

Kootenai County Accessory Living Units Information Brief

Q: What is an Accessory Living Unit?

A: It is a building or portion(s) of a building, located on the same lot, but separate from the principal dwelling, with at least 220 feet of habitable space and not to exceed 1,000 square feet. Habitable space is defined as any enclosed area with plumbing for a sink, toilet, or bathing facilities, and that does not meet the definition of a storage unit.

Q: What type of permit would I have to apply for?

A: You will need to apply for an Accessory Living Unit Permit. The front counter planner will discuss the application and the process. They will help determine your eligibility and will give you a list of items needed to constitute a completed application. If you wish to pursue an application for an Accessory Living Unit, you are urged to discuss your proposal with other agencies, complete the application and submit it to the Building and Planning Department for Review.

Q: How much will this cost?

A: Upon submittal of your application package, payment of \$300.00 is required. This fee only covers the application for an Accessory Living Unit; there will be additional charges during building permit application.

Q: What happens once I submit my application and pay my fees?

A: Once the Planning Department has received your application and the applicable fees, the Planner working on your file will review the application for completeness and present your project at the Planning Department's weekly Project Review Meeting. Upon approval or denial at Project Review, your project will continue to the next step, writing of the Order of Decision. The planning staff will have 5 business days to write the Order of Decision.

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✖ Very Important Notice ✖

The Kootenai County Zoning Ordinance allows for one residence per parcel of land. However, in those instances when a guest home or a second residence is desired, a provision has been made to allow for an accessory living unit providing that:

- The property is zoned Agricultural, Agricultural Suburban, Restricted Residential or Rural;
- It will never be used as a rental;
- All utilities extend from the main residence;
- It will not receive separate mail delivery;
- It is located on the same lot as the principal residence;
- It uses the existing driveway;
- It has no more than 1,000 square feet of living space; as measured by outside dimensions
- if the Applicant's parcel of land is over the Rathdrum Prairie Aquifer, the Applicant will need to have ten (10) acres in order to obtain septic approval.

★ **Please Note: Approval of an Accessory Living Unit does not constitute approval for a building permit.** *The Accessory Living Unit must meet all ordinance requirements as well as all other usual outside agency requirements.*



**This Brief is intended only as an information guide.
Information provided within this brief may not be complete and is subject to change.**

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