CITY OF BELLEVUE
RESIDENTIAL BUILDING GUIDE



Updated July 2026

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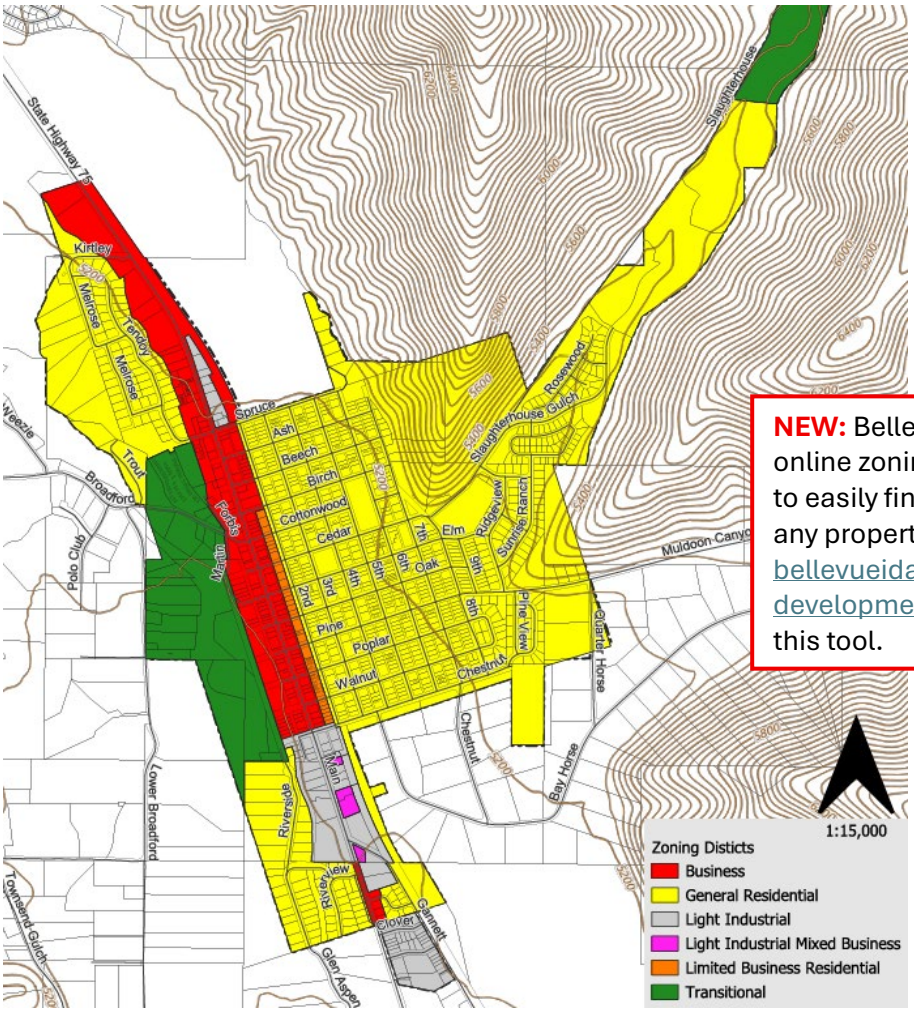
Introduction

The purpose of this guide is to assist builders and property owners to understand the process and expectations for building residential dwellings in the City of Bellevue. Please note that this is intended to be a guidance document, and that Bellevue City Code is the governing law. For convenience, Bellevue City Code references are included in this document in parentheticals (BCC XX-XX-XX). Bellevue City Staff is happy to answer questions and assist in the process. Contact information is provided at the end of this guide.

Zoning Districts

The City of Bellevue has the following zoning districts:

Name	Code Chapter	Abbreviation	Map Color
General Residential	10-6	GR	
Business	10-7	B	
Limited Business/Residential	10-8	LB/R	
Light Industrial/Mixed Business	10-9	LI/B	
Light Industrial	10-10	LI	
Transitional	10-11	T	



NEW: Bellevue has an interactive, online zoning map that can be used to easily find the zoning district for any property in the City. Please go to bellevueidaho.gov/community-development-department to access this tool.

Uses

Within each of Bellevue's districts, the following residential uses are:

	Symbol
Permitted	P
Permitted as accessory to a primary use	PA
Conditionally permitted	C
Prohibited	X

Use	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Single family dwelling	P[1]	X	P	X	X	P[1]
Accessory dwelling unit	PA[2]	PA[3]	PA[2,3]	PA[3]	PA[6]	PA[2]
Multi family dwellings	P[1]	C[4]	P[5]	X	X	P[1]

1. Allowed on not less than a six thousand (6,000) square foot lot in the City limits unless a reduced lot size is approved by the City through a planned unit development, annexation agreement, development agreement, design review or other similar process, or when the City deems it as a benefit for providing affordable housing. The City Planning and Zoning Commission shall review and approve a design review application that requires a minimum of on-site parking, access is off an improved street, not an alley, and there is compliance with front, rear and side setbacks. The approved reduced lot size shall not be less than three thousand (3,000) square feet per dwelling unit.
2. Accessory dwelling unit sizes shall comply with table A depicted in BCC 10-2-1 and are subject to administrative design review approval.
3. One accessory dwelling unit for each six thousand (6,000) square feet of lot area; provided, that it is: a) in the same building as the business use of the property; b) clearly ancillary and secondary to the business use which shall, by application, be the primary use of the property; c) of less square footage than the business use of the building; and d) in the back of and/or on an upper floor of the building so as not to adversely reduce the ground level, street frontage business space available. Accessory dwelling units shall be subject to administrative design review approval.
4. Conditionally permitted as part of a mixed used development and approved through a planned unit development application.
5. Multiple (two) family dwellings, including duplexes and townhouses. The minimum lot size for these applications shall be not less than twelve thousand (12,000) square feet.
6. One accessory dwelling unit shall be allowed for each six thousand (6,000) square feet of lot area, provided it is located on the same premises; provided, that it is in the same building as the business and is of a size and function that is clearly subordinate and ancillary to the light industrial use which shall be the primary use of the property. Accessory dwelling units shall be subject to administrative design review approval.

Floodplain

Within the City of Bellevue, floodplain areas are mapped near the Big Wood River, Slaughterhouse Canyon, and Muldoon Canyon. Development within the 1% (Zone A or AE) floodplain requires a Floodplain Development Permit. Early communication with Staff is highly recommended.

Dimensional Standards

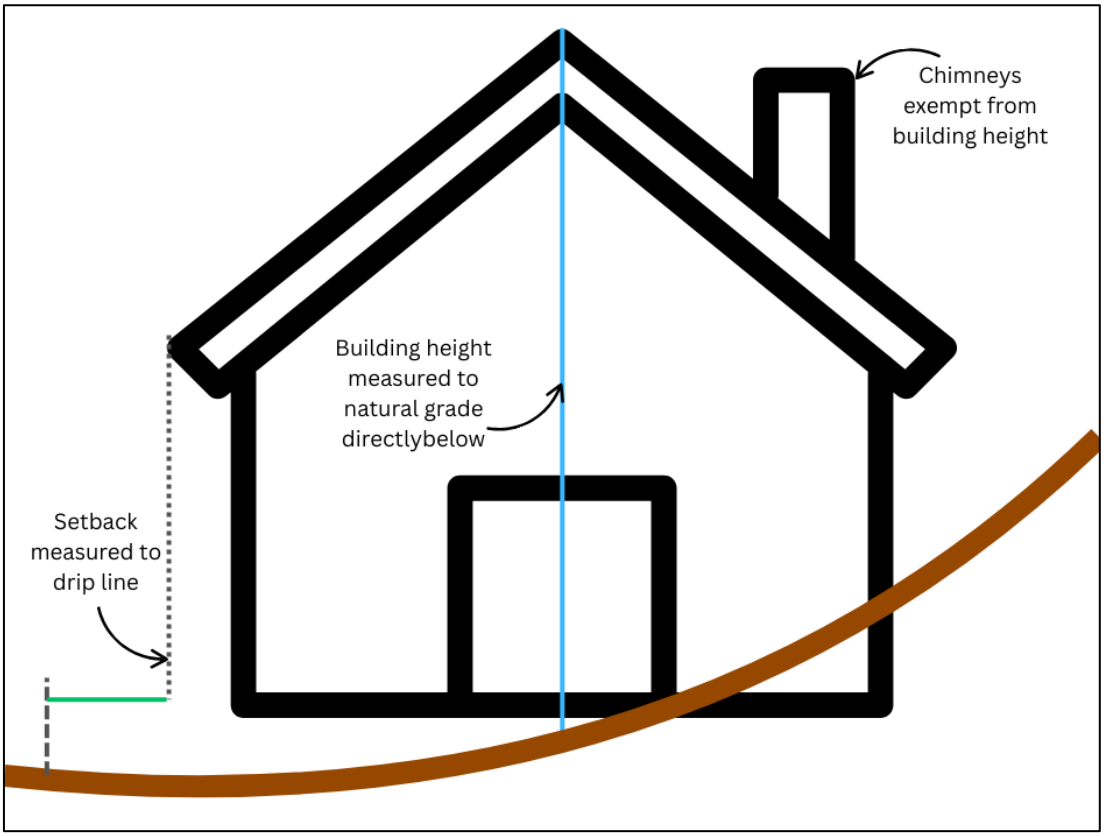
Building setbacks and height requirements are based on the zone of the property and are listed below:

Setback	Zoning District					
	GR	B	LB/R	LI/B	LI	T
Front	20’	0’	25’	0’	0’	20’
Front (Garage)	25’	0’	25’	0’	0’	25’
Rear	6’	0’	6’	0’	0’	6’
Side[1]	6’	0’	6’	0’	0’	6’
Maximum Building Height	35’	40’	35’[2]	40’	40’	35’

1. Except required vision triangle, see below.
2. No more than two (2) stories.

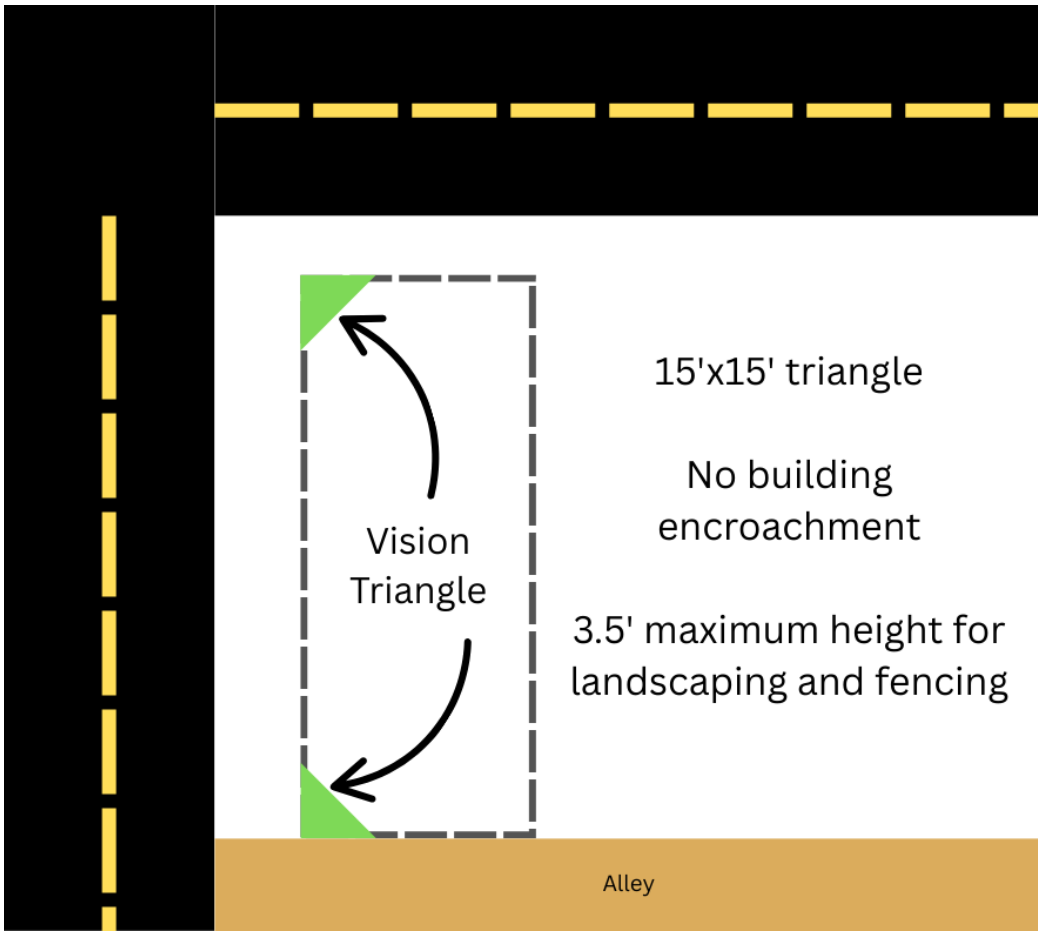
NOTE:

- **Property Boundaries:** In Bellevue, property boundaries are not typically located at the edge of the roadway. It is important to correctly identify the location of the property boundary as that is where building setbacks are measured from.
- **Building Setbacks:** These are measured from the drip line of the building (the edge of the eaves), and not from the wall or foundation. (BCC 10-2-1)
- **Building heights:** These are measured at any point from the highest point of the roof, directly to the lowest point of natural grade along the building foundation prior to any site excavation, grading, or filling. (BCC 10-2-1)



Vision Triangle

On corner lots, obstructions are prohibited within a 15’x15’ triangle at the property corners abutting streets or alleys. No building is permitted within these areas, and landscaping and fencing is limited to 3.5 feet.



Parking

Off street parking is required for residential uses. BCC 10-21-4(A) establishes the following requirements:

Type Of Use	**Number Of Spaces Required**
Boarding and rooming houses, ADUs, dormitories	1 space for each sleeping room or every 3 beds, whichever is greater
Duplexes and townhouse developments	2 spaces for each residential unit
Manufactured/mobile home parks	2 spaces for each mobile home
Single-family residences	2 spaces minimum with a maximum of 5 spaces

NOTE: Within the LB/R zone, single-family residences are allowed a maximum of four (4) parking spaces, and duplexes are allowed a maximum of six (6) parking spaces.

Accessory Buildings

Within the GR, LB/R, and T zones, any accessory building that is not an Accessory Dwelling Unit is limited to twenty feet (20') in height.

Accessory Dwelling Units (ADUs)

ADUs are allowed in all zones in Bellevue, subject to Design Review approval. Administrative approval is available for accessory dwelling units in the GR, T, and LI zones. In all other zones, the Planning & Zoning Commission must review the application for approval. BCC 10-2-1 includes the following definition and requirements:

Building Permit Required

Habitable structures and structures 200 square feet or greater require a building permit (BCC 9-1-2(A)). This includes sheds and shipping containers larger than 200 square feet.

Small Structures

Non-habitable structures less than 200 square feet do not require a building permit (BCC 9-1-2(A)), but must receive a setback permit (BCC 10-14-4).

Design Considerations

Snow Country

Bellevue receives approximately eighty inches (80") of snow annually. BCC 9-1-2(E) requires residential roofs to be designed to withstand eighty (80) lbs/sf snow loads, seventy (70) mph winds, and include an ice shield underlayment.

While not required by code, the following tips are recommended:

- If utilizing a roof that sheds snow, the roof should avoid placing snow onto driveways and sensitive landscaping, in front of doorways, or against windows.
- Ice dams form when heat escapes from inside the home, melts ice and snow, which refreezes once it gets away from the heat (typically at eaves), then pushes ice back under shingles and can damage the roof. A well-insulated roof, particularly above exterior walls, is helpful in preventing ice dams from forming.
- Consider how and where snow will be removed when laying out driveways and walkways.

Wildfire Risk

Bellevue is surrounded by public lands and has been rated by the Forest Service's "Wildfire Risk to Communities" analysis as having a high wildfire risk. See https://wildfirerisk.org/reduce-risk/ignition-resistant-homes/ to learn ways to reduce the risk of loss through building and site design.

Construction Logistics

A Construction Logistics Plan is required for all new buildings. The plan should show or describe:

- Where contractor vehicles will be parked
- Where construction materials will be staged

- The location, quantity, and dumping schedule of portable restrooms
- The location of dumpsters
- If required, the trucking route of the delivery of any large construction materials
- Tree protection for any mature trees located on the property not proposed to be removed
- If required, a traffic control plan

The following codes apply to construction activities:

- BCC 4-1-2 prohibits the accumulation of garbage outside of an approved dumpster.
- BCC 4-2-2 prohibits construction noise between 9:00 PM and 8:00 AM on weekdays and between 9:00 PM and 9:00 AM on weekends.
- BCC 5-3-3-3 prohibits off-leash dogs outside of fenced areas.

Landscaping & Site Design

Driveways

An encroachment permit is required for any driveway construction or reconstruction within public rights of way. The interface between the driveway and public street must be constructed to adopted Bellevue Street Standards (BCC 9-2-2).

Landscaping

Bellevue City Code does not have any specific standards for landscaping unless Design Review is required (see "Uses" section on pg. 3). It is important to remember the following:

- Bellevue is in a high wildland fire risk area. Quality landscaping and site maintenance can significantly reduce the risk of catastrophic loss due to wildfire.
- Bellevue has a dry climate. Excessive decorative lawn areas and unsuitable species may struggle here, demand substantial water, and may lead to high water bills.
- Landscaping within public rights-of-way requires an encroachment permit.

Exterior Lighting

All exterior lighting is required to be shown on plans for building permits and must show the location, type, height, lumen output, and illuminance levels of all exterior light fixtures.

All residential lighting must be fully shielded (bulb only visible from the bottom of the fixture), except:

- Fixtures with an output of less than 1,000 lumens, provided that the bulb is partially shielded and has an opaque top and/or is under a solid overhang.
- Floodlights not angled more than 30 degrees from vertical that only light the subject property.
- Holiday lights from November 1 to March 15 that are turned off by 11:00 PM.
- Sensor-activated lights that only light the subject property, turn off within five (5) minutes of activation, and are not triggered by activity off the subject property.
- Uplighting for the United States and State of Idaho flags, provided the output is less than 1,300 lumens.

Freestanding lighting in residential zones has a maximum height of twelve feet (12').

Building Permit Application Process

Before a building permit is approved, no site work or grading is permitted.

The City of Bellevue contracts building plan review and inspections to SAFEbuilt. The general process to apply for and obtain a building permit is as follows:

Initial Application *(Typically 1-3 days)*

- A pre-application meeting with Staff is recommended.
- Applications can be found at https://bellevueidaho.gov/city-forms. The City uses an online portal called Civic Review for applications.
- Staff will pre-review applications for setback, height, and other zoning code compliance.
- Fees for processing, plan review, and development impacts will be charged in accordance with the adopted fee schedule. Fees are based on the estimated or proven valuation of the project.

Plan Review *(Typically 7-30 days, depending on number of revisions needed)*

- SAFEbuilt will review the application and plans and notify the applicant of any deficiencies.
- After three rounds of plan review, additional hourly review fees will be charged.
- Upon finding that the application meets applicable building codes, the applicant will be notified that the permit has been approved.

Permit Issuance *(Typically 0-2 days)*

- Staff will prepare a physical building permit and notify the applicant when it is ready to be picked up at City Hall.
- **The permit must be posted on the property and be visible from the street throughout the duration of the project. Once the permit is posted, construction may begin.**

Inspections

- The applicant must call the inspection line (**208-913-0188**) to schedule inspections. Applicants should leave a voicemail with the site address, permit number, and type of inspection requested.
- Inspection requests made after 4:00 PM will not be able to be scheduled for the following day.
- Hourly fees will be charged for inspections.

Certificate of Occupancy *(Typically 2-4 days)*

- Once the final inspection has been passed, Staff will consult all City departments for any concerns. If no outstanding issues exist, the Certificate of Occupancy will be issued.

Expiration

- Building permits expire if no inspection has been scheduled after 180 following permit issuance. Whenever an inspection is scheduled, the permit automatically renews for a period of 180 further days. If a permit expires, the applicant has 180 days to request a permit extension of an additional 180 days. (IRC R105.5).

Additional Permits

- **Utility Service Request:** Required to connect to the City's water and sewer system.
- **Fence Permit:** Required for all new and repaired fencing.
- **Encroachment Permit:** Required for any and all changes to the public right-of-way.
- **Demolition Permit:** Required for demolition of any existing structures.

Nontypical Building Types

Tiny Homes

Tiny homes (dwellings between 120 and 400 square feet) require a building permit, must be on a permanent foundation, must be connected to water and sewer, and must be constructed in accordance with the Idaho Residential Code. Appendix Q includes special provisions for tiny houses. Tiny houses constructed off-site must be inspected by the State of Idaho.

Yurts

Yurts are considered single family dwellings and must be constructed to Idaho Residential Code.

RVs

In the GR – General Residential and T – Transitional zones, occupying an RV on a temporary basis is allowed with a recreational vehicle occupancy permit. Each property is allowed four such permits per year. In all other zones, occupying an RV is prohibited. A permit allows an RV to be occupied for up to fourteen days, with a sixteen-day refresh period.

Links

Site	Link
Bellevue Building Department	bellevueidaho.gov/city-departments/bellevue-building-dept/
Community Development Department	https://bellevueidaho.gov/city-departments/bellevue-building-dept/
Bellevue City Code	https://codelibrary.amlegal.com/codes/bellevueid/latest/bellevue_id/0-0-0-4882
Building Permit Dashboard and Metrics	https://civicreviewdashboard.onrender.com/

Contacts

Name	Title	Email	Phone
Brian Parker	Community Development Director	bparker@bellevueidaho.us	208-309-6110
Alan Chambers	Building Official	achambers@safebuilt.com	208-550-0520
Amber Green	Plan Review Manager	agreen@safebuilt.com	206-718-7659

Thank you for consulting this guide.
Please reach out with any questions or suggestions.