



# Accessory Living Unit (ALU)

## Information Sheet

### What is an Accessory Living Unit?

An Accessory Living Unit (ALU) is a secondary dwelling unit that is located on the same parcel as the primary dwelling unit, but is smaller in size.

### Is my parcel eligible for an ALU?

Most parcels are allowed one ALU as long as all of the applicable zoning standards can be met and all required agency standards have been satisfied. Please keep in mind, for parcels over the Rathdrum Prairie Aquifer, Panhandle Health District (PHD) imposed a dwelling density limitation of 1 dwelling unit per 5 acres. Therefore, in order to be eligible for an ALU on parcels over the Rathdrum Prairie Aquifer, the property owner must have a minimum of a 10-acre parcel. The County's Land Use code does not overrule the PHD limitation. Both our office and PHD can help you determine if your parcel is over the aquifer.

Also, some subdivisions and parcels have Covenants, Codes, and Restrictions (CC&Rs) that can be more restrictive than the County's Land Use Code. It is the responsibility of a landowner to make sure their proposed development complies with any applicable CC&R standards.

### Where do I start?

Applying for an ALU is similar to applying for other permits. Contact Community Development first to speak with a planner about getting an ALU application (208-446-1070). The completed application may be submitted along with the building permit submittal for the proposed secondary dwelling. The building permit and the ALU application will be reviewed together. The approval of an ALU application is independent from the approval and issuance of a building permit.

### What can I expect?

Once the ALU application is accepted, staff will review the proposed development to make sure it is consistent with the requirements of the Land Use Code. Furthermore, the application will be sent to other Agencies for review. This could include Agencies such as Panhandle Health District, Highway Districts, Fire Districts, and Utility Providers. Generally, a complete and accurate ALU application can be reviewed within a week's time.

## FAQs

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### What is the fee for an ALU application?

The fee for the ALU application is \$85, which is due at time of submittal. This is in addition to the fees for the associated building permit.

### Are there size limitations on an ALU?

The square footage of an ALU shall not exceed 1,000 square feet of habitable space or 50% of the habitable space of the primary structure, whichever is greater. Habitable space includes all enclosed areas used for living, eating, sanitation, cooking, and sleeping. Garage areas will not be counted as habitable space if the garage has a door of at least 8' wide.

### Can I have more than one ALU on my property?

The County Land Use Code allows for one ALU per parcel.

### Can a Manufactured Home be used as an ALU?

Yes, provided that it meets the ALU standards and is allowed as a dwelling in the zone in which your parcel is located.

### What is a 'Will Serve' letter and why would I need one?

If your parcel is located within a water district and you are proposing an ALU, a 'Will Serve' letter from the appropriate water district would be required. A 'Will Serve' letter is simply a letter that states the water district will serve the new dwelling with water.

### If I already have a shop with living quarters, could that become an ALU if I build a main house later on?

Potentially. If the existing structure was able to meet the ALU requirements, and if ALU's are allowed in the zone in which your parcel is located, then converting an existing structure to an ALU is certainly an option.