

**WASCO COUNTY
GUEST HOUSE APPLICATION**

DEVELOPMENT STANDARDS

1. A guest house may only be allowed in certain zones. Check the zone where the guest house will be located.
- A-R
 R-R(2)
 R-R(5)
 R-R(10)
 F-F(10)
2. A site plan and/or addition documenting verifying the following has been submitted:
- There is an existing guest house on the property? NO YES
- The proposed guest house meets all applicable zoning district setbacks? NO YES
- The proposed guest house is 100' or less from the primary dwelling at the closest portion of each structure? NO YES
- All public water, electricity, natural gas and sewer services for the guest house extends from the primary dwelling service? No separate meters for the guest house shall be allowed. NO YES
- The guest house will be connected to the same septic system as the primary dwelling? NO YES
3. Architectural, or other drawings sufficient to verify the following have been submitted:
- The floor area including all levels and basement area are 600 square feet or less? Garage area shall not count toward the total floor area. NO YES
- Are kitchen or laundry facilities proposed in the guest house? No refrigerator, freezer, range/stove/oven, or other cooking appliances are allowed in the guest house. NO YES
4. Ministerial Sign Off Form
A ministerial review application has been submitted with this application? NO YES

Please Note: A Guest House in the National Scenic Area requires a full Scenic Area Review.

RESTRICTIVE COVENANT
Detached Living Space

The undersigned Owner(s) hereby agrees that the following described property is developed with one residence. The construction of a _____ foot wide by _____ foot long by _____ foot tall structure on the property described below, will be solely used as a guest house that meets the following Wasco County Land Use and Development Ordinance standards: (i) Only one (1) guest house shall be allowed on a legal parcel; (ii) The maximum floor area of a guest house, including all levels and basement floor areas shall not exceed six-hundred (600) square feet; (iii) A guest house shall be located within one-hundred (100) feet of the primary dwelling (measured from the closest portion of each structure) on the subject lot-of-record; (iv) Occupants of a guest house and the primary dwelling shall live together as one house keeping unit, sharing one kitchen and one laundry facility, to be located in the primary dwelling; (v) A guest house shall be permitted one (1) bathroom, but not a refrigerator or freezer, range/stove/oven, or other cooking appliances; (vi) All public water, electricity, natural gas and sewer services for the guest house shall be extended from the primary dwelling service (no separate meters for the guest house shall be allowed) ; and (vii) A guest house shall use the same septic system as the primary dwelling.

This agreement further serves as notice to the owner and successors in interest that the structure shall not be used as a second dwelling on the property without obtaining the necessary land use approval from the Wasco County Planning Department and building permits from the Building Codes Division. This covenant is binding on the Owner(s), their heirs, successor and assigns and shall not be modified or terminated except by the express written consent of the Owner(s) of the land at the time and the Wasco County Planning Department, as hereafter provided.

Wasco County, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Wasco County Land Use and Development Ordinance.

Map/Tax Lot #'s	Acct. #'s	Site Address
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Record Owner	Signature
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Record Owner	Signature
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Dated this _____ day of _____, _____.

STATE OF OREGON)
): ss.
 COUNTY OF WASCO)

Signed and acknowledged before me by _____ and _____,
 on this _____ day of _____, _____

Notary Public: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO: Wasco County Planning, 2705 E. 2nd Street, The Dalles, OR 97058