

SENATE AMENDMENTS TO A-ENGROSSED HOUSE BILL 4031

By COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

February 26

1 On page 1 of the printed A-engrossed bill, line 2, after “ORS” insert “197.312.”.

2 On page 3, after line 13, insert:

3 “**SECTION 7.** ORS 197.312 is amended to read:

4 “197.312. (1) A city or county may not by charter prohibit from all residential zones attached
5 or detached single-family housing, multifamily housing for both owner and renter occupancy or
6 manufactured homes. A city or county may not by charter prohibit government assisted housing or
7 impose additional approval standards on government assisted housing that are not applied to similar
8 but unassisted housing.

9 “(2)(a) A single-family dwelling for a farmworker and the farmworker’s immediate family is a
10 permitted use in any residential or commercial zone that allows single-family dwellings as a per-
11 mitted use.

12 “(b) A city or county may not impose a zoning requirement on the establishment and mainte-
13 nance of a single-family dwelling for a farmworker and the farmworker’s immediate family in a res-
14 idential or commercial zone described in paragraph (a) of this subsection that is more restrictive
15 than a zoning requirement imposed on other single-family dwellings in the same zone.

16 “(3)(a) Multifamily housing for farmworkers and farmworkers’ immediate families is a permitted
17 use in any residential or commercial zone that allows multifamily housing generally as a permitted
18 use.

19 “(b) A city or county may not impose a zoning requirement on the establishment and mainte-
20 nance of multifamily housing for farmworkers and farmworkers’ immediate families in a residential
21 or commercial zone described in paragraph (a) of this subsection that is more restrictive than a
22 zoning requirement imposed on other multifamily housing in the same zone.

23 “(4) A city or county may not prohibit a property owner or developer from maintaining a real
24 estate sales office in a subdivision or planned community containing more than 50 lots or dwelling
25 units for the sale of lots or dwelling units that remain available for sale to the public.

26 “(5)(a) A city with a population greater than 2,500 or a county with a population greater than
27 15,000 shall allow in areas **within the urban growth boundary that are** zoned for detached
28 single-family dwellings the development of at least one accessory dwelling unit for each detached
29 single-family dwelling, subject to reasonable local regulations relating to siting and design.

30 “(b) As used in this subsection, ‘accessory dwelling unit’ means an interior, attached or detached
31 residential structure that is used in connection with or that is accessory to a single-family
32 dwelling.”.

33 In line 14, delete “7” and insert “8”.

34 On page 4, line 42, delete “8” and insert “9”.

35 On page 5, line 25, delete “9” and insert “10”.

1 On page 6, line 8, delete “10” and insert “11”.

2 After line 20, insert:

3 **“SECTION 12. The amendments to ORS 197.312 by section 7 of this 2018 Act become op-**
4 **erative on July 1, 2018.”.**

5 In line 21, delete “11” and insert “13”.

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