

House Bill 3012

Sponsored by Representatives LININGER, MEEK; Representative STARK

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**.

Permits owner of lot or parcel of at least two acres zoned for rural residential uses to construct new single-family dwelling on lot or parcel if owner converts existing historic home to accessory dwelling unit.

A BILL FOR AN ACT

1
2 Relating to siting of residential structures on land zoned for certain uses.

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

4 **SECTION 1. Section 2 of this 2017 Act is added to and made a part of ORS chapter 215.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **"Accessory dwelling unit" means a residential structure that is used in connection**
7 **with or that is auxiliary to a single-family dwelling.**

8 (b) **"Historic home" means a single-family dwelling constructed between 1850 and 1950.**

9 (c) **"New" means that the dwelling being constructed did not previously exist in residen-**
10 **tial or nonresidential form. "New" does not include the acquisition, alteration, renovation**
11 **or remodeling of an existing structure.**

12 (d) **"Single-family dwelling" means a residential structure designed as a residence for one**
13 **family and sharing no common wall with another residence of any type.**

14 (2) **Notwithstanding any local zoning or local regulation or ordinance pertaining to the**
15 **siting of accessory dwelling units in areas zoned for rural residential uses, an owner of a lot**
16 **or parcel within a zone designated for rural residential uses may construct a new single-**
17 **family dwelling on the lot or parcel, provided:**

18 (a) **The lot or parcel is at least two acres in size;**

19 (b) **A historic home is sited on the lot or parcel; and**

20 (c) **The owner converts the historic home to an accessory dwelling unit upon completion**
21 **of the new single-family dwelling.**

22 (3) **An owner that constructs a new single-family dwelling under subsection (2) of this**
23 **section may not:**

24 (a) **Subdivide the lot or parcel so that the new single-family dwelling is situated on a**
25 **different lot or parcel from the accessory dwelling unit.**

26 (b) **Alter, renovate or remodel the accessory dwelling unit so that the square footage of**
27 **the accessory dwelling unit is more than 120 percent of the square footage of the historic**
28 **home.**

29 (c) **Rebuild the accessory dwelling unit if the structure is lost to fire.**
30

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.