



ACCESSORY DWELLING UNITS

FREQUENTLY ASKED QUESTIONS

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU), also sometimes called a Mother-in-Law apartment, is a separate housekeeping unit located within an existing single-family dwelling that contains all of the following:

1. A separate entrance;
2. A physical separation from the primary dwelling; and
3. Cooking, eating, sanitation, and sleeping facilities that are separate from the primary dwelling.

Are ADUs permitted in Lehi City?

Yes, ADUs may be permitted in owner-occupied, single-family homes on lots that are a minimum 8,000 square feet and a minimum of 80 feet wide. Only one ADU is allowed per qualifying parcel. ADUs are not allowed in PUDs, PRDs, Resort Communities, or Planned Communities, or on properties with townhomes, duplexes, or other types of multi-family housing.

Exceptions are allowed for street frontages on flag lots and cul-de-sacs. A cul-de-sac requires a minimum lot width of 60 feet and a flag lot requires 20 feet.

Please check with the Planning Division to verify zoning at 385-201-1030.

How large can an ADU be?

An ADU is secondary in size to the primary home. It cannot exceed 49% of the primary dwelling.

Do I need to provide additional parking for an ADU?

Yes. Parking off the street is required for an ADU at the rate of either two stalls per unit or one stall per bedroom, whichever is greater.

What are the costs associated with obtaining approval for an ADU?

There are two costs associated with obtaining approval for an ADU:

1. A \$25 application fee is required.
2. A one time impact fee of \$4,528 is required for increased demand on the City's infrastructure.

Is the ADU still legal if I sell my home?

Yes, however a new Declaration of Owner Occupancy is required when ownership of the primary dwelling changes.

Do I need a building permit to create an ADU?

Yes, a building permit is required. Please contact the Building Division at 385-201-1035 for Building Permit questions.

Can ADUs be used for short-term rentals?

No, ADUs are not to be occupied as short-term rentals (terms less than 30 days).

Is the homeowner required to live in the dwelling?

Yes, the homeowner must live in the home as long as the ADU is occupied. A recordation of the Declaration of Owner Occupancy is required.

Does it matter if the inhabitants of the ADU are related to the homeowner?

No, creating an ADU is a structural issue, dealing with alterations to a home. The relationship of the occupants of the ADU to the homeowner does not change the requirements of approval.