



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE ID 83701-0500

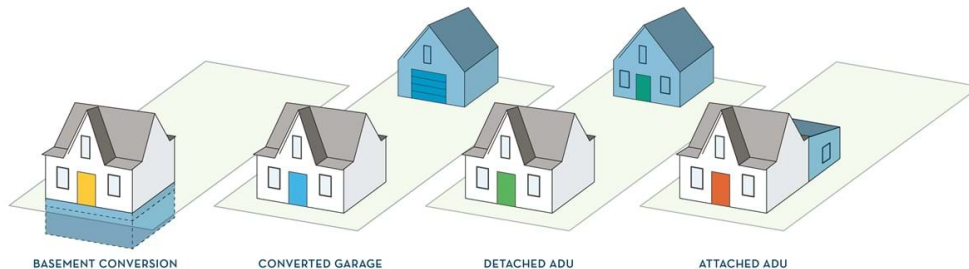
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

ACCESSORY DWELLING UNITS (ADUs)

What is an Accessory Dwelling Unit?

Accessory Dwelling Units (ADUs) are a second, smaller dwelling that can be built on a property already occupied by a single-family home. They are often called “mother-in-law suites”. The intent is to provide more affordable housing and increase density while maintain the single-family dwelling character of the property. Boise City Code for ADUs can be found online at citycode.cityofboise.org under Section 11-06-0.1(A). ADUs in the Historic District require a Certificate of Appropriateness prior to submittal of an ADU application.

ADUs are not “tiny homes on wheels,” as these mobile dwellings are considered recreational vehicles or campers by the city’s development code. Such tiny homes are prohibited from being classified as ADUs by the city’s development code. Additionally, due to the mobile nature of tiny homes on wheels, they pose additional regulation challenges in terms of building safety, life safety, and relevant area design standards.



Requirements:

- No larger than 700 square feet or 10% of the lot size, whichever is smaller
- Ongoing owner occupancy of either the primary or the ADU is required, enforced by a deed restriction
- No more than 2 bedrooms
- Two-bedroom ADUs must provide one additional dedicated parking space on site in addition to the two required parking spaces for the single-family dwelling outside of setbacks
- Impact fees for accessory dwelling units shall be assessed at a portion of the standard single family residential fee as determined by the applicable agency
- Notification of the adjacent property owners and occupants, including properties across streets and alleys, must be submitted with the application

Apply Today!

Go to cityofboise.org/ADU to find the application and submittal requirement checklist. Contact a planner at zoninginfo@cityofboise.org or 208-608-7100 for additional questions.