

# House Bill 4034

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of House Interim Committee on Rules)

## 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 **as introduced**.

Modifies requirement that city over 2,500 population or county over 15,000 population allow development of accessory dwelling unit in area zoned for detached single-family dwelling. Makes requirement applicable only if area is within urban growth boundary.

Takes effect July 1, 2018.

## A BILL FOR AN ACT

1  
2 Relating to areas within an urban growth boundary that are zoned for single-family dwellings;  
3 amending ORS 197.312; and prescribing an effective date.

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

5 **SECTION 1.** ORS 197.312 is amended to read:

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

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

14 (b) A city or county may not impose a zoning requirement on the establishment and maintenance  
15 of a single-family dwelling for a farmworker and the farmworker's immediate family in a residential  
16 or commercial zone described in paragraph (a) of this subsection that is more restrictive than a  
17 zoning requirement imposed on other single-family dwellings in the same zone.

18 (3)(a) Multifamily housing for farmworkers and farmworkers' immediate families is a permitted  
19 use in any residential or commercial zone that allows multifamily housing generally as a permitted  
20 use.

21 (b) A city or county may not impose a zoning requirement on the establishment and maintenance  
22 of multifamily housing for farmworkers and farmworkers' immediate families in a residential or  
23 commercial zone described in paragraph (a) of this subsection that is more restrictive than a zoning  
24 requirement imposed on other multifamily housing in the same zone.

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

28 (5)(a) A city with a population greater than 2,500 or a county with a population greater than  
29 15,000 shall allow in areas **within the urban growth boundary that are** zoned for detached  
30 single-family dwellings the development of at least one accessory dwelling unit for each detached

**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.

1 single-family dwelling, subject to reasonable local regulations relating to siting and design.

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

4 **SECTION 2. This 2018 Act takes effect on July 1, 2018.**

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