



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 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 (\$2,206.71)
- ½ impact fee must be paid on all existing and new ADUs (\$1,947.50)
- Alley improvements may be required

WHAT IS THE SQUARE FOOTAGE REQUIREMENT FOR AN ADU? An ADU can be no larger than 650 square feet.

WHAT ARE THE SETBACKS FOR A DETACHED ADU?

Standalone ADU:

- Front setback = 50' from front lot line **OR** 6' behind the primary dwelling unit
- Side and Rear setbacks = 10' minimum. Property that abuts an alley may have a rear setback of 5'.

ADUs above a garage:

- Must meet garage setback requirements.

Note: Any ADU abutting an alley may require alley improvements.

ARE THERE DESIGN STANDARDS FOR AN ADU? Only for attached ADUs: the exterior finish material must be the same or visually match the type, size, and placement of the exterior finish material of the primary dwelling unit, attached primary dwelling unit or manufactured home.

ARE THERE HEIGHT REQUIREMENTS FOR ADUS? Only in the Residential Single-Family zone: 26'.

For specific questions please contact the City of Sandpoint Planning Department at 208-263-3370.