

C-Engrossed
Senate Bill 534

Ordered by the House June 19
Including Senate Amendments dated April 22 and House Amendments
dated May 30 and June 19

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] **25,000** in residential lots platted and zoned for such uses. **Applies to dwelling unit applications filed on or after March 1, 2020.**

A BILL FOR AN ACT

1
2 Relating to single-family dwellings in residential areas.

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

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

5 **SECTION 2. Within the urban growth boundary of a city with a population greater than**
6 **25,000, local governments shall allow, subject to reasonable local regulations relating to siting**
7 **and design, the development of at least one dwelling unit on each platted lot that is zoned**
8 **to allow for single-family dwellings, unless the local government determines that:**

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

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

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

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

15 (a) **Natural disasters and hazards; or**

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

18 **SECTION 3. A local government is not required to consider whether the amendments**
19 **significantly affect an existing or planned transportation facility when amending the local**
20 **government's comprehensive plan or land use regulations to comply with section 2 of this**
21 **2019 Act.**

22 **SECTION 4. Section 2 of this 2019 Act applies to applications for the development of a**
23 **dwelling unit filed on or after March 1, 2020.**

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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.