



# ACCESSORY DWELLING UNIT (ADU) FACT SHEET

**WHERE ARE ADU'S PERMITTED?** ADUs are allowed only as accessory to detached single-family dwellings. 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. City of Sandpoint building permit and plan check fees apply which are based on construction value.
- 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)

**WHAT IS THE SQUARE FOOTAGE REQUIREMENT FOR AN ADU?** An ADU may 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 detached garage:**

- Must meet detached garage setback requirements.

**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.*