



BONNER COUNTY PLANNING DEPARTMENT

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ACCESSORY DWELLING UNIT STANDARDS

12-804: DEFINITIONS - D

DWELLING UNIT, ACCESSORY: A dwelling unit located on the same lot as a single-family dwelling, either within the same building as the single-family dwelling or in a detached building, consistent with section 12-490.

12-332: Residential Use Table

TABLE 3-2
RESIDENTIAL USE TABLE

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Dwelling unit, accessory (8)	P	P	P	P	P (5)		P	P	

Standards:

- (5) Ground floor residential uses are prohibited within 100 feet of a State highway or designated arterial.
- (8) Refer to section [12-490](#) of this title for accessory dwelling unit provisions/standards. Either 1 guest home or 1 accessory dwelling is permitted per lot or parcel.

12-490: Accessory Dwelling Units

A. Intent:

1. To provide affordable housing opportunities throughout the county.
2. To limit the visual and physical impact of an accessory dwelling unit on surrounding properties and the local infrastructure. (Ord. 501, 11-18-2008)

B. Standards:

1. Accessory dwelling units shall not exceed nine hundred (900) square feet. (Ord. 520, 12-8-2010)
2. One additional off street parking space shall be required for an accessory dwelling unit.
3. No more than two (2) bedrooms shall be provided in an accessory dwelling unit.
4. No more than one accessory dwelling unit may be permitted on a property.
5. An accessory dwelling unit may be attached to the primary dwelling unit or detached. Exceptions: For all lots less than twenty thousand (20,000) square feet in size, the accessory dwelling unit must be attached to the primary structure or located above or attached to a garage. (Ord. 501, 11-18-2008)
6. Accessory dwelling units shall have a separate outside entrance from the primary structure. (Ord. 512, 1-6-2010)
7. Accessory dwelling units are subject to the same setbacks as a regular dwelling unit.

Accessory dwelling units will be assigned a separate street address for emergency response purposes per BCRC 13-120.