

**CHAPTER 623**

AN ACT

SB 534

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 25,000, 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.

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

Approved by the Governor July 23, 2019

Filed in the office of Secretary of State July 29, 2019

Effective date January 1, 2020