
Guidelines for the Design and Construction of ADU Buildings

By the CEPOA Architectural Committee

Purpose

To ensure that all ADU buildings within the CEPOA community are constructed and maintained in a manner that is consistent with the aesthetic and architectural standards of the community and to protect our resources and community accordingly.

Definition

- **Accessory Dwelling Unit (ADU):** A self-contained living unit located on the same lot as a single-family dwelling. This may be within the residence or within a detached garage or barn.



Guideline Categories Considered

General Requirements

Plans approval

Building Codes

Building Materials

Colors

Landscaping

Septic

Size Limits

Maximum Footprint

Square Footage

Height Limits

Setbacks

Occupancy

Leasing

Retrofitting

Discussion Points

General Requirements

Plans approval - conform to current CCRs

Building Codes - conform to current CCRs

Building Materials - conform to current CCRs (Add that materials should match or be complementary)

Colors - conform to current CCRs (Add that colors should match or be complementary)

Landscaping - Committee opinions vary on this. We can simply match the main home requirements, or we can cut back to 5 trees and no additional irrigated land.

Septic - Wayne Davidson at Bear Lake County informed that they will require a separate septic system for any detached ADU.

Discussion Points

Size Limits

Maximum Footprint - committee opinions vary but generally we are in favor of a square footage limit,

Square Footage - there was some discussion of only limit being property owner's budget. But generally a limit of 1300-1500 sqft is preferred.

Height Limits - committee opinions vary but generally we are in favor of a limit being the same height as the main residence or 5-10ft under.

Setbacks - conform to current CCRs

Discussion Points

Occupancy

The committee feels this is an important topic and should warrant further exploration and discussion. With the potential of drastically increasing the usage, wear and tear on our water system and roads, the committee recommends we discuss how we can best set occupancy limits with our legal resources.

Any people limits will require policing, which I believe no one wants to get into.

We could limit the # of bedrooms and or bathrooms.

The square footage limit will also put somewhat of a cap on the occupants.

It is unknown if Bear Lake County could put limits on this?

Leasing the ADU as a separate unit will also raise occupancy concerns. We will discuss this more in that section.

Discussion Points

Leasing

Committee opinions vary.

Should property owners be allowed to have long term leases on just the ADU? Or possibly lease the main residence as allowed in our CCRs and keep the ADU as a personal residence.

Would the presence of two different families on one lot create water rights issues?

One opinion for allowing separate leasing questioned the intent of the new Idaho law. Was it to allow for more housing options? And would a ban on leasing violate that spirit?

Discussion Points

Retrofitting

The issue of property owners with existing main residences and garages/barns wanting to retrofit either building to add an ADU.

Are additions in general covered in our existing CCRs or Architectural Guidelines?

Can we follow the same guidelines for new construction?