

**WASCO COUNTY
GUEST HOUSE APPLICATION**

DEVELOPMENT STANDARDS

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| <p>1. A guest house may only be allowed in certain zones. Check the zone where the guest house will be located.</p> | <p><input type="checkbox"/> A-R
 <input type="checkbox"/> R-R(2)
 <input type="checkbox"/> R-R(5)
 <input type="checkbox"/> R-R(10)
 <input type="checkbox"/> F-F(10)</p> |
| <p>2. A site plan and/or addition documenting verifying the following has been submitted:</p> | |
| <p>-There is an existing guest house on the property?</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>-The proposed guest house meets all applicable zoning district setbacks?</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>-The proposed guest house is 100' or less from the primary dwelling at the closest portion of each structure?</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>-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.</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>-The guest house will be connected to the same septic system as the primary dwelling?</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>3. Architectural, or other drawings sufficient to verify the following have been submitted:</p> | |
| <p>-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.</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>-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.</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |
| <p>4. Ministerial Sign Off Form</p> | |
| <p>A ministerial review application has been submitted with this application?</p> | <p><input type="checkbox"/> NO <input type="checkbox"/> YES</p> |

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

**RESTRICTIVE COVENANT
Detached Living Space (Guest House)**

Owner Name: _____
Mailing Address: _____

_____, herein called the Grantors, are the owners of real property described as follows:

Township _____, Range _____ East W.M., Section(s) _____,
Tax Lot(s) _____; Assessor Account(s) _____.

In accordance with the conditions set forth in the decision of Wasco County Planning Staff, dated _____, approving a _____ (File # _____) to _____

In consideration of such approval, the undersigned owner(s) hereby agrees that the following described property is developed with one single family dwelling. The construction of a _____ foot long by _____ foot wide by _____ foot tall structure on the same property will be solely used as a guest house that meets the following Wasco County Land Use and Development Ordinance standards

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- A.** Only one (1) guest house shall be allowed on a lot-of-record.
 - B.** The maximum floor area of a guest house, including all levels and basement floor areas shall not exceed six-hundred (600) square feet. Garage area shall not count toward the total floor area.
 - C.** A guest house shall be located within one-hundred (100) feet of the primary dwelling on the subject lot-of-record. This distance shall be measured from the closest portion of each structure.
 - D.** 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. A guest house shall be permitted one (1) bathroom, but not a refrigerator or freezer, range/stove/oven, or other cooking appliances.
 - E.** 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. A separate telephone line for the guest house may be provided.
 - F.** A guest house shall use the same septic system as the primary dwelling. Approval from the County Sanitarian shall be required.

**After recording, please return original to:
Wasco County Planning Department.**



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 Mid-Columbia Building Codes Services. 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.

IN WITNESS WHEREOF, the Grantors have executed this easement on _____,
201__.

Titleholders Signature

Titleholders Signature

STATE OF OREGON)
COUNTY OF WASCO)

Personally appeared the above named _____ and
_____, and acknowledged the above easement to be their voluntary
act and deed.

Notary Public for Oregon