

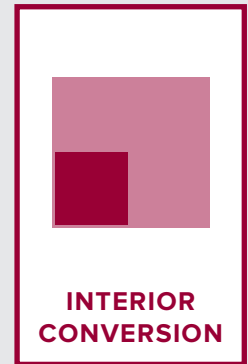
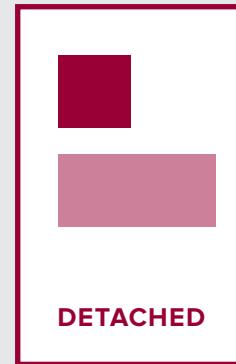
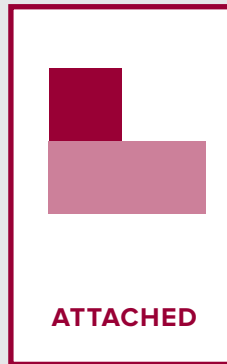
ACCESSORY DWELLING UNITS

ZONES: R-1A | R-1B | R-1C | R-2
R-3 | MX-1 | MX-2 | MX-3 | MX-U
A-1 | A-2

Benefits

Helps address housing needs and contributes to a diversity of housing options because it does not require additional property. ADUs offer more affordable heating, cooling, and utility costs because of the small size. Allows the ability to downsize, provide a rental, housing for a friend or relative, or a home office. ADUs can be a good investment.

TYPES OF ADU



Requirements

ADU Standards (Zoning Code Section 11-03-03.2B):

- ADUs are permitted only as an accessory use to a single-family dwelling (attached or detached).
- A lot or parcel may contain up to two accessory residential units in any combination of ADUs or Tiny Homes on Wheels (THOW).
- Maximum density standards shall not apply to ADUs.
- The ADU shall not be larger than 900 square feet or 70 percent of the total floor area of the primary building, whichever is smaller, and shall not have more than two bedrooms.
- The ADU shall not exceed two stories in height.
- The ADU shall be created through one of the following:
 - Internal conversion of an existing living area, basement, or attic;
 - An addition to the principal dwelling unit;
 - An addition to a detached accessory structure;
 - Construction of a new Single-Family Detached Dwelling with an internal or detached ADU;
 - Construction of a detached ADU; or
 - Conversion of an existing detached accessory structure or attached garage that does not reduce off-street parking below the minimum required for that lot.
- The ADU shall meet all of the dimensional requirements of the underlying zoning district as well as the provisions of the applicable Building Code adopted by the City of Boise. Allowed exemptions for accessory structures apply as described in Section 11-04-03.3, Exceptions and Encroachments.
- The design of the ADU shall be compatible with the existing neighborhood by taking into account height, bulk, and site location, and incorporating materials, colors, and a design motif that is compatible with and complements the architectural theme and style of the principal structure. Only one entrance to the structure may be located on the front building elevation of the house or structure unless multiple entrances are already in existence. For projects that are accessory to a nonresidential use, the Planning Director may apply additional Use-Specific standards based upon the design and impact.
- A continuous sidewalk a minimum of 4-feet in width shall extend from the front door of the ADU to the adjacent public or private street. On-site sidewalks may be located within the required setbacks provided drainage is contained on site.

QUICK GUIDE TO

ACCESSORY DWELLING UNITS

Schedule

DESIGN PHASE

BEGIN A PLANNING CASE ONLINE IN ACCELA

GETTING STARTED



Talk to a city planner to discuss ADU options by **emailing** zoninginfo@cityofboise.org

Or start a “PLN” case online using your Accela account through CityOfBoise.org/Permits

CONCEPT REVIEW WITH CITY PLANNER

CREATE

Produce a site plan and project description for a Concept Review Meeting to discuss the project with a city planner. Determine which **Planning Application(s)** will be required for the project.

BUILDING CHECK-IN

Consult with the Building Division to determine if a design professional or engineer is required or recommended, based on the specifics of the project.

PROJECT DESIGN

SCHEMATIC DESIGN



The building division can advise on significant building code requirements to be aware of early on that could significantly impact project scope and feasibility.

Complete the application materials and submittal checklist items. You may need to fill out more than one type of **Planning Application** depending on project specifics.

PLANNING APPROVAL

SUBMIT FOR PLANNING APPROVAL

SUBMITTAL



Submit design drawings, specifications, and all application materials to the planning division via PDS online using your Accela account through CityOfBoise.org/Permits

ADMINISTRATIVE PLANNING REVIEW

REVIEW

Planning staff will review the project and work with you to ensure all **Zoning Code** requirements are met.

BUILDING CHECK-IN

Check in with the building division to iterate **Structural, Mechanical, Electrical, and Plumbing** needs to ensure that major findings do not affect approval of the Planning Application.

PLANNING APPROVAL

DESIGN



DEVELOPMENT

Upon planning approval, further develop the design and start to work out building permit checklist items.

- 402 New Residential or
- 406 Residential Additions/Alterations

BUILDING APPROVAL

SUBMIT FOR BUILDING PERMIT

SUBMITTAL



Submit **Construction Documents, specifications,** and all **building permit materials** to the building division online using your EPLAN REVIEW account.

BUILDING PERMIT REVIEW

REVIEW



Building staff will review the project and work with you to ensure all **Building Code requirements** are met.

CONSTRUCTION, INSPECTIONS AND OCCUPANCY

