

Requested by Senator MONNES ANDERSON

**PROPOSED AMENDMENTS TO  
SENATE BILL 1024**

1 Delete lines 4 through 23 of the printed bill and insert:

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

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

5 **“(a) ‘Accessory dwelling unit’ means an interior, attached or de-**  
6 **tached permanent structure that is situated on the same lot or parcel**  
7 **as a single-family dwelling, that is designed as independent living**  
8 **quarters and that contains permanent cooking, eating, sleeping and**  
9 **sanitary facilities.**

10 **“(b) ‘Area zoned for rural residential use’ means land that is not**  
11 **located inside an urban growth boundary, as defined in ORS 195.060,**  
12 **that is subject to an acknowledged exception to a statewide land use**  
13 **planning goal under ORS 197.732 and that is planned and zoned by the**  
14 **county to allow residential use as a primary use.**

15 **“(c) ‘Single-family dwelling’ means a permanent structure desig-**  
16 **nated as a residence for one family that, prior to the siting of an ac-**  
17 **cessory dwelling unit under this section, does not have a common wall**  
18 **with another residence of any type.**

19 **“(2) A county may allow, subject to the approval of the governing**  
20 **body, the siting of one accessory dwelling unit on a lot or parcel that**  
21 **is four acres or larger and that is in an area zoned for rural residential**

1 use, provided:

2 “(a) The lot or parcel contains no more than one single-family  
3 dwelling;

4 “(b) The accessory dwelling unit is accessory to an existing single-  
5 family dwelling located on the same lot or parcel;

6 “(c) The accessory dwelling unit complies with the state building  
7 code and all county standards relating to sanitation, safety, quality  
8 and durability of residential units;

9 “(d) If attached or detached, the accessory dwelling unit has a  
10 footprint of 900 square feet or less;

11 “(e) If detached, the accessory dwelling unit is sited:

12 “(A) At least one mile outside the urban growth boundary of a city  
13 with a population of 10,000 or more;

14 “(B) In an area that has not been designated urban reserve, as de-  
15 fined in ORS 195.137; and

16 “(C) Within 100 feet of the existing single-family dwelling; and

17 “(f) The governing body of the county determines that the accessory  
18 dwelling unit will not:

19 “(A) Conflict with, or contribute to or aggravate existing conflicts  
20 with, accepted farm or forest practices on surrounding land zoned for  
21 farm use or forest use; or

22 “(B) Significantly increase the cost of accepted farm or forest  
23 practices on surrounding land zoned for farm use or forest use.

24 “(3)(a) If an accessory dwelling unit is to be sited under this section  
25 in an area that is designated as a critical ground water area, limited  
26 ground water area or withdrawn area, the county shall consider during  
27 the review process the potential impact of the accessory dwelling unit  
28 on the ground water resources in the designated area.

29 “(b) Notwithstanding subsection (2) of this section, a county may  
30 not approve the siting of an accessory dwelling unit under this section

1 in an area subject to a limitation on new exempt uses of ground water  
2 under ORS 537.545.

3 “(4) An owner that sites an accessory dwelling unit under this sec-  
4 tion may not, at any time, subdivide, partition or otherwise divide the  
5 lot or parcel so that the existing single-family dwelling is situated on  
6 a different lot or parcel from the accessory dwelling unit.

7 “(5) This section does not prohibit a county from adopting an ordi-  
8 nance that imposes additional restrictions or conditions on the siting  
9 of accessory dwelling units on a lot or parcel in an area zoned rural  
10 residential.”.

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