

SENATE BILL NO. 532

INTRODUCED BY F. MANDEVILLE, D. ZOLNIKOV, J. FULLER, C. GLIMM, G. HERTZ, K. BOGNER

A BILL FOR AN ACT ENTITLED: "AN ACT REVISING COUNTY ZONING LAWS TO ALLOW FOR  
ACCESSORY DWELLING UNITS; REQUIRING COUNTIES TO ADOPT CERTAIN REGULATIONS IN  
RELATION TO ACCESSORY DWELLING UNITS; PROHIBITING CERTAIN REGULATIONS IN RELATION  
TO ACCESSORY DWELLING UNITS; ALLOWING A COUNTY TO CHARGE A FEE TO REVIEW  
APPLICATIONS TO CREATE ACCESSORY DWELLING UNITS; AND AMENDING SECTION 76-4-130, MCA;  
AND PROVIDING A TERMINATION DATE."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

**NEW SECTION. Section 1. Accessory dwelling units -- regulations -- restrictions.** (1) (a) In  
jurisdictional areas where the board of county commissioners has established zoning regulations under this  
part, the regulations must allow a minimum of one accessory dwelling unit by right on a lot or parcel that  
contains a single-family dwelling.

(b) An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling  
on a lot or parcel.

(c) If the accessory dwelling unit is detached from or attached to the single-family dwelling, it may  
not be more than 75% of the gross floor area of the single-family dwelling or 1,000 square feet, whichever is  
less.

(2) A county may not:

(a) require that a lot or parcel have additional parking to accommodate an accessory dwelling unit  
or require fees in lieu of additional parking;

(b) require that an accessory dwelling unit match the exterior design, roof pitch, or finishing  
materials of the single-family dwelling;

(c) require that the single-family dwelling or the accessory dwelling unit be occupied by the owner;

(d) require a familial, marital, or employment relationship between the occupants of the single-

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