



SANDERS COUNTY

ENVIRONMENTAL HEALTH

GUEST HOUSE USE

Subdivision Approval - Single Family Dwellingⁱ
June 19, 2012, February 17, 2016, July 11, 2017

WHEREAS:

1. Non-significance determinations are based on the number of single family dwellings served and the number of drainfields on a lot.
2. The non-significance determination for a single family dwelling is based upon five bedrooms or less.
- 3.. The difference in DEQ wastewater flow assignment per single family dwelling (independent living unit) vs a single family dwelling with additional bedrooms (dependent living unit) is related to the presence of kitchen and laundry facilities.
4. Renting or leasing of a second dwelling implies the structure is an independent living unit and subjects a second dwelling to additional subdivision review under both the Montana Subdivision and Platting Act (MCA 76-3) and the Sanitation in Subdivision Act (MCA 76-4).

THEREFORE:

When a subdivision approval states Single Family Dwelling use for a lot, a guest house in addition to a primary dwelling on the lot:

1. Must have no kitchen facilities or defined kitchen area.
2. May have a courtesy counter, wet bar, much like a typical motel unit that provides a counter with single basin sink, mini-refrigerator, microwave or similarly limited facilities.
3. Must not have laundry facilities.
4. Must share a drainfield with the primary dwelling.
5. Must be deemed insignificant regarding the Montana Water Quality Act.
6. Must not adversely impact storm water (storm water review may be required).

Definitions:

Independent Living Unit = the area under one roof that can be used for one residential unit and which has facilities for sleeping, cooking and sanitation. A duplex is considered two living units.

Dependent Living Unit = dwelling that lacks kitchen and laundry facilities such that it requires support from a primary dwelling. Example: guest house with bedrooms, bathrooms, courtesy kitchen/wet bar.

ⁱ Current Circular DEQ-4 has replaced *Single Family Dwelling* with *Living Unit*.