

**A-Engrossed**  
**Senate Bill 391**

Ordered by the Senate April 12  
Including Senate Amendments dated April 12

Sponsored by Senators DEMBROW, FINDLEY, KNOPP; Senators GOLDEN, HANSELL, KENNEMER (Pre-session 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.

Authorizes county to allow owner of lot or parcel within rural residential zone to construct one accessory dwelling unit on lot or parcel, subject to certain restrictions. Specifies that single-family dwelling and accessory dwelling on same lot or parcel are considered single unit for purposes of calculating exemptions from ground water rights requirements.

Declares emergency, effective on passage.

**A BILL FOR AN ACT**

1  
2 Relating to accessory dwelling units in rural residential areas; and declaring an emergency.

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

4 **SECTION 1. Section 2 of this 2021 Act is added to and made a part of ORS chapter 215.**

5 **SECTION 2. (1) As used in this section:**

6 (a) "Accessory dwelling unit" has the meaning given that term in ORS 215.501.

7 (b) "Area zoned for rural residential use" has the meaning given that term in ORS  
8 215.501.

9 (c) "Single-family dwelling" has the meaning given that term in ORS 215.501.

10 (2) Consistent with a county's comprehensive plan, a county may allow an owner of a lot  
11 or parcel within an area zoned for rural residential use to construct one accessory dwelling  
12 unit on the lot or parcel, provided:

13 (a) The lot or parcel is not located within an area designated as an urban reserve as de-  
14 fined in ORS 195.137;

15 (b) The lot or parcel is at least two acres in size;

16 (c) One single-family dwelling is sited on the lot or parcel;

17 (d) The existing single-family dwelling property on the lot or parcel is not subject to an  
18 order declaring it a nuisance or subject to any pending action under ORS 105.550 to 105.600;

19 (e) The accessory dwelling unit will comply with all applicable laws and regulations re-  
20 lating to sanitation and wastewater disposal and treatment;

21 (f) The accessory dwelling unit will not include more than 900 square feet of useable floor  
22 area;

23 (g) The accessory dwelling unit will be located no farther than 100 feet from the existing  
24 single-family dwelling;

25 (h) If the water supply source for the accessory dwelling unit or associated lands or  
26 gardens will be a well using water under ORS 537.545 (1)(b) or (d), no portion of the lot or

**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 parcel is within an area in which new or existing ground water uses under ORS 537.545 (1)(b)  
2 or (d) have been restricted by the Water Resources Commission;

3 (i) No portion of the lot or parcel is within a designated area of critical state concern;

4 (j) The lot or parcel is within a rural fire protection district organized under ORS chapter  
5 478;

6 (k) The lot or parcel and accessory dwelling unit comply with rules of the State Board  
7 of Forestry under ORS 477.015 to 477.061;

8 (L) Statewide wildfire risk maps have been approved and the accessory dwelling unit  
9 complies with the Oregon residential specialty code relating to wildfire hazard mitigation for  
10 the mapped area; and

11 (m) The county has adopted land use regulations that ensure that:

12 (A) The accessory dwelling unit has adequate setbacks from adjacent lands zoned for  
13 resource use;

14 (B) The accessory dwelling unit has adequate access for firefighting equipment, safe  
15 evacuation and staged evacuation areas; and

16 (C) If the accessory dwelling unit is not subject to ORS 477.015 to 477.061, the accessory  
17 dwelling unit has defensible space and fuel break standards as developed in consultation with  
18 local fire protection service providers.

19 (3) A county may not allow an accessory dwelling unit allowed under this section to be  
20 used for vacation occupancy, as defined in ORS 90.100.

21 (4) A county that allows construction of an accessory dwelling unit under this section  
22 may not approve:

23 (a) A subdivision, partition or other division of the lot or parcel so that the existing  
24 single-family dwelling is situated on a different lot or parcel than the accessory dwelling unit.

25 (b) Construction of an additional accessory dwelling unit on the same lot or parcel.

26 (5) A county may require that an accessory dwelling unit constructed under this section  
27 be served by the same water supply source or water supply system as the existing single-  
28 family dwelling, provided such use is allowed for the accessory dwelling unit by an existing  
29 water right or a use under ORS 537.545. If the accessory dwelling unit is served by a well,  
30 the construction of the accessory dwelling unit shall maintain all setbacks from the well  
31 required by the Water Resources Commission or Water Resources Department.

32 (6) An existing single-family dwelling and an accessory dwelling unit allowed under this  
33 section are considered a single unit for the purposes of calculating exemptions under ORS  
34 537.545 (1).

35 (7) Nothing in this section requires a county to allow any accessory dwelling units in  
36 areas zoned for rural residential use or prohibits a county from imposing any additional re-  
37 strictions on accessory dwelling units in areas zoned for rural residential use, including re-  
38 strictions on the construction of garages and outbuildings that support an accessory dwelling  
39 unit.

40 **SECTION 3.** This 2021 Act being necessary for the immediate preservation of the public  
41 peace, health and safety, an emergency is declared to exist, and this 2021 Act takes effect  
42 on its passage.