



DLCD



HB 2225 Template Dwellings

February 5, 2019

Palmer Mason, Senior Policy Advisor

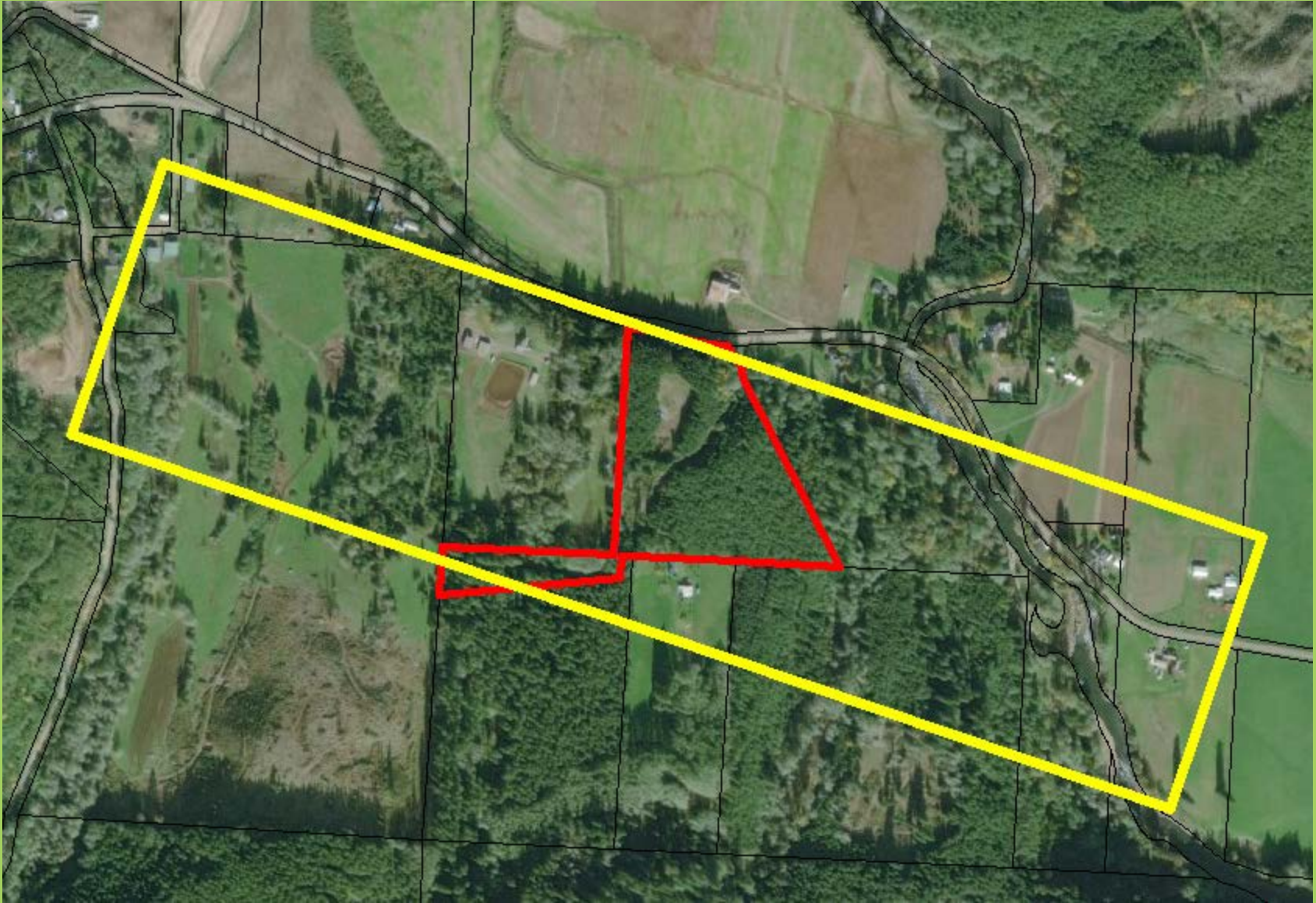
Tim Murphy, Farm & Forest Lands Specialist

Template dwelling background

- Allowed in forest zones and some areas zoned mixed farm-forest
- Allows dwellings in areas that had numerous parcels and dwellings that existed before 1993
- Added to statute by HB 3661 (1993)
 - ORS 215.750 and OAR 660-006-0027

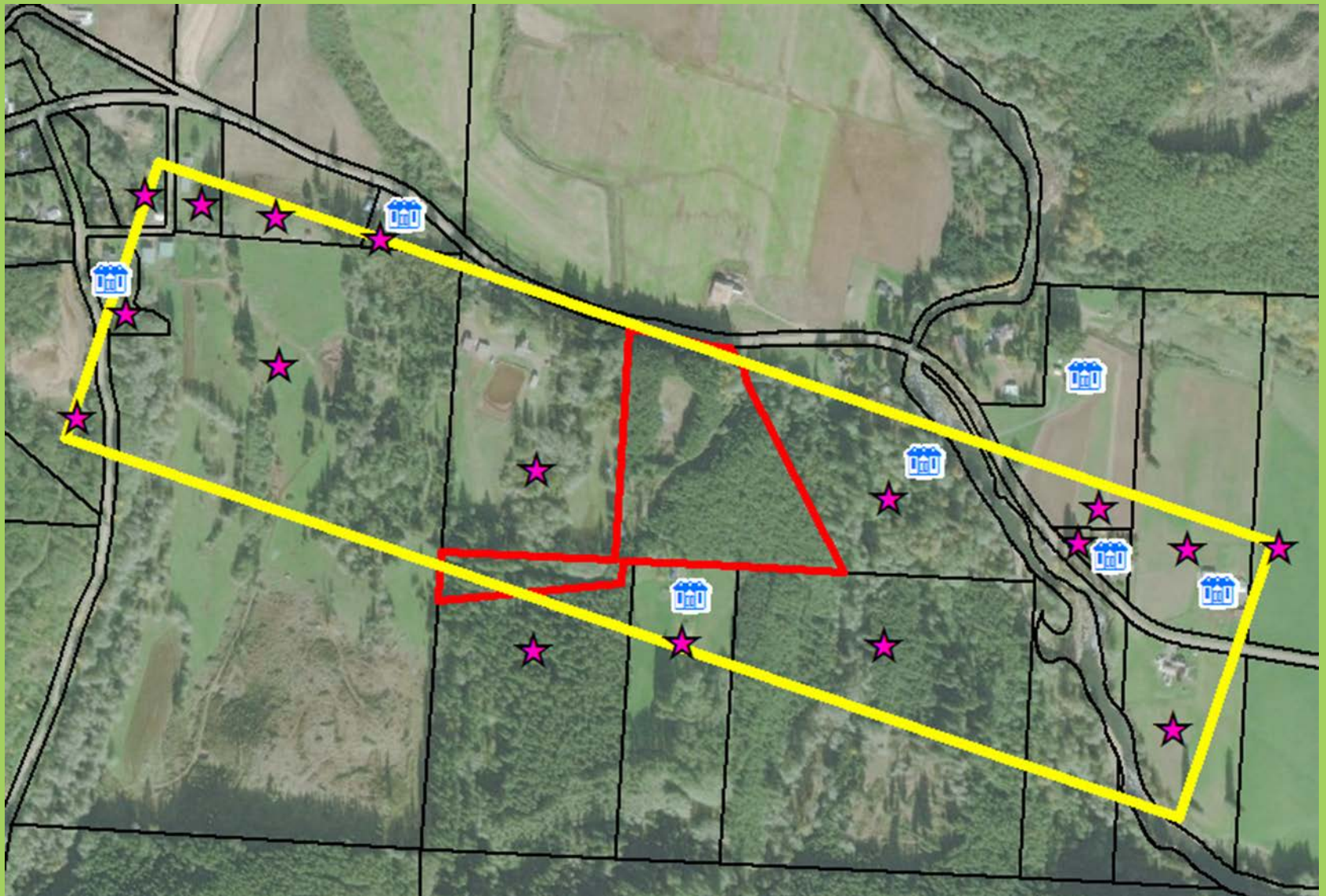
Requirements

- 160 acre square or rectangle “template” centered on tract
 - Use rectangle if tract abuts a road or perennial stream



Requirements

- “Template” must contain parcels existing on 1/1/1993
 - Number of required parcels vary based on the wood fiber production capability of the applicant’s land
 - Different standards for eastern and western Oregon
- Parcels within “template” must contain 3 dwellings established by 1/1/1993
- Parcels and dwellings within UGB cannot be counted



 = Parcel that existed on January 1, 1993

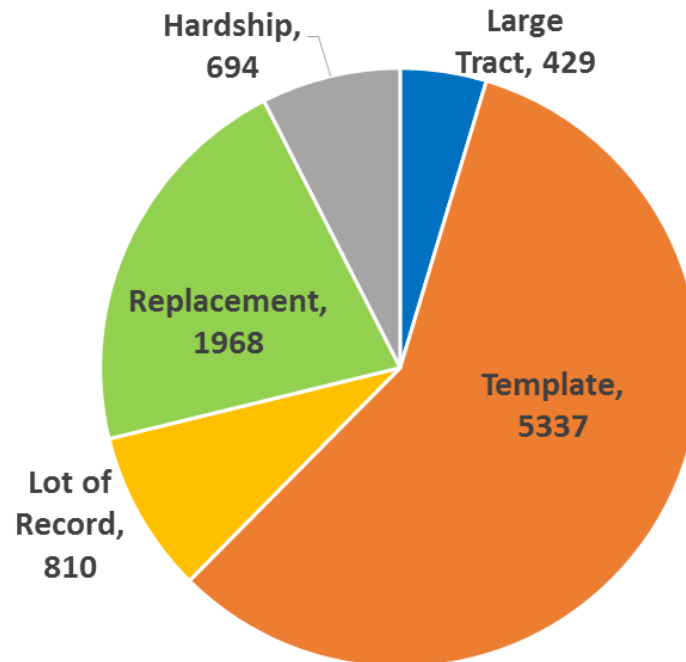
Template dwelling not allowed if there is a dwelling on the tract

- “Tract” is contiguous parcels in same ownership

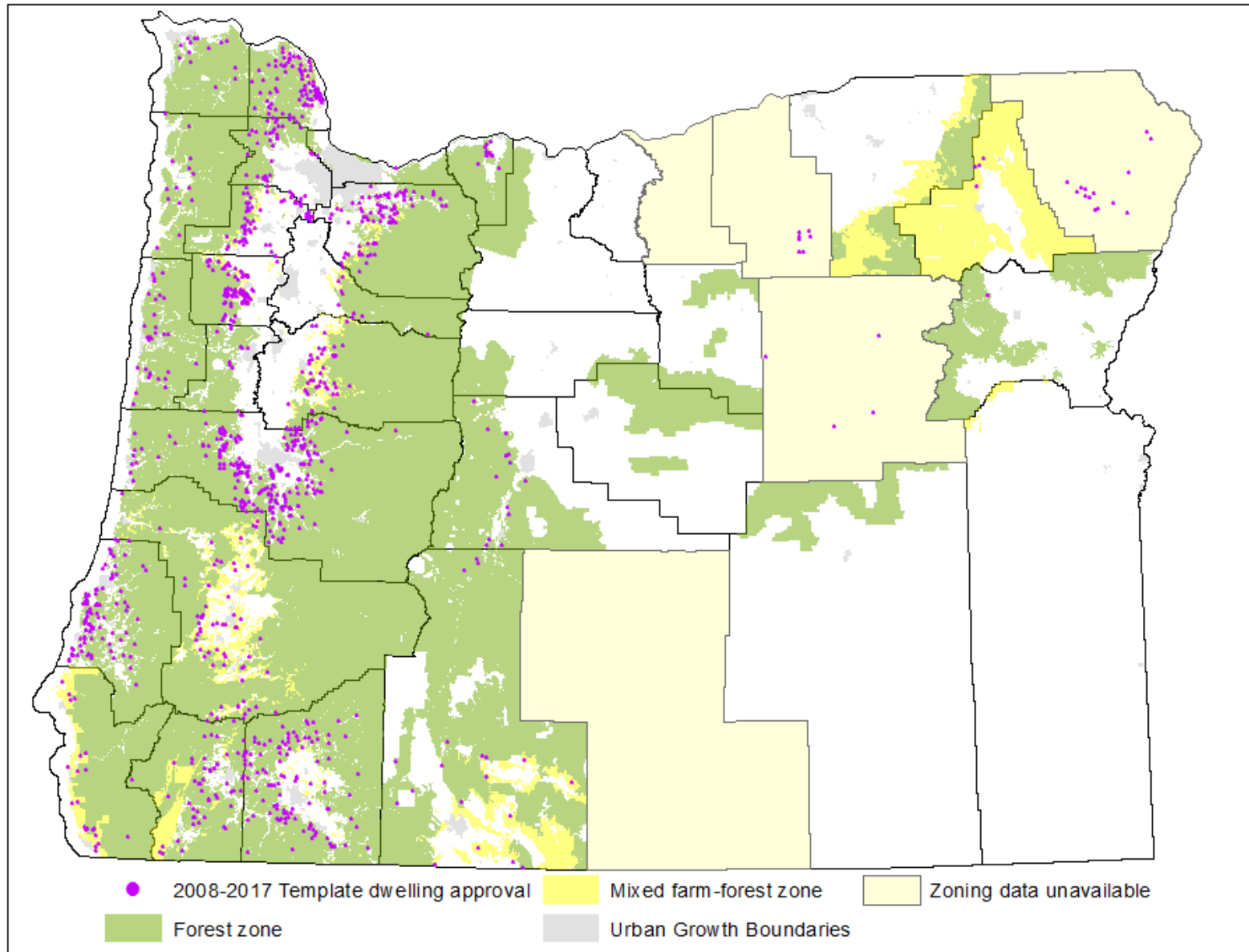


Template dwelling approvals

- 5,337 approvals statewide from 1994 – 2017
 - 58% of all dwellings approved in forest zones
 - Recent increase in approvals following sharp decline from 2008 - 2011
 - 134 approvals in 2017



Template dwelling approvals



Questions?

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