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 housing 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 but must be physically attached to the existing home in such a way that it could function as one unit.

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. ADUs are not allowed in townhomes, duplexes, or other types of multi-family housing. Only one ADU is allowed per qualifying parcel.

Please check with the Planning Division to verify zoning.

How large can an internal ADU be?

There is no size restriction for an internal ADU.

DETACHED ACCESSORY DWELLING UNITS

What are the requirements for a detached ADU?

Must have at least an 11,000 square foot lot. All utilities must connect to the primary dwelling, it must be on a permanent foundation, 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 and 6 feet from the primary home. If it is built within the required setback for the zone there can be no windows on the side(s) of the structure within the required setback.

Can I build a new building as a detached ADU?

Yes. If the structure is one-story (maximum of 20 feet) it can be within 10-feet of the side or rear yard. If it is two-stories or over 20 feet tall it must meet the setbacks for the zone.

ALL ACCESSORY DWELLING UNITS

Do I need to provide additional parking for an ADU?

Yes an internal ADU requires one off street parking spot. Detached ADUs require 2 off street parking if the dwelling is over 650 square feet.

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 detatched ADUs.

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. 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?

Every lot can only have one ADU.

View the City Ordinance allowing ADUs (updated July 15, 2026)
https://www.lehi-ut.gov/wp-content/uploads/2013/09/Chapter-26-Accessory-Uses.pdf

View latest State Legislation on ADUs
https://le.utah.gov/xcode/Title10/Chapter9a/C10-9a-S530_2023050320230503.pdf