



Accessory Dwelling Unit

Accessory dwelling unit (ADU): is a dwelling unit that is associated with and is a subordinate use to a principal dwelling unit on one lot.



Check List: The following must be submitted in order to obtain a building permit for an ADU

- ☐ - **ADU Application Form:** Fill out and complete
- ☐ - **Site Plan:** Showing property all boundaries, setbacks, parking, and principle dwelling.
- ☐ - **Building Plans;** Floor plans and building elevations of all sides.
- ☐ - **2nd Story Step Back Elevation Plans:** Side Yard and Rear Yard depictions
- ☐ - **Lot Coverage Plan:** Plan illustrating all pervious surfaces and calculations
- ☐ - **County Recording:** Notice to title recorded with County.



Accessory Dwelling Unit

Overview of ADU Development Standards:

Maximum Building Height :

- One Story ADU Structure: Eighteen feet (18') when built in the rear yard.
- ADU above a detached garage: Twenty-four feet (24') when built in the rear yard and must meet the second story step back requirement

Setback :

- Front Yard: 20 feet
- Side Yard: 5/10 feet no alley, 5/5 feet alley lot
- Side Yard, fronting a street 10 feet
- Rear Yard: 5 feet no alley, 3 feet alley—must meet 2nd story step back requirement

Parking:

- One space for ADU and Two spaces for the main house

Size And Scale:

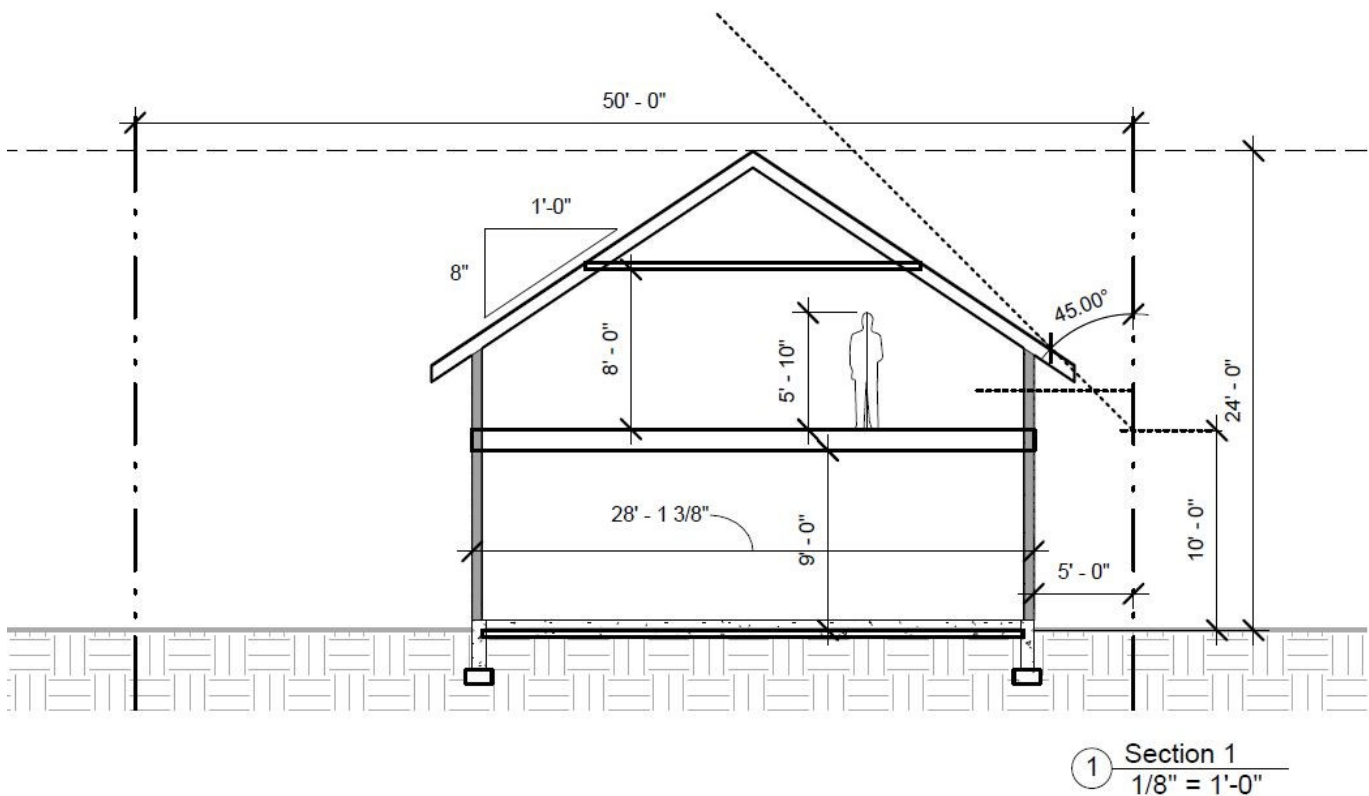
- No minimum size.
- Maximum size shall be eight hundred (800) square feet (finished area; does not include unfinished basements).
- An ADU shall not exceed seventy-five percent (75%) of the total square footage of the primary dwelling unit, excluding the garage area.

Accessory Dwelling Unit

Second Story Step Back :

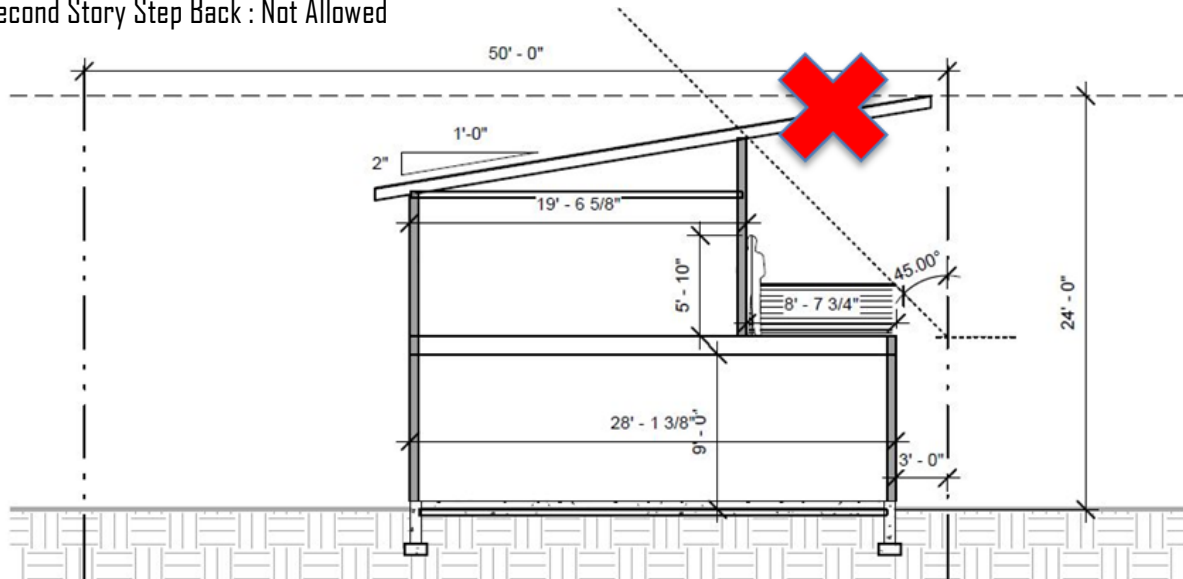
Required for Attached and Detached ADUs in the Rear Yard. A newly constructed or second-story addition to an existing structure within the Rear Yard must have second story step backs that meet the following requirements:

- The upper step back begins at a height of ten feet (10') on the interior side property line and at fifteen feet (15') on the rear yard property line (see figures below).
- The step back is at 1:1 measurement, which equates to a forty-five degree (45°) angle.
- A building permit application must show all dimensions, setbacks, and step backs as shown in the figures below.



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Second Story Step Back : Not Allowed



Lot Coverage & Pervious Surface Requirement :

- A thirty percent (30%) pervious surface is required for all lots with an ADU.
- Pervious surfaces include such things as grass, Astro Turf, pavers, grasscrete, gravel, and decking materials (unless there is a concrete or impervious surface below).
- The building permit application must show all pervious areas on the lot and the calculation of a separate plan titled "Lot Coverage/Pervious Surface Plan."

County Recording Requirements:

- Notice to title - ADU Agreement
- Identifies the address of the property, states that an accessory dwelling unit is located on the property and includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section.

SEE Full ADU Code Requirements in Sterling Codifiers, Code 17.06.650— 17.06.670.



ACCESSORY DWELLING UNIT APPLICATION

STAFF USE ONLY

Date Submitted: _____ Received by: _____ Fee paid: _____ Project # _____

REQUIRED SUBMITTALS

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department.

- ☐ **Completed application form**
- ☐ **Building Permit**
- ☐ **Signed Agreement**

☐ APPLICATION INFORMATION

PROPERTY OWNER(S):		
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	
APPLICANT OR CONSULTANT:		
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

FILING CAPACITY

- ☐ Recorded property owner as of _____
- ☐ Purchasing (under contract) as of _____

SITE INFORMATION:

PROPERTY ADDRESS:
LEGAL DESCRIPTION OF PROPERTY:

JUSTIFICATION: Fill out and submit this form with Building Permit

1. Square footage of the accessory dwelling unit = _____
2. Total square footage of the primary dwelling unit, excluding the garage area, as it exists or as it is permitted to be modified = _____
3. Percent of ADU square footage to primary dwelling unit = _____%

The following scaled site and/or building plans are required to be submitted illustrating how the Accessory Dwelling Unit meets the code requirements.

1. Site Plan:

- a. Location and Setbacks – The distance of the Accessory Dwelling Unit from adjacent property lines and the principal dwelling unit;
- b. Parking Spaces – The location, material (e.g., concrete, asphalt, pavers) and dimensions.
(Required parking space size = 9' x 20')
 - One space for ADU
 - Two spaces for primary dwelling unit

2. Elevation Plans:

- a. If ADU is attached to the principal dwelling unit, then it shall be consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.
- b. If ADU is attached, then it must have only one entrance on each front or street side of the residence. (Please show entrance location)
- c. Proposed ADU must meet the 2nd Story Stepback requirement.

3. Lot Coverage Plan must include:

- a. Location of all pervious surfaces
- b. Overall square feet of Lot = _____
- c. Square feet of all pervious surfaces = _____
- d. Total percent of pervious surface on Lot = _____%
- e. Description of pervious surfaces = _____

Please see full ADU Code requirements at the link provided below.

17.06.660: ACCESSORY DWELLING UNITS; BASIC DEVELOPMENT STANDARDS

https://codelibrary.amlegal.com/codes/coeurdaleneid/latest/coeurdalene_id/0-0-0-11151

AGREEMENT AND NOTICE TO TITLE

THIS AGREEMENT, entered into this _____ day _____ of _____, 20____, by _____ and _____, hereinafter referred to as "Owner(s)," and the City of Coeur d' Alene, Kootenai County, Idaho, hereinafter referred to as "City," is for the purposed of ensuring the code compliance of the following real property and for the protection of future owner(s) and/or occupants.

WITNESSETH:

WHEREAS, THE Owner(S) are the owner(s) of record of the following legally described real property:

Legal Description: _____

WHEREAS, the address of the subject property is:

Address: _____

WHEREAS, the Owner(s) desire to construct and maintain an Accessory Dwelling Unit on the subject property and the City desires to ensure that the Accessory Dwelling Unit is built and maintained in accordance with the requirements of the City Code; NOW, THEREFORE,

The Parties mutually agree as follows:

1. The Owner(s) agrees to inform any prospective purchasers of the subject property of the existence of this agreement and of the requirements for maintained in a manner contrary to the City's regulations for Accessory Dwelling Units.
2. This Agreement shall be recorded and shall constitute a covenant running with the land which shall be binding on the owners, and their heirs, successors, and assigns.

DATED this _____ day of _____, 20____.

Owner

Owner

STATE OF IDAHO)
):ss
County of Kootenai)

On this _____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared _____ and _____ known, or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

Notary Public for the State of Idaho

Residing at: _____

Commission Expires: _____