

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Accessory Dwelling Unit (ADU)

(Administrative Permit)

Valley County Code Section 9-4-7

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

ADU PERMIT #: _____

FEE: \$ 75.00 ☐ Check # _____ or ☐ Cash

ACCEPTED BY: _____

DATE RECEIVED: _____

CROSS REFERENCE FILE(S): _____

DATE ISSUED: _____

Applicant's Signature: _____ Date: _____

The following must be completed and submitted with this application:

- ❖ A **site plan**, drawn to scale, showing the following:
 - **Existing or new structures**
 - **Setbacks from property lines, other buildings, high-water line, etc.** Structures over three (3) feet in height shall be subject to single family residential setback requirements.
 - **Parking:** The ADU must have one parking space which is in addition to those required for any other structure on the property. Parking shall not be in a road right-of-way or in a setback area.
 - **Lighting:** Height and type of fixtures (max of 20', 3000 lumens, fully shielded – VCC Title 6-2)
 - **Lot Coverage Maximum:** All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot.
 - **Square Footage:** The square footage of the ADU may not exceed the lesser of 1,000-sqft or 50% of the square footage of the primary structure, excluding open storage areas, garages, and carports
- ❖ **Pictures and/or Drawings:** The ADU must utilize design elements of the primary structure to maintain consistency and signify its subordinate relationship to the primary structure. These elements may include roof pitch, siding, structure shape and placement, etc. The exterior appearance of the structure must be compatible with the primary structure.
- ❖ **An approved permit** from the Idaho Central District Health (CDH) or central sewage treatment facility such as North Lake Recreational Sewer and Water District. See Question #7

Valley County Code 9-4-7 is online at www.co.valley.id.us or at the Planning & Zoning Office.

OWNER: _____ PHONE #: _____

OWNER'S MAILING ADDRESS: _____ ZIP _____

EMAIL ADDRESSES: _____

TAX PARCEL NUMBER: _____ SITUS ADDRESS OF PROPERTY: _____

SUBDIVISION NAME – LOT/BLOCK (IF APPLICABLE): _____

SIZE OF PROPERTY: _____ Acres ☐ or _____ Square Feet ☐

DESCRIBE ANY EXISTING LAND USES OR STRUCTURES:

STANDARDS:

1. ADUs are permitted only when one of the residences on the property is owner-occupied. Owner-occupied structure does not need to be the primary residence. Ownership cannot be fractional or timeshare ownerships. Please initial that you are aware of this restriction: _____

2. The ADU cannot be used as a commercial use, bed and breakfast, or short-term rental use without a conditional use permit. Sleeping quarters only are not considered an ADU; however, sleeping quarters cannot be rented. Please initial that you are aware of this restriction: _____

3. If used as a permitted residential rental property, an ADU must be rented for a minimum of more than thirty (30) days (not as a weekly or daily rental). Please initial that you are aware of this restriction: _____

4. The square footage of the ADU may not exceed the lesser of 1,000-sqft or 50% of the square footage of the primary structure, excluding open storage areas, garages, and carports.

What is the square footage of the primary residence? _____

What is the proposed square footage of the ADU? _____

5. **Check (✓) all which apply for the ADU:**

____ Attached to primary structure

____ Attached to the garage

____ Free-standing

6. Describe Design Features:

7. The ADU must meet all requirements of the Idaho Central District Health (CDH) with respect to the provision of individual potable water and sewage disposal facilities, portable holding tanks, or have a permit from an approved central sewage treatment facility. The ADU must not adversely impact others within the neighborhood from obtaining a permit for septic, sewer, or well if the neighbor has not constructed their first residence on their neighboring lot.

Check (✓) all which apply and attach approval from CDH or sewage treatment facility for the ADU.

____ Potable water ☐ Individual Well ☐ Shared Well ☐ Water District: _____

____ Individual septic system

____ Permit from sewage treatment facility

REQUIREMENTS AND DEFINITIONS:

ACCESSORY DWELLING UNIT (ADU): Secondary living unit on a single-family lot. An ADU contains its own kitchen, sleeping area, and bathroom facilities. ADUs can be attached or detached from the primary residential unit. ADUs are subordinate in size, location, and appearance to the primary dwelling unit. ADUs are commonly referred to as mother-in-law apartments, ECHO homes (elder cottage housing opportunities), guest cottages, caretaker cottages, garden cottages, carriage houses, or rental units.

ADUs are permitted only when one of the residences on the property is owner-occupied. Owner-occupied structure does not need to be the primary residence. Ownership cannot be fractional or timeshare ownerships.

The ADU cannot be used as a commercial use or bed and breakfast use without a conditional use permit. Sleeping quarters only are not considered ADUs.

If used as a permitted residential rental property, an ADU must be rented for a minimum of more than thirty (30) days (not as a weekly or daily rental).

If the ADU changes from a long-term rental to a short-term rental or is constructed with the intent of being a short-term rental property of 30 days or less, then a conditional use permit will be required and must be in compliance with the rules of the state tax commission under Chapter 36, Title 63, Idaho Code.

The ADU permit will be a condition of the building permit.

PROCEDURE:

- An application for an ADU shall be submitted to and reviewed by the Planning and Zoning Director for completeness prior to issuance of the permit.
- The administrator shall determine whether the exterior appearance of the ADU is compatible with the primary structure.
- The Valley County Planning and Zoning Office will notify property owners within 300 ft of the property boundaries and active Home/Property Owner Associations.
_____ (DATE COMPLETED)
- Comments regarding the application must be written (email is acceptable) and received by the Planning and Zoning Director within 10 working days. Objections must give specific grounds and facts upon which the objection is based. If the Planning and Zoning Director determines that objections are sufficient to warrant a conditional use permit, the applicant shall be notified promptly that a conditional use permit is required.
_____ (OBJECTION DATE DEADLINE)
- If there are no objections within 10 working days, the ADU will be issued an administrative permit and be a permitted use.
_____ (DATE ISSUED)

OUTDOOR LIGHTING

PURPOSE: The general purpose is to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

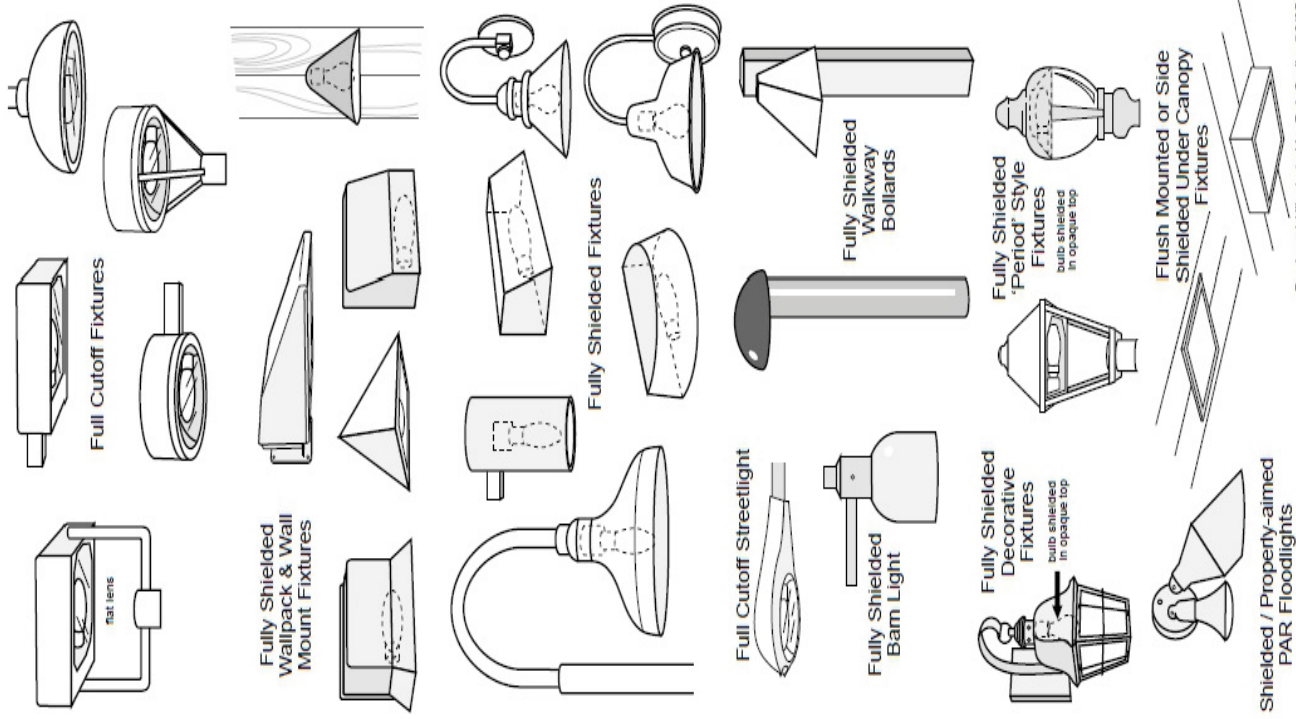
APPLICABILITY – All exterior lighting shall comply.

PERFORMANCE STANDARDS: (All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.)

All Other Outdoor Lighting Shall Meet The Following Standards:

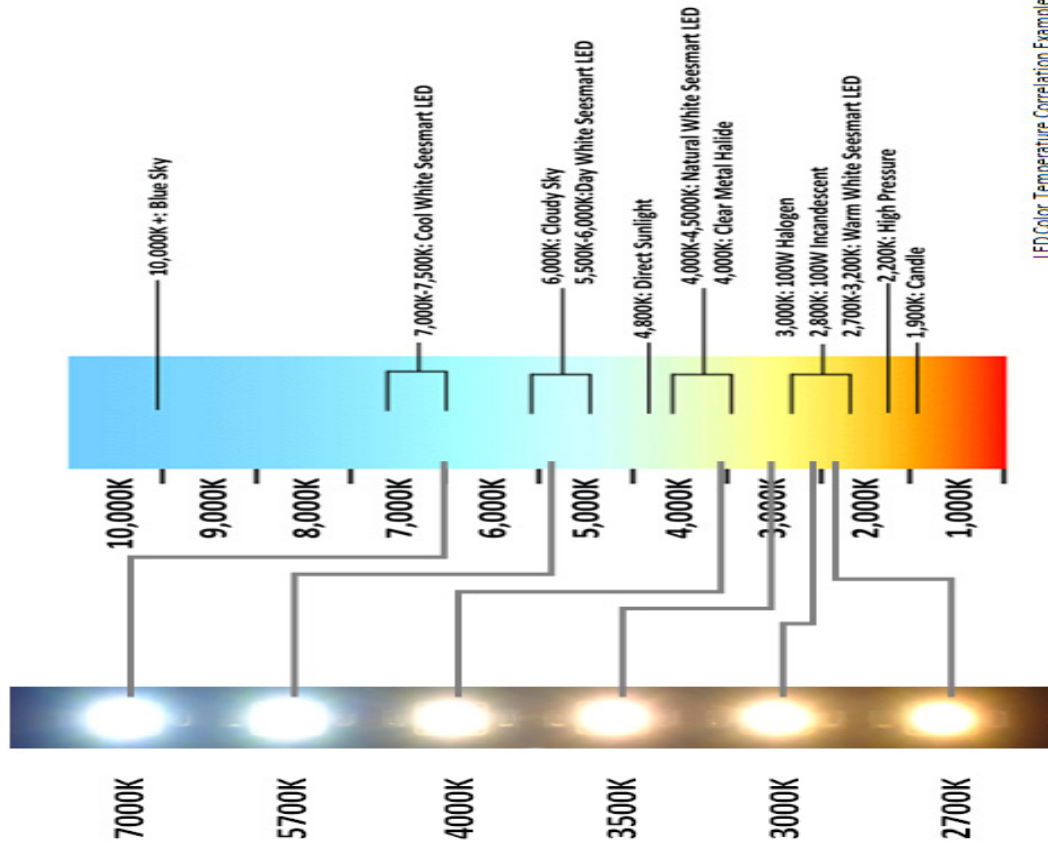
- The height of any light fixture or illumination source **shall not exceed thirty feet (30')**.
- All lighting or illumination units or sources **shall be hooded or shielded in a downward** direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 6-2-7 of this chapter.
- Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. **Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.**
- All **outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward**. The light source shall be **shielded** so that it will not produce glare or cause light trespass on any adjacent lot or real property.
- **The installation of mercury vapor lamps is hereby prohibited.**
- Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit ...holiday lights.
- **Sensor activated lights**, provided:
 - It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way;
 - It is set to only go on when activated and to go off within five (5) minutes after activation has ceased;
 - It shall not be triggered by activity off the property.
- **Up lighting for flags**, provided the flag is of a government and the maximum lumen output is one thousand three hundred (1,300) lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting.
- LED lighting color shall not exceed 3,000 K.

Examples of Fully Shielded Luminaires



Basic LED Reference Example

Kelvin Color Temperature Scale Chart



LED Color Temperature Correlation Example

Compliant Light Fixture Example



Non-Compliant Example



Amazon – P8709 Dark Sky Cup



Here are some examples of options to bring your lights into Dark Sky Compliance

Amazon - B0CLBC493B White Shades for LED String Lights



Amazon – 6107500 One Light Dimmable LED outdoor



Amazon - Bioluz LED PAR20
Light Bulb Max 3000K



Frosted Glass Spray Paint

