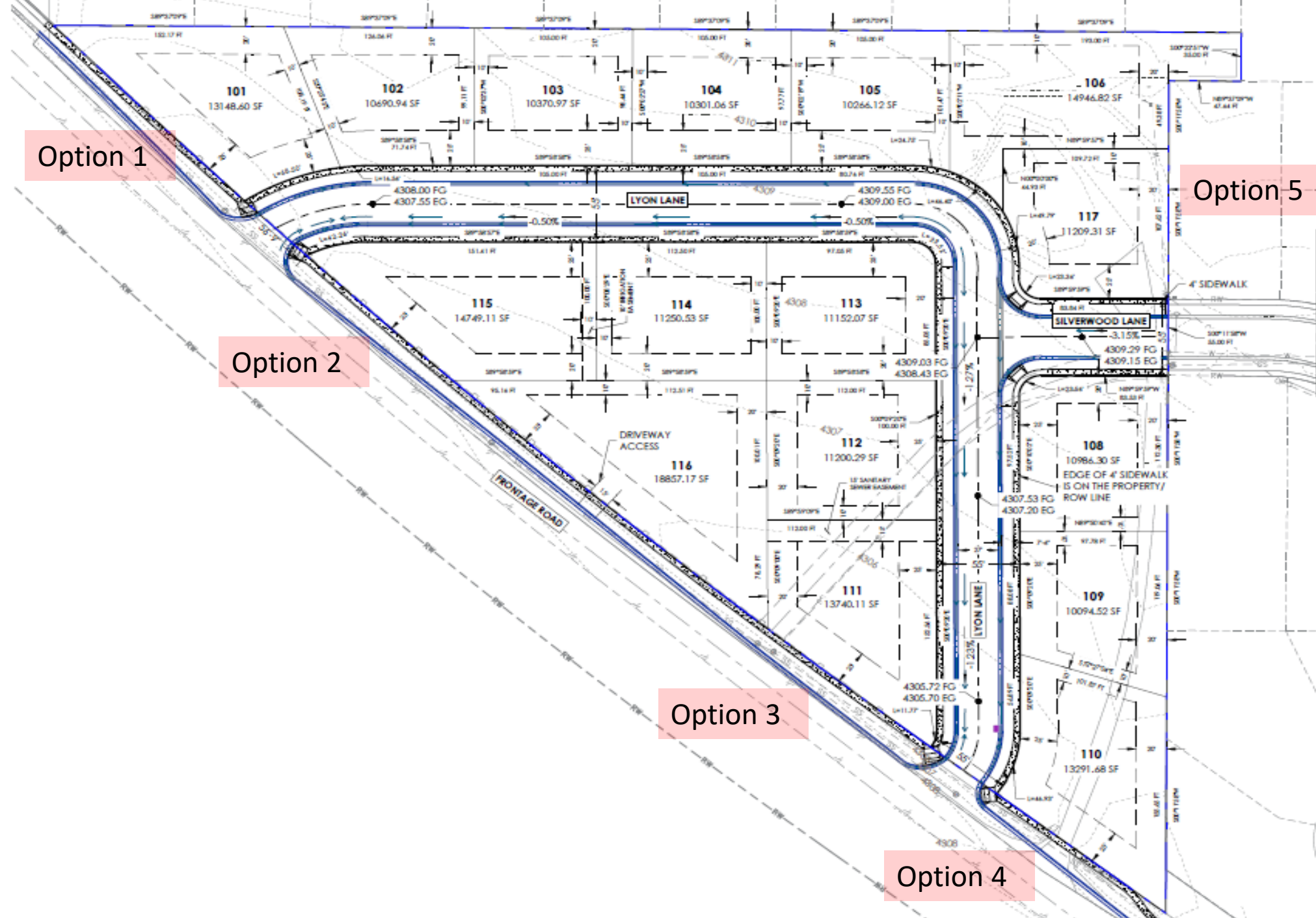
Option 5

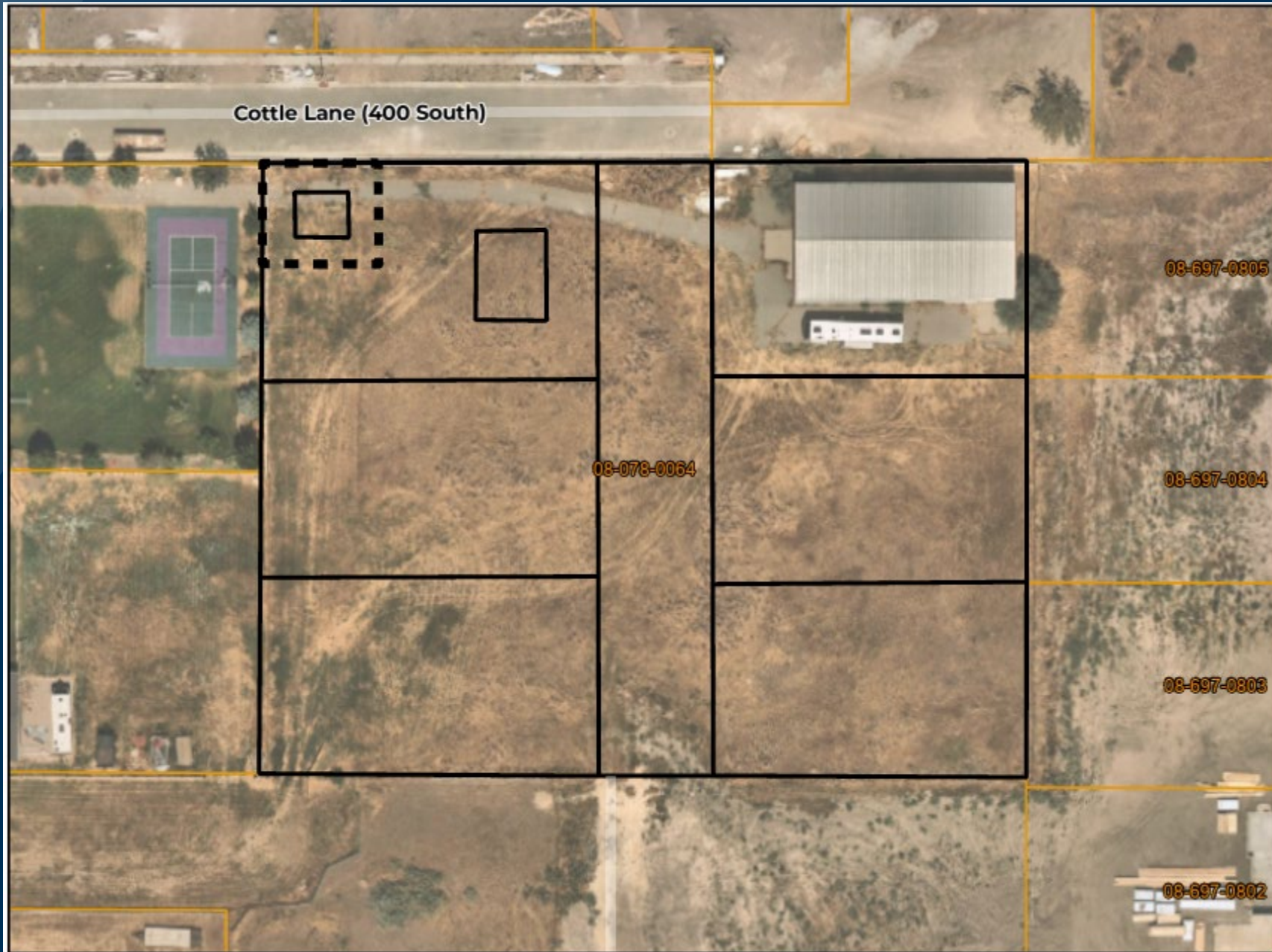


0 40' 80'
1" = 40'

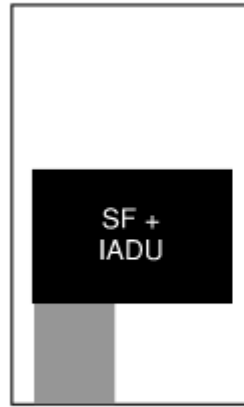
SITE PLAN LEGEND

| EXISTING | PROPOSED |
|----------|----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



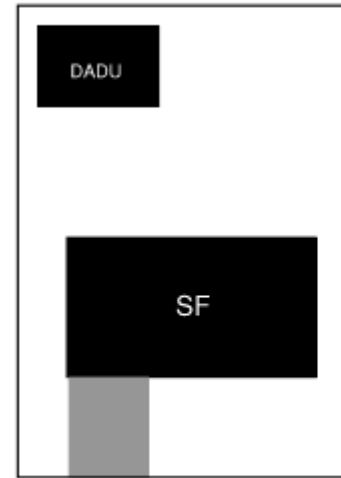


IADU Example



- Owner must live on-site.
- Lot size \geq 6,000 sq. ft.

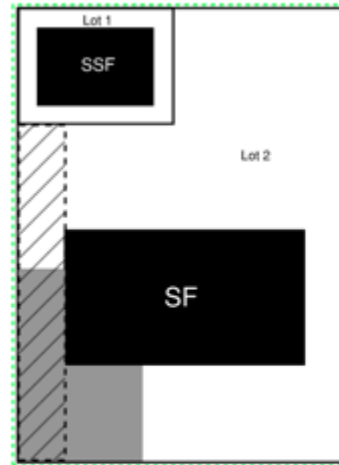
DADU Example



- Owner must live on-site.
- Lot size \geq 10,000 sq. ft.

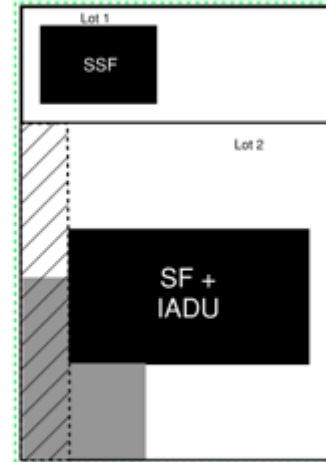
*SF = Single-Family Dwelling

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

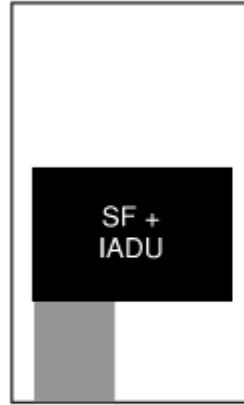
Benefits of DADU Ownership

- 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

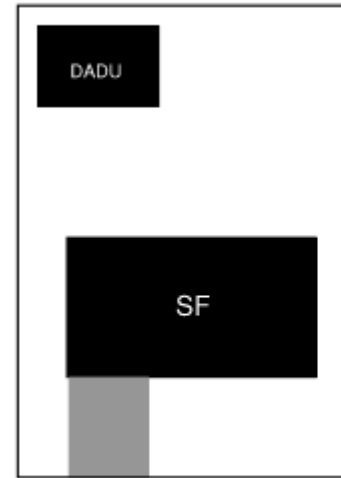
- Architectural compatibility with neighborhood
- Neighbor impact
- Parking
- “Pick your neighbors”

IADU Example



- Owner must live on-site.
- Lot size \geq 6,000 sq. ft.

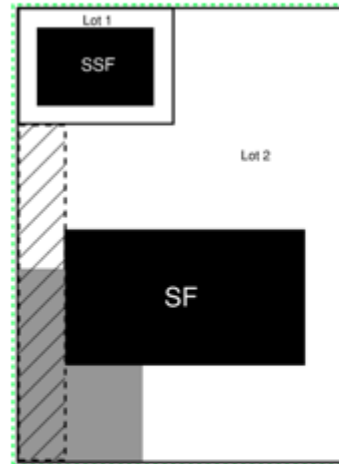
DADU Example



- Owner must live on-site.
- Lot size \geq 10,000 sq. ft.

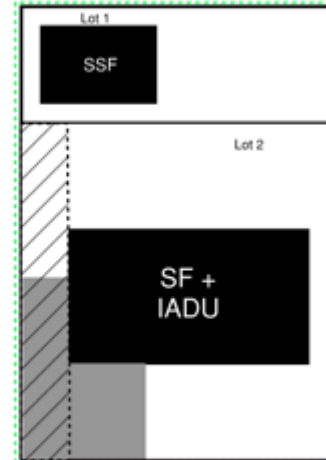
*SF = Single-Family Dwelling

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

Benefits of a DADU Rental

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



W Longhorn Road (160)

1525 West

Brahma Road

1535 West (1515 West)

Farm Road (175 North)

Farm Road (160 North)

1545 West

Eastfork Circle

Longhorn Drive (140 North)

Longhorn Drive (140 North)

Longhorn Drive (140 North)

Brahma Road (1430 West)

Eastfork Circle

Clark Lane (100 North)

Clark Lane (100 North)

1555 West

1565 West

Triple Crown Court

Secretariat Way (1420 West)

Homestead Circle

Park Lane (Highway 22)

Belmont Drive (1515 West)

1565 West

1575 West

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?

Thank You