



# PLANNING AND DEVELOPMENT SERVICES

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

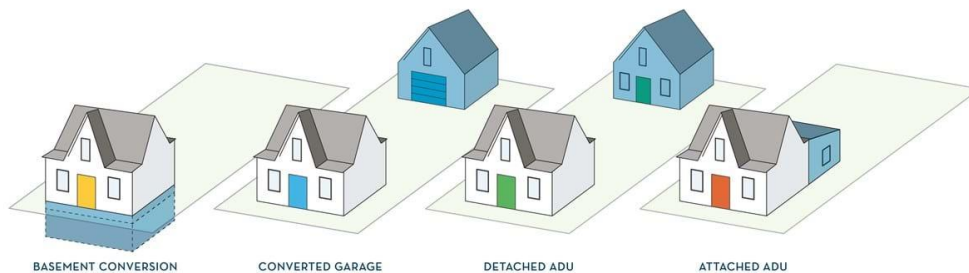
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

## ACCESSORY DWELLING UNITS (ADUs)

### What is an Accessory Dwelling Unit?

Accessory Dwelling Units (ADUs) are dwelling units that contains a kitchen, a full bathroom (including a shower or tub), and living and sleeping areas (which may be combined), that is incidental and subordinate to the principal use of the premises, that is located on the same lot or parcel as a principal dwelling unit, and that does not alter the essential characteristic of the principal use of the property. Boise City Code for ADUs can be found online at [citycode.cityofboise.org](http://citycode.cityofboise.org) under Section 11-03-03.2 (B). ADUs in the Historic District also require a Certificate of Appropriateness.

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 900 square feet or the total floor area of the primary building, whichever is smaller.
- No more than 2 bedrooms.
- Only one ADU is permitted on each lot or parcel where an ADU is permitted.
- The ADU shall meet all of the dimensional requirements of the underlying zoning district as well as the provisions of the International Building Code.
- The primary and the ADUs shall be designed to portray the form of a single-family dwelling.
- The design of the ADU shall be compatible with the existing neighborhood.
- A Zoning Certificate is required for approval of Accessory Dwelling Unit.
- 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.
- Only one entrance to the structure may be located on the front building elevation of the house unless multiple entrances are already in existence.

### Contact Us

Contact a planner at [zoninginfo@cityofboise.org](mailto:zoninginfo@cityofboise.org) or 208-608-7100 for questions about your future project.