

## **SB 10 STAFF MEASURE SUMMARY**

### **Senate Committee On Housing**

---

**Prepared By:** C. Ross, LPRO Analyst

**Meeting Dates:** 2/25

---

#### **WHAT THE MEASURE DOES:**

Prohibits cities from limiting density below specified thresholds in areas zoned for residential development within urban growth boundaries that are adjacent to defined transportation corridors.

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

No amendment.

#### **BACKGROUND:**

The measure defines “priority transportation corridor” for purposes of municipal limits on density of residential development and prohibits the imposition of lower densities than stated, within urban growth boundaries, near such transportation, as follows:

- For cities within the metropolitan service district, maximum residential density must be less than 75 units per acre within a quarter mile of transportation, and less than 45 units per acre within a half mile.
- For cities with a population more than 10,000 within a defined metropolitan planning organization, maximum density must be under 50 units per acre within a quarter mile, and under 25 units per acre within a half mile.
- For cities with a population more than 10,000 that are not within a metropolitan planning organization, maximum density must be less than 25 units per acre within a quarter mile, and less than 14 units per acre within a half mile.
- For cities with a population more than 10,000 or within a metropolitan service district, maximum density must be under 140 units per acre within a quarter mile, and less that 25 percent greater than the maximum density of the area on the effective date of the measure.

The measures also provides for corresponding height limits, parking requirements, and other reasonable restrictions that do not reduce density.