



ACCESSORY DWELLING UNIT (ADU) FACT SHEET

WHERE ARE ADU'S PERMITTED? Within Sandpoint city limits, ADUs are allowed under certain conditions in the Residential Single-Family, Residential Multi-Family, and Rural Residential RR1 zones.

WHAT IF I HAVE AN ADU ALREADY ON MY PROPERTY THE CITY DOES NOT RECOGNIZE AS LEGAL? If the unit was in existence prior to November 19, 2008, the following fees/requirements must be met: Contact Don Carter in the Building Department regarding questions with updating current non-recognized ADU's at 263-3423.

WHAT FEES WILL BE REQUIRED:

- An existing ADU must be brought up to current structural, electrical and plumbing codes.
- ½ sewer fee must be paid on all existing and new ADUs (\$2206.71)
- ½ impact fee must be paid on all existing and new ADUs (\$1947.50)
- Alley improvements may be required

WHAT IS THE SQUARE FOOTAGE REQUIREMENT FOR AN ADU? An ADU may be no more than 90% of the living area of the primary dwelling unit **OR** 650 sq. ft **whichever is less.**

WHAT ARE THE SETBACKS FOR A DETACHED ADU?

Front setback = 50 feet from front lot line **OR** 6' behind the primary dwelling unit
Side and Rear setbacks = 10' minimum. Note: Property that abuts an alley may have a rear setback of 5'. However, improvements to the alley may be required.

ARE THERE DESIGN STANDARDS FOR AN ADU? Yes! (see Ord 1196 for specific requirements)

ACCESSORY DWELLING UNIT FACT SHEET CONTINUED

Attached ADU's must meet the following conditions:

- Exterior finish materials must be the same or visually match the type, size and placement of the exterior finish material of the primary dwelling.
- Roof pitch must be the same as the predominant roof pitch of the primary dwelling unit.
- Trim on edges must be the same in type, size, and location as trim on the primary dwelling unit.
- Windows must match those in proportion of width, height, and orientation on the primary dwelling unit.
- Second floor fenestrations shall be orientated to protect the privacy of neighboring property owners.
- Eaves must project from the building walls the same distance as the primary dwelling unit.

Detached ADU's must meet the following conditions: (see Ord 1196 for specific requirements)

- The height shall be in scale with the primary dwelling unit.
- The ADU may not have a larger footprint than the primary dwelling unit. The total combined coverage shall not exceed 35% of the total area.
- The ADU shall only have one bedroom.
- Exterior finish materials must be the same or visually match the type, size and placement of the exterior finish material of the primary dwelling
- Roof pitch must be the same as the predominant roof pitch of the primary dwelling unit.
- Trim on edges must be the same in type, size, and location as trim on the primary dwelling unit.
- Windows must match those in proportion of width, height, and orientation on the primary dwelling unit.
- Eaves must project from the building walls the same distance as the primary dwelling unit.
- ADU's are allowed only one entrance.

For specific questions please contact the City of Sandpoint Planning Department at 263-3370.