

SB 1555 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: C. Ross, Counsel

Meeting Dates: 2/6, 2/13

WHAT THE MEASURE DOES:

Requires local government to allow development of residential dwellings for the exclusive use of religious officials and their households at or near allowed, conforming places of worship regardless of statewide land use planning goals if the dwelling is no more than 2,500 square feet, located no more than 300 feet from the place of worship, and is not sited on high-value farmland to the extent possible.

Fiscal Impact: No impact.

Revenue Impact: No impact.

ISSUES DISCUSSED:

- Concern about vagueness and overbreadth
- Uncertainty about impacts; lack of information to gauge impacts
- Concern about proliferation of non-farm buildings on agricultural land
- Consistency; fairness; treating everyone who wants to build a house the same
- Active litigation

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

A parsonage is typically a dwelling that is provided by a religious institution for its officiant to live in. In Oregon, wherever a nonresidential place of worship is allowed on real property, cities and counties must allow reasonable uses of the property for activities associated with the particular religious practice, such as weddings, worship, and instruction, and including residential housing. Such residential housing is allowed so long as at least half of what is available is affordable to households with incomes up to 60 percent of the median family income in the area; the property is within the urban growth boundary; and the property is zoned for such use and otherwise compliant with land use regulations and other development criteria.

Senate Bill 1555 requires local governments to allow residential dwellings for religious officials at or near places of worship as specified, regardless of whether there is conflict with statewide land use planning goals so long as certain criteria are met.