



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 or in a separate building such as above a garage. An ADU 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.

INTERNAL ACCESSORY DWELLING UNITS

An internal accessory dwelling unit can be located in the basement, above an attached garage, or to the side of the primary dwelling.

Are internal ADUs permitted in Lehi City?

Yes, ADUs may be permitted in owner-occupied, single-family homes on lots that are a minimum 6,000 square feet. Only one ADU is allowed per qualifying parcel. ADUs are not allowed in Resort Communities, Planned Communities, or on properties with townhomes, duplexes, or other types of multi-family housing.

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

How large can an internal ADU be?

There is no size restriction for an internal ADU.

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

Only one fee applies to internal ADUs:

1. A \$25 application fee is required.
2. There are no impact fees for an internal ADU

DETACHED ACCESSORY DWELLING UNITS

What are the requirements for a detached ADU?

Must have at least a 22,000 square foot lot (just over half an acre). All the utilities must connect to the primary dwelling, and an all-weather access road must be provided to the accessory building.

Can I convert an existing structure into a detached ADU?

Yes, if it was built before 2021. The dwelling portion must be at least 300 square feet. And it must be located, at a minimum, 5 feet from all property lines.

Can I build a new building as a detached ADU?

Yes. It must meet the rear and side yard setbacks of the zone and the height of the building cannot exceed 35 feet. The dwelling portion of the building must be at least 300 square feet and include an attached one car garage.

What are the costs associated with obtaining approval for a detached ADU?

There are two costs associated with obtaining approval for a detached ADU:

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

ALL ACCESORRY DWELLING UNITS

Do I need to provide additional parking for an ADU?

Yes. Each ADU must provide at least one off-street parking space.

Is the ADU still legal if I sell my home?

Yes, once the new owner signs and records a new Declaration of Owner Occupancy. Contact the Planning Division to obtain the Declaration form at 385-201-1030. The Planning Division will record the document with Utah County Recorder's Office.

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 allowed to be occupied as short-term rentals (terms less than 30 days). Short term rentals require a separate application. Both the short-term rental and ADU applications can be approved for the same home but not operated at the same time.

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.

Do the inhabitants of the ADU need to be related to the homeowner?

No, creating an ADU is a structural issue, dealing with alterations to a home.

Can I have an internal and detached ADU?

Each lot can only have one ADU.

View the City Ordinance allowing ADUs (updated September 14, 2021)

<https://www.lehi-ut.gov/wp-content/uploads/2013/09/Chapter-26-Accessory-Uses.pdf>

View House Bill 82 on Accessory Dwelling Units (adopted 2021)

<https://le.utah.gov/~2021/bills/static/HB0082.html>