

# House Bill 3285

Sponsored by Representative HANNA; Representatives KRIEGER, MORGAN, Senator KRUSE

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Provides counties with alternative land-use procedure for siting first single-family dwelling on lot, parcel or tract located within farm, forest or mixed-use zone.

## A BILL FOR AN ACT

1  
2 Relating to land use.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. (1) The governing body of a county or its designee may allow the establish-**  
5 **ment of one single-family dwelling on a lawfully created lot, parcel or tract within an area**  
6 **zoned for farm, forest or mixed farm and forest use that does not already have a dwelling**  
7 **if:**

8 (a) The lot, parcel or tract was created in conformance with the provisions of ORS  
9 215.780 (1), (2)(a) and (7);

10 (b) The lot is either a minimum of 10 acres in an approved subdivision plat, or a maxi-  
11 mum of 10 acres and capable of being consolidated by an interior lot line vacation as provided  
12 in ORS 368.351 or a property line adjustment as defined in ORS 92.010;

13 (c) The parcel is a minimum of 10 acres in an approved partitioning plat, or a maximum  
14 of 10 acres and capable of being consolidated by an interior property line adjustment as de-  
15 fined in ORS 92.010; or

16 (d) A tract is established prior to the acknowledgement of a local comprehensive plan,  
17 except that all contiguous units that are not a lot in a subdivision plat or a parcel in a par-  
18 titioning plat in the same ownership will be considered a single tract and eligible for only one  
19 single-family dwelling, provided the composite ownership is a minimum of 10 acres.

20 (2) Single-family dwellings established under subsection (1) of this section shall be subject  
21 to:

22 (a) The provisions of ORS 215.293 and 215.780 (7);

23 (b) The provisions of ORS 215.730 if located on lands zoned forestland;

24 (c) Applicable building and housing codes; and

25 (d) Other applicable siting standards that apply to the lot, parcel or tract for the purpose  
26 of implementing the statewide natural resources goals, statewide natural hazards goal or  
27 statewide coastal goals.

28 (3)(a) Single-family dwellings established under subsection (1) of this section shall be a  
29 permitted use in exclusive farm use zones, as provided in ORS 215.213 and 215.283, and mixed  
30 farm and forest zones.

31 (b) Local governments, as defined in ORS 197.015, may establish additional nondiscre-

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.  
New sections are in **boldfaced** type.

1 **tionary siting standards that do not constitute a land use decision.**

2 **(c) A single-family dwelling established under subsection (1) of this section may be**  
3 **transferred to any other person.**

4 **(4) The governing body of a county that elects not to permit the establishment of**  
5 **single-family dwellings under this section shall do so in the manner provided in ORS 215.060.**

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