B-Engrossed

Senate Bill 534

Ordered by the House May 30
Including Senate Amendments dated April 22 and House Amendments
dated May 30

Sponsored by Senators BAERTSCHIGER JR, FAGAN, HEARD; Senator MONNES ANDERSON (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.

Requires local governments to allow single-family dwellings within urban growth boundary of
city with population greater than 10,000 in residential lots platted and zoned for such uses.

A BILL FOR AN ACT

Relating to single-family dwellings in residential areas.

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

SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS chapter 197.

SECTION 2. Within the urban growth boundary of a city with a population greater than
10,000, local governments shall allow, subject to reasonable local regulations relating to siting
and design, the development of at least one dwelling unit on each platted lot that is zoned
to allow for single-family dwellings, unless the local government determines that:

(1) The lot cannot be adequately served by water, sewer, storm water drainage or streets,
or will not be adequately served at the time that development on the lot is complete;

(2) The lot contains a slope of 25 percent or greater;

(3) The lot is within a 100-year floodplain; or

(4) Development of the lot is constrained by land use regulations based on statewide land
use planning goals relating to:

(a) Natural disasters and hazards; or

(b) Natural resources, including air, water, land, natural areas or open spaces, but not
including historic resources.

SECTION 3. A local government is not required to consider whether the amendments
significantly affect an existing or planned transportation facility when amending the local
government's comprehensive plan or land use regulations to comply with section 2 of this
2019 Act.

NOTE: Matter in boldfaced type in an amended section is new; matter in italic and bracketed is existing law to be omitted.
New sections are in boldfaced type.

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