



APPLICATION FOR INTERNAL ACCESSORY DWELLING UNITS

(Section 26.030 Lehi City Development Code)

Fee: \$25

Name of Applicant or Authorized Agent(s): _____

Address: _____ City: _____ State: _____ Zip: _____

Parcel ID #: _____ Subdivision: _____

Phone #: _____ Email: _____

APPLICATION SUBMITTAL PROCEDURES

- (1) _____ Contact a member of the Planning Staff before submitting plans electronically with any questions.
- (2) _____ Submit electronically or a hard copy the proposed Accessory Dwelling Unit plans, including:
 - (a) _____ This application filled out and signed.
 - (b) _____ Interior floor plan.
 - (c) _____ Site plan, showing location of ADU entrance and number and location of parking stalls (can be done on an aerial image)
 - (d) _____ Exterior renderings or photo 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:
 - (a) _____ Pay the application fee.
 - (b) _____ Submit the notarized Declaration of Owner Occupancy.
 - (c) _____ If new construction or remodel work provide a final inspection report or Certificate of Occupancy.

Review will take place by Staff and will take 5 business days or less if the application is complete and requirements are met.

REQUIREMENTS FOR APPROVAL

General Requirements:

All ADUs must comply with the following requirements of the Lehi City Development Code (see Section 26.030).

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. One off-street parking stall (minimum 9x20 feet in size). The parking stall shall be separate and not in tandem with the required parking for the primary dwelling.
- (4) _____ Lighting. A lighted walkway must connect from the parking area to the entrance of the ADU.
- (5) _____ Zoning. ADUs shall be allowed only in traditionally zoned single-family residential dwellings.
- (6) _____ Lot Size. The lot shall be a minimum 6,000 square feet in size.
- (7) _____ 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.

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



INTERNAL ACCESSORY DWELLING UNIT

Declaration of Owner Occupancy

I/We, _____ Am/are the owner(s) of the single-family residence located at
_____ Property tax id # _____

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 _____