

ACCESSORY DWELLING UNITS (ADUs) IN KETCHUM

Frequently Asked Questions



WHAT IS AN ADU?

An ADU, or **ACCESSORY RESIDENTIAL UNIT**, is an attached or detached dwelling which is secondary in nature to a primary single-family residential unit and cannot be sold separately from the primary residence. It provides complete, independent living facilities with a separate dwelling entrance for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, on the same lot as the primary residence ([KMC 17.08.020](#)).

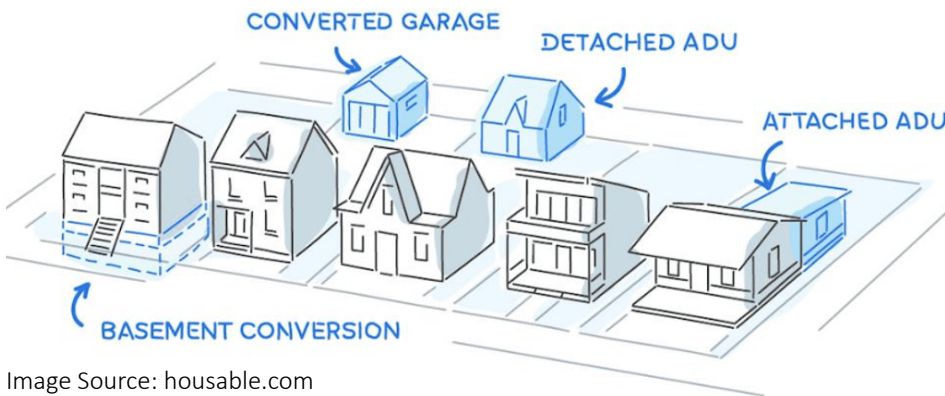


Image Source: housable.com

An ADU may be new construction or converted from existing space, such as a garage or basement. ADUs can be rented for additional income, occupied by a family member, or used intermittently by guests.

In-law suites, granny flats, and basement apartments are all other names for ADUs.

WHAT SIZE CAN AN ADU BE?

In Ketchum, an ADU must have a minimum of 300 square feet of net livable space and cannot have more than 1,200 square feet of net livable space. Garages and mechanical rooms are not considered livable space and aren't counted against the square footage maximum. Tiny homes on wheels (THOWs) and recreational vehicles are not currently allowed as ADUs in Ketchum, due to concerns about safety and year-round habitability. Currently, ADUs must be installed on a foundation and built to meet local building code regulations.

ARE THERE ANY INCENTIVES FOR BUILDING AN ADU?

Yes, ADUs in Ketchum do not require additional parking spaces and are exempt from the city's design review process. Fire, parks, police, and street impact fees are waived for ADUs. Water and wastewater connection fees may be waived depending on the size of the ADU and the water/wastewater connection proposed for the project. Depending on the specifics of your property, you may also be allowed a 5% building coverage bonus to accommodate your ADU. Additionally, building an ADU increases the value of your property and provides an optional source of income if rented.

WHERE ARE ADUS ALLOWED?

ADUs are allowed on parcels with a single family dwelling in most zoning districts. ADUs are not allowed on multi-family or commercial parcels. To see the zoning on your property, visit the interactive [City of Ketchum GIS](#), or contact the Planning & Building Dept. Additionally, some Homeowners Associations (HOAs) may prohibit or have additional restrictions for ADUs in their CC&Rs. Contact your HOA to see if ADUs are allowed on your property and if there is a process for design review.

ZONES THAT ALLOW ADUS

Limited Residential (LR, LR-1, LR-2)

General Residential (GR-L, GR-H)

Short Term Occupancy (STO-.4, STO-1, STO-H)

Tourist (T, T-3000, T-4000)

Agriculture and Forestry (AF)

ZONES THAT PROHIBIT ADUS

Light Industrial (LI-1, LI-2, LI-3)

Recreational Use (RU)

HOW MUCH DOES AN ADU COST?

ADU costs vary and depend on what you are looking to build and how. A basement or garage apartment conversion is usually cheaper than building a new, detached structure. Prefabricated units can be less expensive and can have more predictable costs than units stick-built on-site. In addition to the costs of construction or fabrication, care should be taken to consider costs for any site work, surveying, utility connections, and fees. Fees will be assessed for building permit review and approval through the Planning and Building Department. Building permit and plan check fees are based on project valuations. The Planning and Building Department can provide more information based on the specifics of your project.

ARE THERE PREFAB ADU OPTIONS?

Yes, many companies offer modular or manufactured ADU designs, and some will assist with permitting, site surveying, and installation. Others will provide a kit for do-it-yourself installation. Note that modular and manufactured ADUs require foundations and utility connections. Typically, a local contractor will be needed to prepare your site for installation. The companies below are just some examples and their inclusion is not an endorsement and does not guarantee approval of any permit.

COMPANY	SERVICES OFFERED	SITE WORK AND INSTALLATION	WEBSITE
Modal	Choose from three designs, with options for upgrades and customization. Permitting assistance and coordination.	Local contractor. Modal can help to identify and coordinate.	livemodal.com
Studio Shed	Range of customizable sizes and designs. Permitting assistance and coordination.	Choose from contractor to DIY assembly.	studio-shed.com
Steelblox	Choose from existing designs and select finishes and fixtures. Surveying, permitting assistance, and coordination.	Local contractor. Steelblox can help to identify and coordinate.	steelblox.com
ZipKit Homes	Choose from three "pod" designs. Unit delivered assembled. No permitting assistance or coordination.	Local contractor, chosen by customer.	zipkithomes.com
Ideabox	Choose from existing designs and customize finishes, fixtures and layouts. Option for more customization. No permitting assistance.	Local contractor, chosen by customer. Support for installation and finish work.	ideabox.us

HOW DO I APPLY?

In most cases, the only required permit is a building permit. Additional permitting may be required if your property is in a floodplain, the avalanche overlay district, or in certain Planned Unit Developments (PUDs). Contact the Planning and Building Department (see below) for additional information on your property.

HOW LONG DOES THE APPROVAL PROCESS TAKE?

Building permit review time varies, but Planning staff will provide initial comments within 21 business days of submittal. Feedback for any additional rounds of review will be provided within 10 business days. If all requirements have been met, the permit will then be issued.

CONTACT

For questions about property, zoning, and development standards:
(208) 726-7801 or planningandzoning@ketchumidaho.org

For questions about building permits or building requirements:
(208) 720-4648 or building@ketchumidaho.org

[Building Permit applications are available online.](#)