



2135 South Ammon Road, Ammon, Idaho 83406

## REGULATIONS FOR ACCESSORY DWELLING UNITS (ADU)

### Accessory Dwelling Units (ADUs)

- ADUs are units with living space that are an accessory use to the main building.
- ADUs **CAN** be attached to the main house or in a detached building. ADUs can be in a basement as long as interior access is maintained to the upstairs.
- ADUs **CANNOT** be recreational vehicles or travel trailers

### General Guidelines

- Regulations for ADUs can be found in Ammon City Code Title 10 Chapter 7 Section 4
- ADUs must be permitted with the Ammon Building Department
- Only one (1) ADU is allowed per lot
- ADUs cannot be placed on a property that does not have a main house
- ADUs must be under the same ownership as the main house and cannot be separated from the main dwelling lot at any time
- ADUs must use the same driveway access as the main house
- If attached, an ADU must have a separate exterior access from the main dwelling unit

**Allowed Zones:** ADUs are permitted in the RE, RP, RP-A, and R-1 Zones

Find your zone on the City of Ammon website under Maps -> Ammon Community Planning & Zoning

### Size

- Maximum unit size is seventy-five (75) percent of the living space above grade of the main house or one-thousand (1,000) square feet, whichever is more restrictive
- Only thirty (30) percent of the backyard may contain covered structures (including shops, sheds, patio covers, etc.)

### Location

- Buildings placed twelve (12) feet or more behind the house may be placed a minimum of three (3) feet from the property line. This measurement may vary with building height and roofing materials to ensure all snow/water remain on the property
- Buildings placed less than twelve (12) feet behind the house must maintain the setbacks of the zone
- All buildings must be at least three (3) feet from any other structure or proper firewalls shall be installed
- All snow/water that falls from the roof must remain on the property, and cannot fall on the neighbor's property or sidewalks

**Address and Utilities:** ADUs will **NOT** be given a separate address and all utilities **MUST** connect through the main house. No additional service lines can be added for the ADU.

**Additional Questions:** Ammon Planning and Zoning Department at (208)612-4000 - Option 6

**Permitting:** Ammon Building Department at (208)612-4021 or [permits@cityofammon.us](mailto:permits@cityofammon.us)