

House Bill 2595

Sponsored by Representative SCHAUFLER (Presession filed.)

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:**

11 (A) **A minimum of 10 acres in an approved subdivision plat; or**

12 (B) **A maximum of 10 acres;**

13 (c) **The parcel is either:**

14 (A) **A minimum of 10 acres in an approved partitioning plat; or**

15 (B) **A maximum of 10 acres; or**

16 (d) **The tract is established prior to the acknowledgement of a local comprehensive plan,**
17 **except that all contiguous units in the same ownership that are not a lot in a subdivision plat**
18 **or a parcel in a partitioning plat will be considered a single unit 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 are subject to:**

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

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

23 (c) **Applicable building and housing codes; and**

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

27 (3)(a) **Single-family dwellings established under subsection (1) of this section are a per-**
28 **mitted use in exclusive farm use zones, as provided in ORS 215.213 and 215.283, and mixed**
29 **farm and forest zones.**

30 (b) **Local governments, as defined in ORS 197.015, may establish additional nondiscre-**
31 **tionary siting standards that do not constitute a land use decision.**

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

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

5
