



PLANNING & DEVELOPMENT SERVICES

PO Box 4169, 911 North Seventh Avenue

Pocatello, Idaho 83205

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Please email to: planning@pocatello.us

Date received by staff: _____

Application No.: _____

APPLICATION FOR AN ACCESSORY DWELLING UNIT

(A Prerequisite to obtaining a Building Permit)

Applicant:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Representative:

Contract: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Zoning: _____ Lot Size: _____ Primary Building Height: _____

ADU Building Height: _____ ADU Square Footage: _____

Is on street parking available adjacent to the primary dwelling and are off-site parking standards are met for the primary dwelling? Yes No

If yes, one additional off-street parking space is required for the accessory dwelling unit.

If no, two additional off-street parking spaces is required for the accessory dwelling unit.

Are utilities for the accessory dwelling unit shared with the primary unit or separate?

Shared Separate

THE FOLLOWING INFORMATION MUST ACCOMPANY EACH APPLICATION:

1. A site plan which includes: the site with street locations, lot frontage dimensions, building location(s), location of proposed ADU with dimensions, setback dimensions from property lines.
2. Photographs of the site showing property and proposed location of ADU.
3. Exterior material information to show consistency with the primary dwelling design.
4. Recorded deed restriction requiring that either the primary dwelling or accessory dwelling be owner occupied and that the units cannot be sold separately or the lot subdivided.

THIS APPLICATION MUST ADHERE TO THE FOLLOWING STANDARDS (Zoning Ordinance Section 17.06.100):

1. Accessory Residential Unit: An accessory residential unit is a second dwelling unit either within or added to an existing detached single-family dwelling, or constructed as a separate accessory structure on the same lot as the single-family dwelling. The accessory unit functions as a complete, independent living facility, with provisions within

the unit for a separate kitchen, bathroom, and sleeping area. All standards of this code shall be met, except as modified herein.

2. Density: One accessory residential unit may be allowed through the conditional use permit process as an accessory use to a primary single-family dwelling on any residential lot that meets the minimum lot size of the applicable residential district. Accessory dwelling units will not be counted in density calculations.
3. Unit Size: An accessory residential unit shall not exceed seven hundred fifty (750) square feet in size and shall not have more than one bedroom or sleeping room.
4. Off Street Parking: If on street parking is available adjacent to the primary dwelling and off site parking standards are met for the primary dwelling, only one additional off street parking space shall be required for the accessory residential unit. If on street parking is not available for the primary structure, two (2) off street parking spaces shall be provided for the accessory dwelling unit.
5. Building Height: The height of the accessory residential unit shall not exceed the height of the main structure or as permitted by the underlying zoning district, whichever is less.
6. Orientation And Access: For accessory residential units in structures other than the primary dwelling on a lot, a walkway shall be provided from the unit to the street on which the primary dwelling fronts. The walkway shall be a minimum of three feet (3') wide and shall be finished with a hard, all weather surface. On corner lots, the accessory residential unit may be oriented to a different street than the primary dwelling, and the walkway may be provided to a street other than the front street. If the entrances to both the primary and accessory dwelling unit face the same street, the entrance to the accessory dwelling unit shall be minimized in appearance.
7. Design Compatibility: In order to maintain an exterior consistent with the primary dwelling, the accessory dwelling unit shall have siding, roofing materials, exterior paint colors, window trim, and roof style that match that of the primary dwelling unit, unless a case can be made for alternative designs.
8. Utility Hookups: Shared or separate utility hookups must comply with city requirements.
9. Deed Restriction: A deed restriction shall be recorded requiring that either the primary unit or the accessory unit be owner occupied.
10. Substandard Lots Prohibited: Subdivision or other lot split into substandard lots shall be prohibited. (Ord. 2896, 2011: Ord. 2846 § 1, 2008)

The approval of this application does not permit the violation of any Federal or State codes, any section of the Building Code, or other Pocatello Municipal Codes as adopted. Approval of this land use permit does not exempt applicant from the provisions of the Federal Fair Housing Act of ADA requirements. Further, other conditions, requirements, etc. may be imposed as part of the building permit process.

This application shall not be considered complete until all required information has been submitted and verified.

I hereby acknowledge that I have read this application and state that the required information is accurately provided and I agree to the above terms and conditions.

Print Property Owner(s) Name: _____ Dated: _____

Signature of Property Owner(s) Name: _____ Dated: _____