



FILE NUMBER: \_\_\_\_\_

FEE: \_\_\_\_\_

## ACCESSORY DWELLING UNIT APPLICATION

### DEVELOPMENT STANDARDS

1. An accessory dwelling unit may only be allowed in the listed zones. Check the zone where the accessory dwelling unit will be located  
 R-R (2)  
 R-R (5)  
 R-R (10)  
 TV-R  
 WAM R-2  
 WAM R-5
2. The lot or parcel is at least two acres in size.  NO  YES
3. The lot or parcel is not located within an area designated as an urban reserve as defined in ORS 195.137.  NO  YES
4. The existing single family dwelling property is not subject to an order declaring it a nuisance or subject to any pending action under ORS 105.550-105.600.  NO  YES
5. The accessory dwelling unit application demonstrates an authorization by NCPHD for modification of an existing sanitary waste system or a site evaluation from NCPHD demonstrating a new system is feasible.  NO  YES
6. The accessory dwelling unit can be served by the same water supply source or water supply system as the existing single-family dwelling.  NO  YES
7. The existing well is not in an area that has been restricted by the Water Resources Commission or within a designated area of critical state concern.  NO  YES
8. The lot or parcel is served by a fire protection service provider with professionals who have received training or certification described in ORS 181A.410.  NO  YES
9. If the lot or parcel is in an area identified on the statewide wildfire hazard map described in ORS 477.490 as within the wildland-urban interface, the lot or parcel and accessory dwelling unit comply with any applicable minimum defensible space requirements for wildfire risk reduction established by the State Fire Marshal under ORS 476.392 and any applicable local requirements for defensible space established by a local government pursuant to ORS 476.392.  NO  YES

10. The accessory dwelling unit complies with the construction provisions of section R327 of the Oregon Residential Specialty Code if:
- a. The lot or parcel is an area identified as a high wildfire hazard zone on the state wildfire hazard map described in ORS 477.490; or
  - b. No statewide wildfire hazard map has been adopted.  NO  YES
11. A site plan and/or addition documenting verifying the following has been submitted:
- There is an existing single family dwelling unit on the lot or parcel?  NO  YES
  - The proposed accessory dwelling unit meets all applicable zoning district setbacks?  NO  YES
  - The accessory dwelling unit will be located no farther than 100 feet from the existing dwelling?  NO  YES
  - The accessory dwelling unit has adequate access for firefighting equipment, safe evacuation and stage evacuation areas, consistent with standards in Chapter 10 and Chapter 21.  NO  YES
  - The accessory dwelling unit will not include more than 900 square feet?  NO  YES
12. Upon approval, a deed restriction will be recorded with the Wasco County Clerk that states the following requirements:
- a. The accessory dwelling unit shall not, in perpetuity, be used for vacation occupancy;
  - b. No subdivision, partition, or other division of the lot or parcel shall be approved that would separate the single family dwelling from the accessory dwelling unit;
  - c. No more than one accessory dwelling unit is allowed per parcel or lot
13. An existing single family dwelling and an accessory dwelling unit allowed by the zone and this section are considered a single unit for the purposes of calculating exemptions under ORS 537.545.

**Please Note: Accessory dwelling units are not allowed in the National Scenic Area, or in Resource Zones.**



**PLANNING DIVISION**

2705 East Second Street • The Dalles, OR 97058  
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AFTER RECORDING, RETURN TO:  
Wasco County Planning Division  
2705 E Second Street, The Dalles OR 97058

**RESTRICTIVE COVENANT**  
**Accessory Dwelling Units**

**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 an accessory dwelling unit that meets the following Wasco County Land Use and Development Ordinance standards:

- A. The accessory dwelling unit shall not, in perpetuity, be used for vacation occupancy.
- B. No subdivision, partition, or other division of the lot or parcel shall be approved that would separate the single family dwelling from the accessory dwelling unit.
- C. No more than one accessory dwelling unit is allowed per parcel or lot.

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 Division, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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