



**VINEYARD**

125 S MAIN STREET  
VINEYARD, UT 84058

## Acknowledgement of OCCUPANCY RESTRICTION Regarding Accessory Dwelling Units in Single Family Residences

All current and prospective owners and heirs to said property are hereby notified that the residence located at:  
Address \_\_\_\_\_, Vineyard, Utah  
Lot No. \_\_\_\_\_, Plat \_\_\_\_\_, Subdivision \_\_\_\_\_  
Utah County Tax Serial No. \_\_\_\_\_

The residence located at the above referenced address shall have only one front entrance, one address, and one electric meter. In accordance with the provisions allowing for a second kitchen, neither this document nor the existence of a second kitchen should be interpreted as allowing for, or permitting, any form of accessory apartment or secondary living unit at this location. Unless the property is approved for an Accessory Dwelling Unit (ADU), both present and future owners of the property shall not have roomers or boarders other than "family", as defined now or in the future by Vineyard City.

I, the undersigned, \_\_\_\_\_ as owner(s) of the subject property, declare this day of \_\_\_\_\_, \_\_\_\_\_, that I understand the requirements for the creation/existence of separate rental unit in the property as identified above. In accordance with these requirements, I declare that I will in no way attempt to rent out any portion of the house as to violate Vineyard Zoning Code's definition of a family or to allow renters to live in a separate area of the home.

**I understand the Community Development Department has not reviewed, approved or qualified the installation of a second kitchen to be an approval of an ADU. I understand that it is my responsibility, if I wish to create an accessory apartment or a second living unit, I must process an application and be approved for an ADU by the Vineyard Community Development Department.**

Further, I agree that I shall allow Vineyard staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the *Vineyard Policy Regarding Second Kitchens in Single Family Residences* (attachment provided).

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

STATE OF UTAH     )  
COUNTY OF UTAH   ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the following individual/individuals, \_\_\_\_\_, appeared before me, a Notary Public, and identified himself/herself/themselves as the signer(s) of the foregoing instrument and who duly acknowledged that they executed the same.

NOTARY PUBLIC, in and for the County of \_\_\_\_\_, State of Utah.

My Commission Expires: \_\_\_\_\_

Printed: \_\_\_\_\_

SIGNED: \_\_\_\_\_

# **ATTACHMENT**

## **Policy Regarding Second Kitchens in Single Family Residences Vineyard, Utah**

### **PURPOSES OF POLICY**

- To establish criteria for allowing a second kitchen in single family residence;
- To distinguish such allowance from that which would result in creation of a second dwelling or accessory dwelling unit; and
- To be in accordance with all applicable State and City laws.

### **CONDITIONS FOR ALLOWING SECOND KITCHENS**

1. The home shall have only one front entrance.
2. The home shall have only one address.
3. All interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the home.
4. The home shall have no more than one electrical meter.
5. A second kitchen may exist only as part of the primary structure and may not be installed in an accessory or "out" building.
6. Upon request made by Vineyard staff, the homeowner shall allow within reasonable hours an inspection of the home which has a second kitchen in order to determine compliance with this policy.
7. "Family" is defined by Vineyard Municipal Code Section 15.60.020 as 'A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.
8. If present or future owners of the property wish to have roomers and boarders other than members of the family they must submit and be approved for an Accessory Dwelling Unit application to the Vineyard Planning Department.
9. Construction of any such kitchen would then be required to meet the Building Code as adopted and amended by the State of Utah.