



APPLICATION FOR ACCESSORY DWELLING UNITS
(Section 26.030 Lehi City Development Code)

For Office Use Only

Application Date: _____ Receipt #: _____ Planner: _____

Application Fee: \$25

Impact Fee Before September 12, 2019: \$1,500 Impact Fee After September 12, 2019: \$4,528

Name of Applicant or Authorized Agent(s): _____
Address: _____ City: _____ State: _____ Zip: _____
Parcel ID #: _____ Subdivision: _____
Phone #: _____ Email: _____

APPLICATION SUBMITTAL PROCEDURES

- (1) _____ The applicant shall contact a member of the Planning Staff before submitting application.
- (2) _____ The applicant shall submit **One 8.5x11 inch** copy of the proposed Accessory Dwelling Unit plans, including:
 - (a) _____ Interior floor plan, including total square footage and number of bedrooms
 - (b) _____ Site plan, showing location of ADU entrance and number and location of parking stalls
 - (c) _____ Exterior renderings of the home showing entrance to the ADU and the lighted, hard-surface walkway to the entrance of the ADU
- (3) _____ Once the application is determined complete by the Staff, the applicant shall submit:
 - (a) _____ Application fee.
 - (b) _____ This completed application form including the notarized Declaration of Owner Occupancy.
 - (c) _____ Copy of interior floor plans and exterior site plan/renderings.
 - (d) _____ A copy of a building permit. Prior to recording the Declaration of Owner Occupancy, the applicant shall provide a final inspection report or Certificate of Occupancy.
 - (e) _____ Payment of Impact fee.

REQUIREMENTS FOR APPROVAL

General Requirements:

All ADUs must comply with the following requirements of the Lehi City Development Code.

Please initial to indicate compliance:

- (1) _____ Owner Occupancy. The dwelling must be owner occupied.
- (2) _____ Appearance. The ADU shall not alter the appearance of the structure as a single-family residence.
- (3) _____ Parking. Off-street parking shall be provided at a rate of two stalls per unit, or one stall per bedroom, whichever is greater.
- (4) _____ Zoning. ADUs shall be allowed only in traditionally zoned single-family residential dwellings, and shall not be allowed in any PRDs, PUD, Planned Communities or Resort Communities.
- (5) _____ Size. The floor space of an ADU shall comprise no more than 49% of the living area of the primary dwelling.
- (6) _____ Lot Size. The lot shall be a minimum 8,000 square feet in size. When viewing the Utah County Parcel Map, the lot size listed on the plat map will stand. Lots listed as 0.18-acres should consult the plat map in case of

rounding errors.

- (7) _____ Frontage. The lot shall have a minimum of 80 feet of frontage on a public street. Measurement of corner lots shall take place at the 20-foot setback and shall have a minimum of 80 feet of frontage on a public street. Exceptions shall be made for cul-de-sac lots located along the arc of a cul-de-sac bulb which shall require a minimum of 60 feet of frontage on a public street and flag lots which shall require a minimum of 20 feet of frontage on a public street.
- (8) _____ Building Division Approval. All ADUs shall be required to obtain a building permit from the Building Division prior to construction, and shall conform to all applicable standards in the City's adopted building codes.
- (9) _____ Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property. Please note that any City approval of an accessory dwelling does not supersede CC&R's.

APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Accessory Dwelling Units. I also understand that if I do not comply with all of these rules, my permit may be revoked.

I agree to allow the Lehi City Zoning Administrator or representative to inspect my premises as necessary to see that my property complies with the above stated requirements.

Applicant Signature

Date

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Approved _____

Date: _____

Disapproved _____

Staff: _____



ACCESSORY DWELLING UNIT

Declaration of Owner Occupancy

I/We, _____

Am/are the owner(s) of the single-family residence located at _____

Property tax id # _____ Impact Fee Paid \$ _____ Date Paid _____

Legal Description: _____

Please initial to indicate compliance:

_____ I/We understand that in order to maintain an ADU in Lehi City, the property must be owner occupied.

_____ I/We own this property, and it is my/our legal residence.

_____ For as long as the accessory apartment exists as a rental unit, I/we will occupy a dwelling unit at this address, as per Chapter 26.030 of the Lehi City Development Code.

_____ I/We understand that providing false guarantee or failure to maintain owner occupancy shall result in code enforcement actions against the property and revocation of permits.

_____ I/We agree that this document will be recorded as a deed restriction with the Utah County Recorder's Office.

I/We certify under penalty of perjury that the foregoing is true and correct:

Owner(s):

Signature

Signature

Printed name

Printed name

Date

Date

State of Utah
County of Utah

Subscribed and sworn before me this _____ day of _____, 20____ by _____.

Notary Public

My commission expires _____