For public handout:

Currently the only Additional Dwelling Units (ADU) allowed in Three Forks must meet the regulations of MCA 76-2-345 (Below)

Additional Dwelling Units (ADU) means a self-contained living unit on the same parcel as a single-family dwelling unit (SFD) of greater square footage that includes its **own cooking, sleeping, and sanitation facilities**

1) Municipality **Shall**:

   A) Allow by Right a minimum of one ADU on a lot or parcel that contains a Single-Family Dwelling (SFD)
   B) Allow ADU that is Attached, Detached, or Internal (Contained within) a SFD
   C) Set a maximum gross floor area for ADU that is the **lessor** of 1,000 square feet or not more than 75% of the gross floor area of the SFD (GFA= the interior habitable area of a SFD or an ADU)

2) Municipality Shall **NOT**:

   A) Require the lot or parcel have additional parking to accommodate the ADU
   B) Require the SFD or the ADU to be occupied by the owner
   C) Assess Impact Fees on the construction of an ADU
   D) Require improvements to public streets as a condition of permitting an ADU, except as necessary to reconstruct or repair a public street disturbed during construction of the ADU

Municipality **CAN** restrict or prohibit use of ADU as short-term rental (AirBnB, VRBO, etc.) as defined in 15-68-101.

Municipality may require a fee for reviewing application to create ADU (application fee $250 for each ADU) and can require the usual building fee in addition to the application fee.

Municipality may require an ADU to have a will-serve letter from both municipal water and/or sewer system.

Larger gross floor area ADUs (“1. C” above) currently CANNOT be built in Three Forks.