



MIDDLE HOUSING
CODE AMENDMENTS
Expanding housing options for Eugene

City Council Work Session

APRIL 11, 2022

Presentation Overview



- ▶ Local Process Overview
- ▶ Eugene Planning Commission Recommendation
- ▶ City Council Next Steps

Middle Housing in Oregon – HB 2001

Duplex – Two units

Triplex- Three units

Fourplex – Four units

Cottage Cluster – A group of small homes around a common open space

Townhouses – Attached homes on separate lots



Middle Housing Code Options

1. State's Model Code
2. Customized Local Code
that Meets State Minimum Standards



How it Started

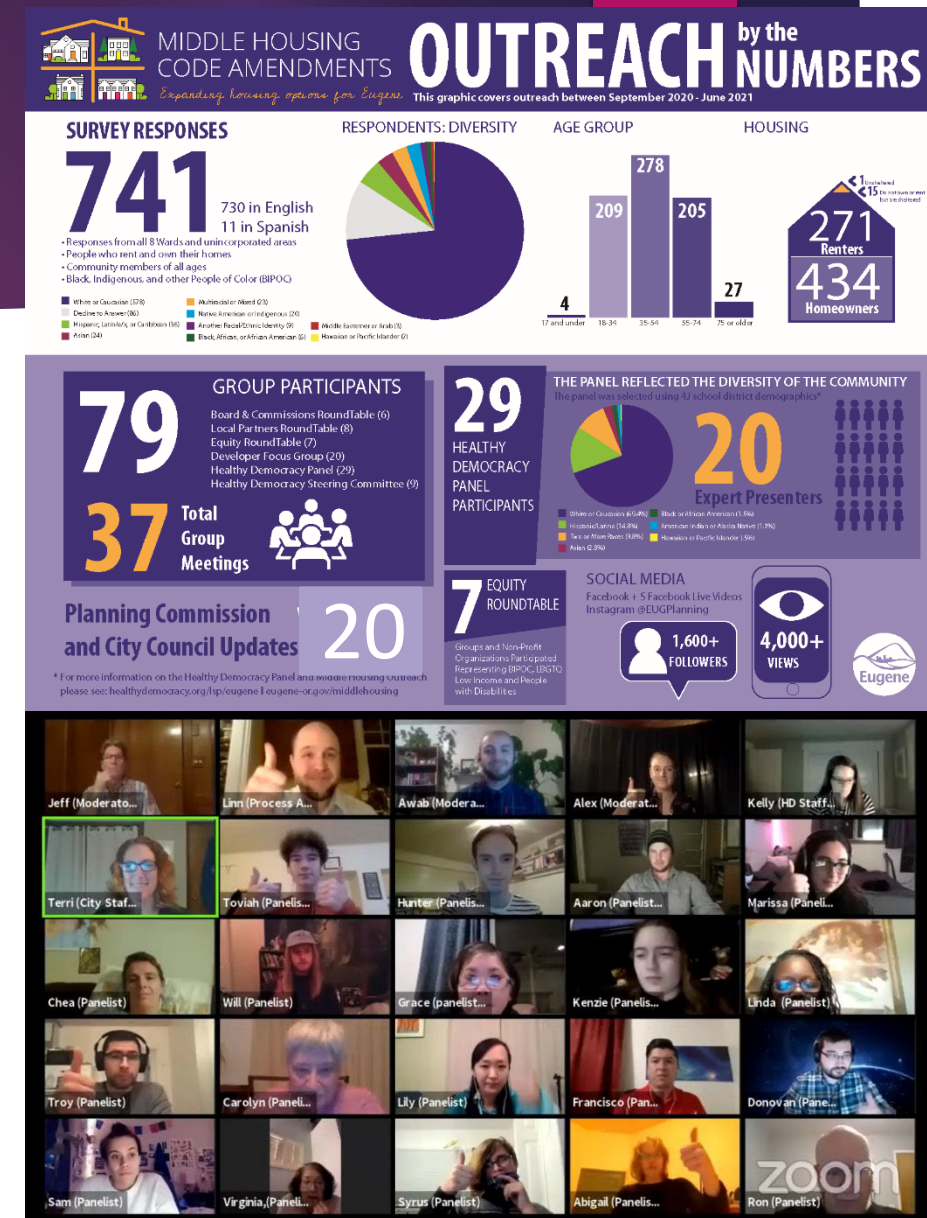
City Council Work Session: July 22, 2020



Eugene's Process 2020-2022

Public Outreach

- Usual Methods + New Things
- All Online in a Pandemic
- Equity and Inclusion Focus
 - Learning, Values and Principles, Code Vetting



Planning Commission Recommendation

- ▶ Approve a set of Eugene code changes to implement HB 2001
- ▶ Customized for local needs in response to outreach results and feasibility analysis



How to Read the Code Summary Tables

Fourplex Standards

	Minimum Standard	Model Code	Planning Commission Recommendation	
Minimum Lot Size	If the minimum Lot or Parcel size in the zone for a detached single-family dwelling is 7,000 square feet or less, the minimum Lot or Parcel size for a Quadplex may be no greater than 7,000 square feet	Same as the minimum lot size that applies to single detached dwellings in the same zone	4,500 square feet (same as the minimum lot size of 4,500 for single detached dwellings)	
			Encourage	Incentivize (lot size reduced by 25% if composed of small and/or income-qualified units)
Minimum Frontage	Cannot be greater than the minimum frontage required for a single detached dwelling	Cannot be greater than the minimum frontage required for a single detached dwelling	Interior & Corner lots: 50 feet Curved Lot/Cul-de-sac bulb lot: 35 feet (same as a single detached dwelling)	
			Allow	



EUGENE PLANNING COMMISSION (EPC) RECOMMENDATION MIDDLE HOUSING CODE AMENDMENTS TO IMPLEMENT HOUSE BILL 2001 (2019)



Please refer to the [project website: www.eugene-or.gov/MiddleHousing](http://www.eugene-or.gov/MiddleHousing)
and the February 2022 [Guide to the EPC Recommendation](#) for further information.

The [State Minimum Standards](#) are a set of administrative rules adopted by the State of Oregon that outline the minimum that cities must do to comply with House Bill 2001.

The [State Model Code](#) is a set of land use code provisions that meet the requirements of the Minimum Standards. Cities can choose to adopt the Model Code in full or to amend their existing codes in to comply with the Minimum Standards. If a city does not amend its code by June 30, 2022, the Model Code will apply to the development of middle housing in that city.

The [EPC Recommendation](#) is based on the Minimum Standards, Model Code, and 18 months of technical analysis, public engagement feedback, and deliberations.

	State Minimum Standards	State Model Code	Eugene Planning Commission Recommendation
	The data in this column show the development standards the City must adopt for the R-1 Low Density Residential Zone to comply with the Minimum Standards.	The data in this column show the development standards the Model Code would apply to the R-1 Low Density Residential Zone.	The data in this column show the development standards the Planning Commission is recommending for the R-1 Low Density Residential Zone, based on public feedback. Green = Encourages more and lower cost housing Black = Model Code Blue = Same as Minimum Standards
Attached/Detached Duplex/Triplex/Fourplex	Attached only	Attached and Detached	Attached and Detached
Minimum Lot Size			
Duplex	4,500 sf	4,500 sf	2,250 sf
Triplex	5,000 sf	4,500 sf	3,500 sf
Fourplex	7,000 sf	4,500 sf	4,500 sf
Rowhouse	1,500 sf average	None	None
Cottage Cluster	7,000 sq ft	4,500 sf	4,500 sf
Maximum Building Height			
Duplex	30 ft^	30 ft^	35 ft^
Triplex	30 ft^	35 ft^	35 ft^
Fourplex	30 ft^	35 ft^	35 ft^
Rowhouse	30 ft^	35 ft^	35 ft^
Cottage Cluster	N/A	25 ft	25 ft
Minimum Required Off-Street Parking <i>*varies by lot size</i>			
Duplex	1	0	1
Triplex	1/2/3*	1	1/2/3*
Fourplex	2/3/4*	1	2/3/4*
Rowhouse	1	1	1
Cottage Cluster	1	0/1 (varies by unit size)	1
Small Housing Unit Incentives	None	None	Lot Size & Parking Reductions
Housing Near Transit Incentives	None	None	Parking Reduction
Affordable Housing Incentives	None	None	Lot Size & Parking Reductions
Homeownership/Anti-Displacement Incentives	None	Detached Duplex/Triplex/ Fourplex Allowed	Detached Duplex/Triplex/ Fourplex Allowed

- State law prohibits the City from imposing rent control requirements on middle housing.
- Standards that are required by state law to be the same for middle housing as single-family housing include tree preservation and solar setback standards. Design standards for middle housing such as standards for driveways, parking configuration and landscaping, either match existing standards for single-family homes or are aligned with the Model Code.
- Where the EPC Recommendation differs from the State Minimum Standards, it does so to incentivize smaller housing types, lower cost housing, Affordable Housing, and housing near transit.

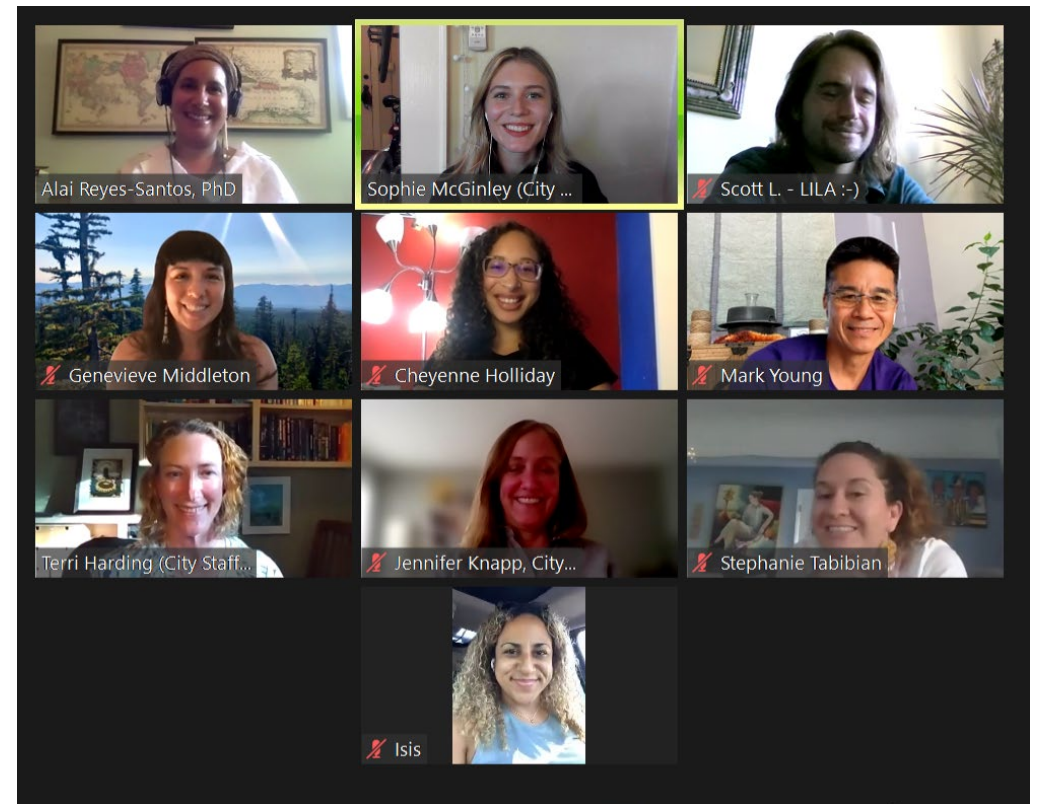
One Page Summary

Key:

- ▶ Green = Encourages More and Lower Cost Housing
- ▶ Black = Model Code
- ▶ Blue = Same as Minimum Standards

Highlights of the EPC Recommendation

- ▶ Detached housing units
- ▶ Lot sizes, building height, and lot coverage
- ▶ Small unit and affordability incentives
- ▶ Parking reductions near transit



Detached Housing

- ▶ Design flexibility
- ▶ Anti-displacement measure
- ▶ Homeownership opportunities



Minimum Lot Size

	Minimum Standard	Model Code	Eugene Planning Commission Recommendation
Duplex	4,500 sf	4,500 sf	2,250 sf
Triplex	5,000 sf	4,500 sf	3,500 sf
Fourplex	7,000 sf	4,500 sf	4,500 sf
Townhouse	1,500 sf avg	None	None
Cottage Cluster	7,000 sf	4,500 sf	4,500 sf

Key:

- Green = Encourages More and Lower Cost Housing
- Black = Model Code
- Blue = Same as Minimum Standards

Building Height

	Minimum Standards	Model Code	Eugene Planning Commission Recommendation
Duplex	30 feet	30 feet	35 feet
Triplex	30 feet	35 feet	35 feet
Fourplex	30 feet	35 feet	35 feet
Townhouse	30 feet	35 feet	35 feet
Cottage Cluster	N/A	25 feet	25 feet

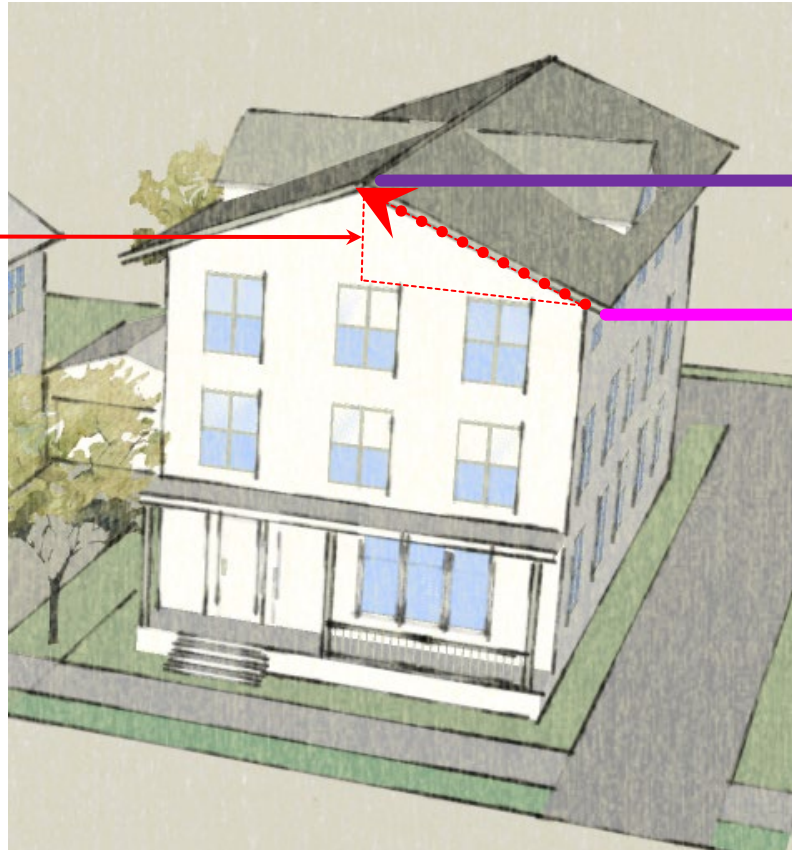
Key:

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How Building Height is Measured

Existing Height
Bonus

+7 ft if 6:12



A

B

Lot Coverage

	Minimum Standards	Model Code	Eugene Planning Commission Recommendation
Duplex	50% of lot	50% of lot	75% of lot
Triplex	50 % of lot	No limit	75% of lot
Fourplex	50 % of lot	No limit	75% of lot
Townhouse	N/A	N/A	N/A
Cottage Cluster	N/A	N/A	N/A (open space requirement in lieu of lot coverage)

Key:

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Building Massing Model

- A: Largest buildout for a single family home
- B: Largest fourplex with no parking
- C: Example single family home
- D: Largest fourplex with parking

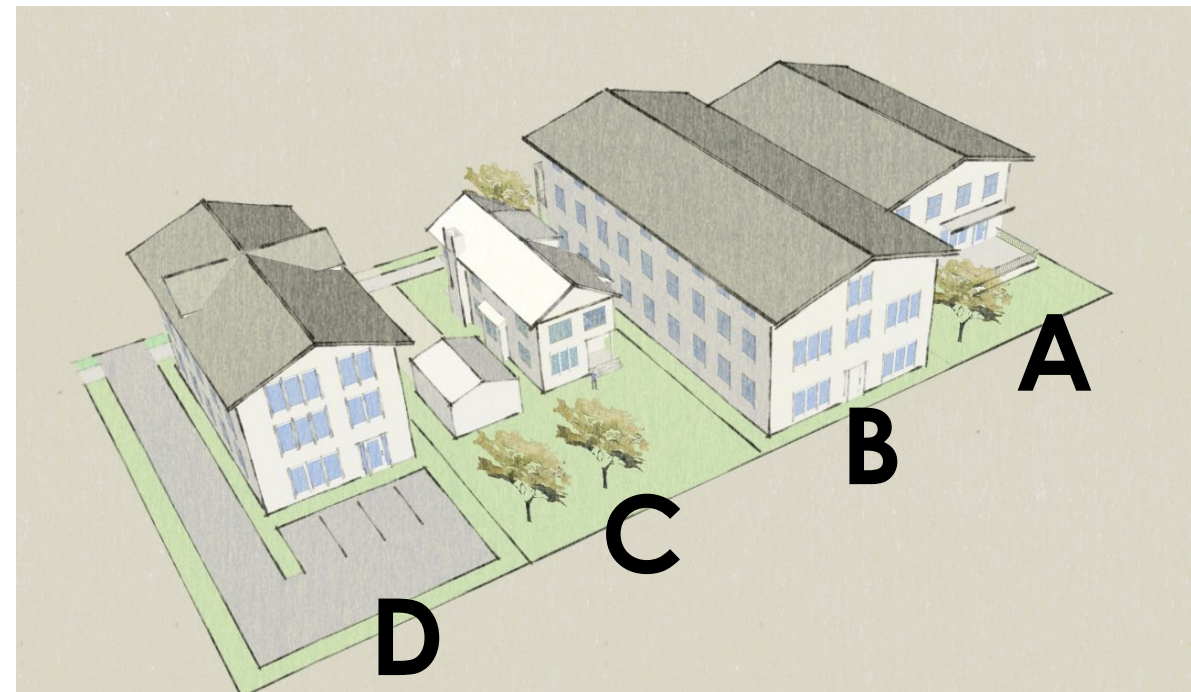
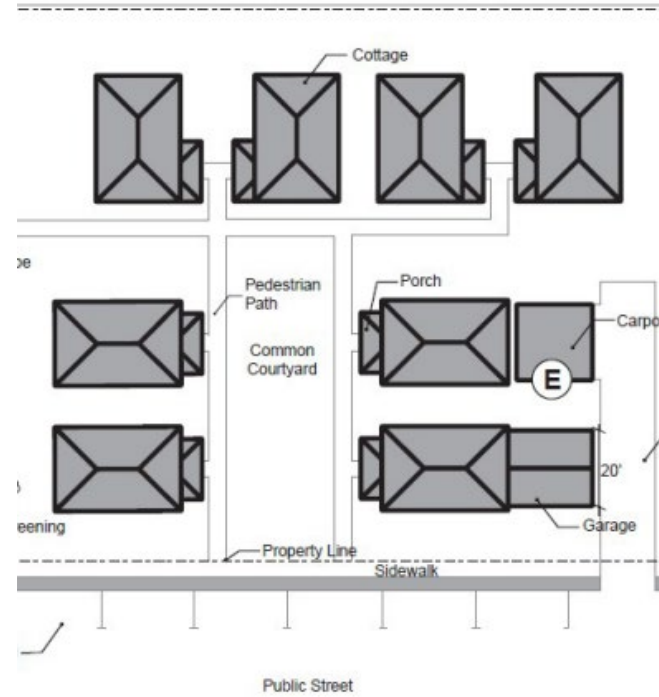
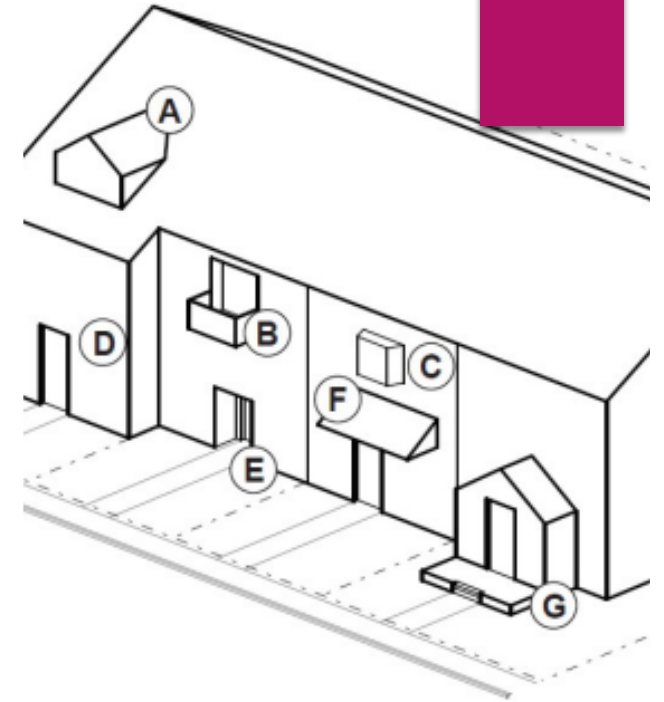


Figure 18. Window Coverage



STREET-FACING FACADE

subject to 15% window & entrance door coverage requirement
minimizing window coverage
minimizing entrance door coverage

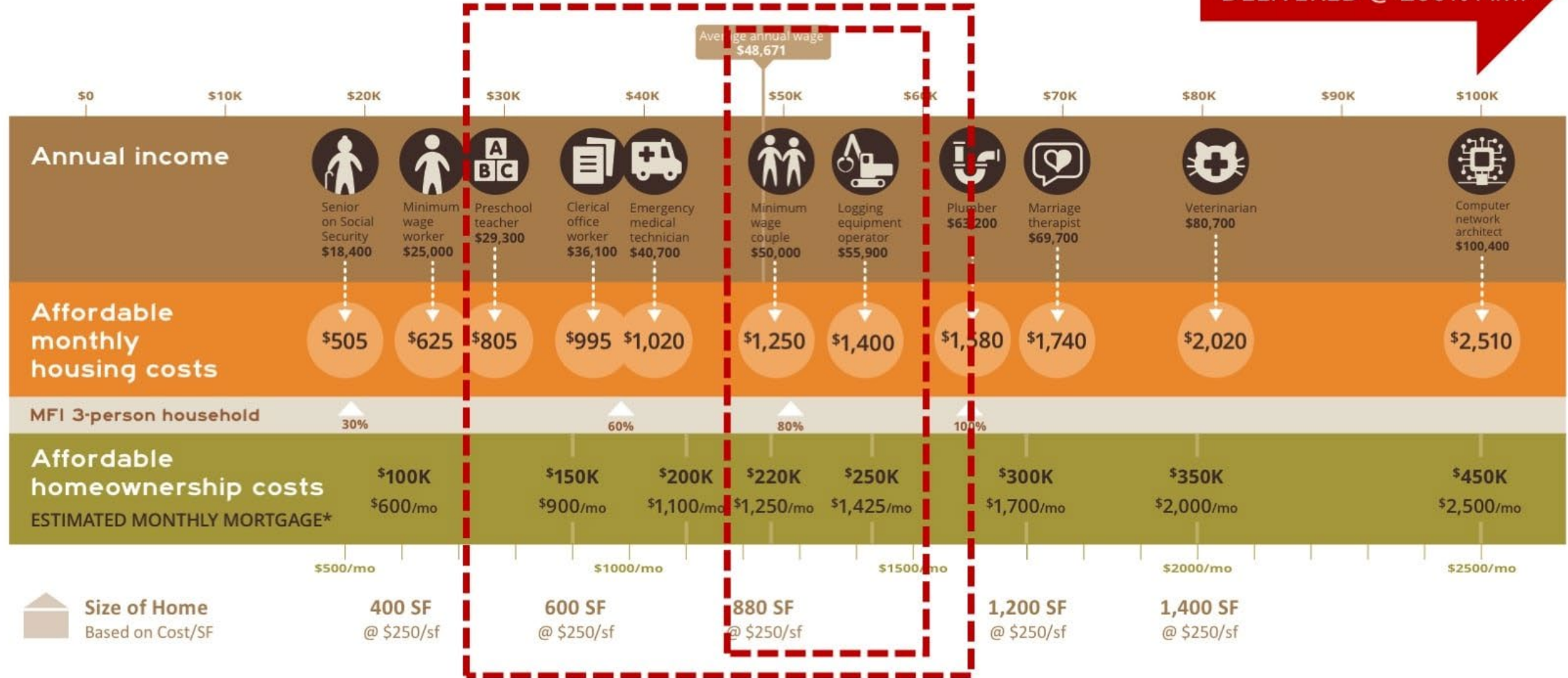


Middle Housing Design Standards

NEW MIDDLE HOUSING SUPPLY:

71%-94% AMI (ECONorthwest projection)
60%-100% AMI (new local projects)

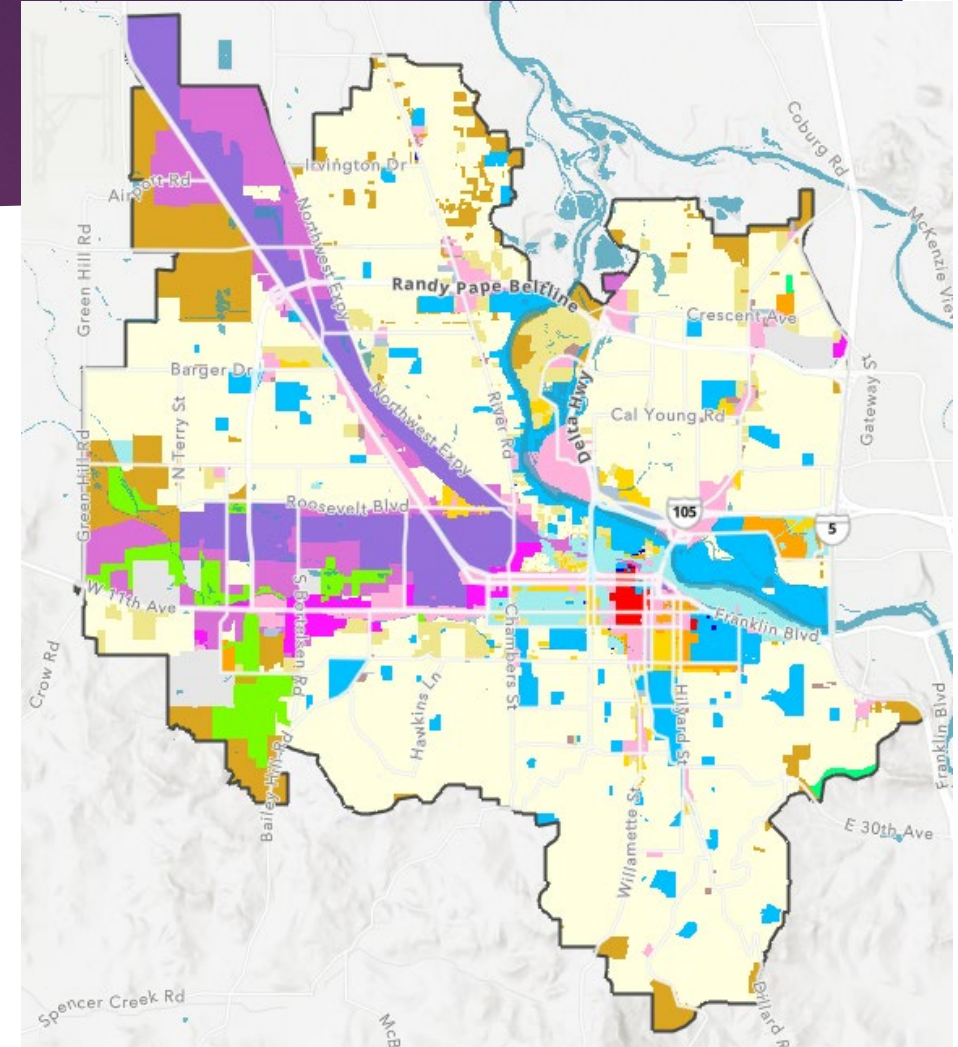
CURRENT SUPPLY
OF NEW HOUSING
DELIVERED @ 200% AMI+

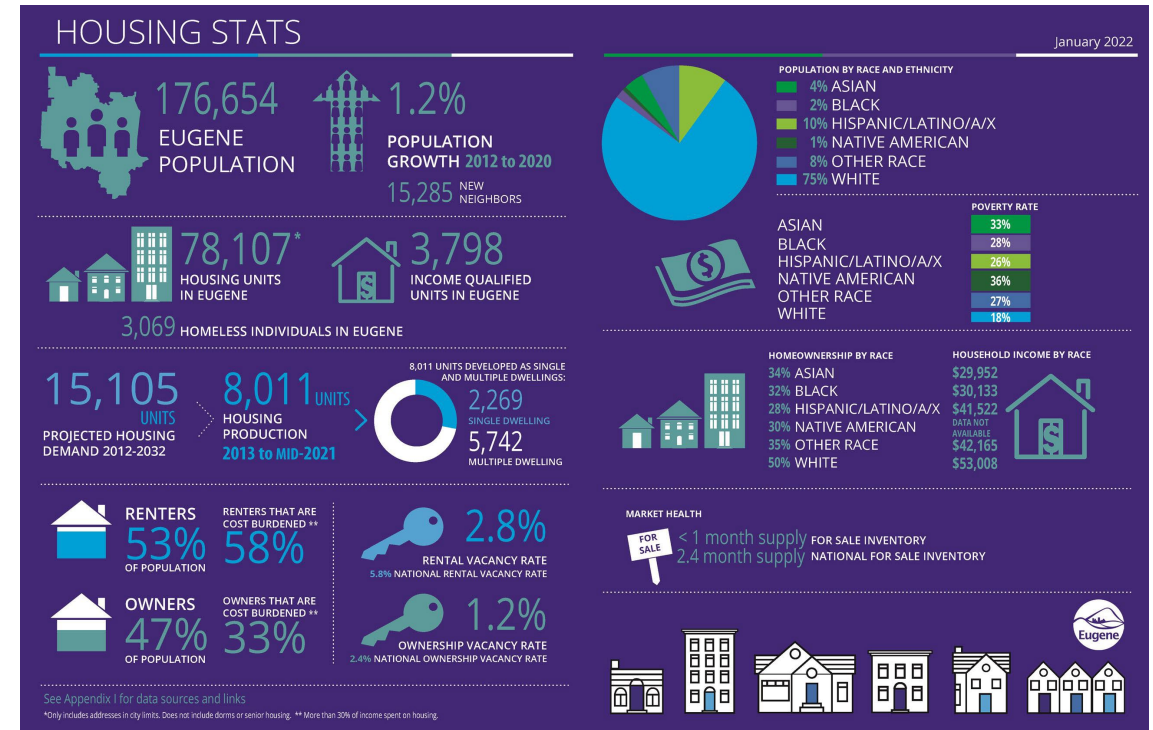


Source: Lane County Affordable Housing Action Plan

Standards Staying the Same as Single Family Housing

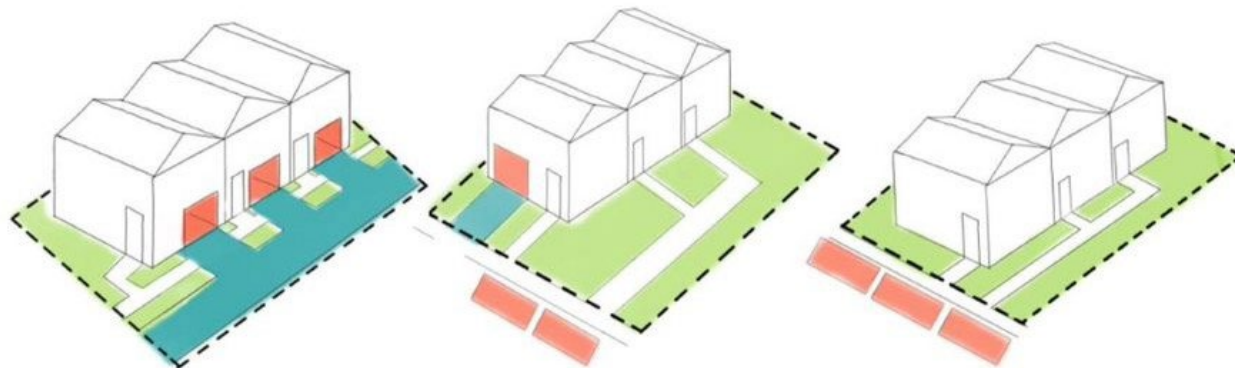
- Building Code
- Building Setbacks
- Tree Preservation Standards
- Solar Setbacks
- Site Development Standards
(e.g. stormwater, floodplain, erosion control)





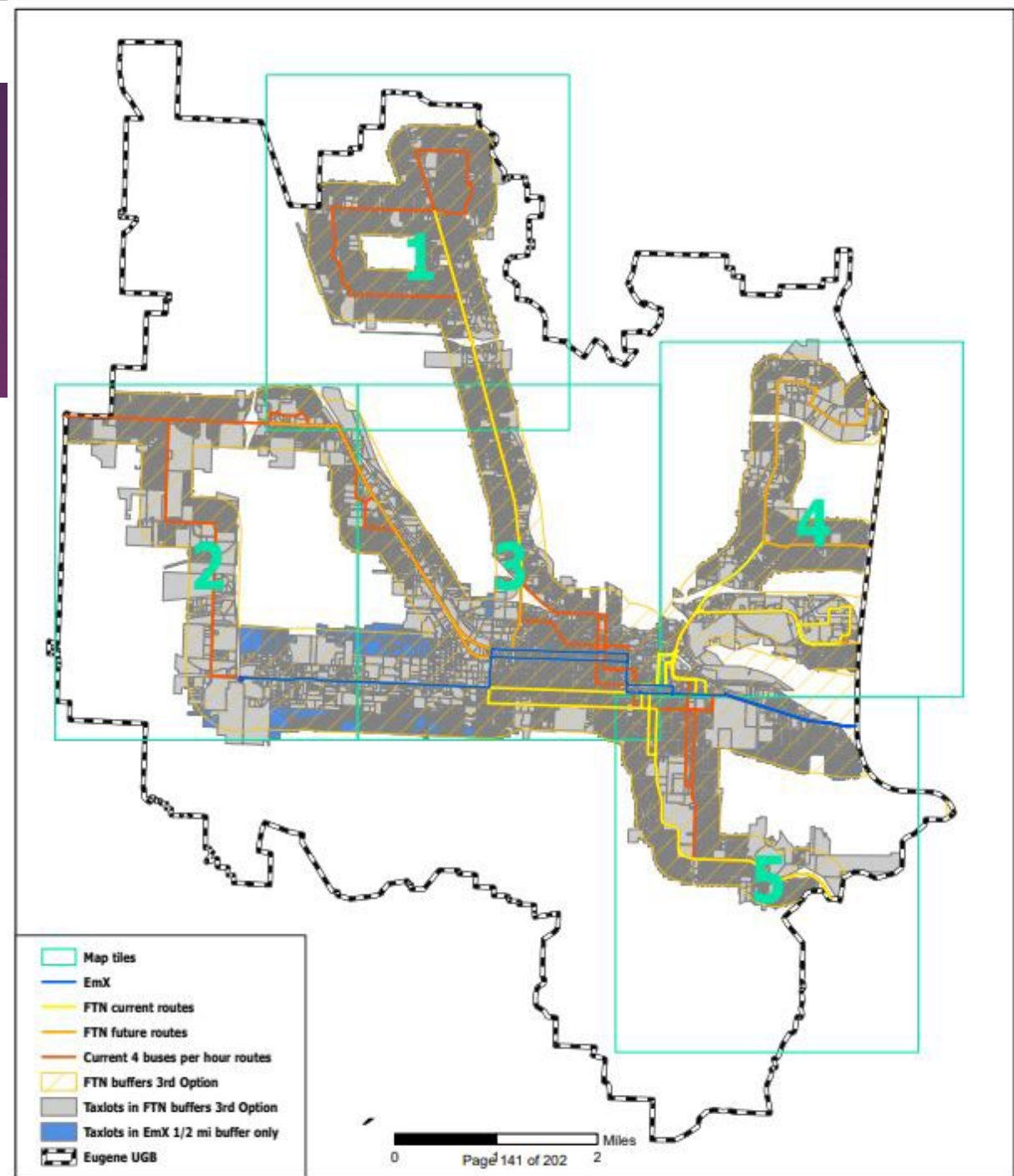
Parking Reductions Near Transit

- ▶ Compact Development along Key Corridors
- ▶ Climate Action Plan and Transportation System Plan Goals
- ▶ Parking is expensive and takes up space



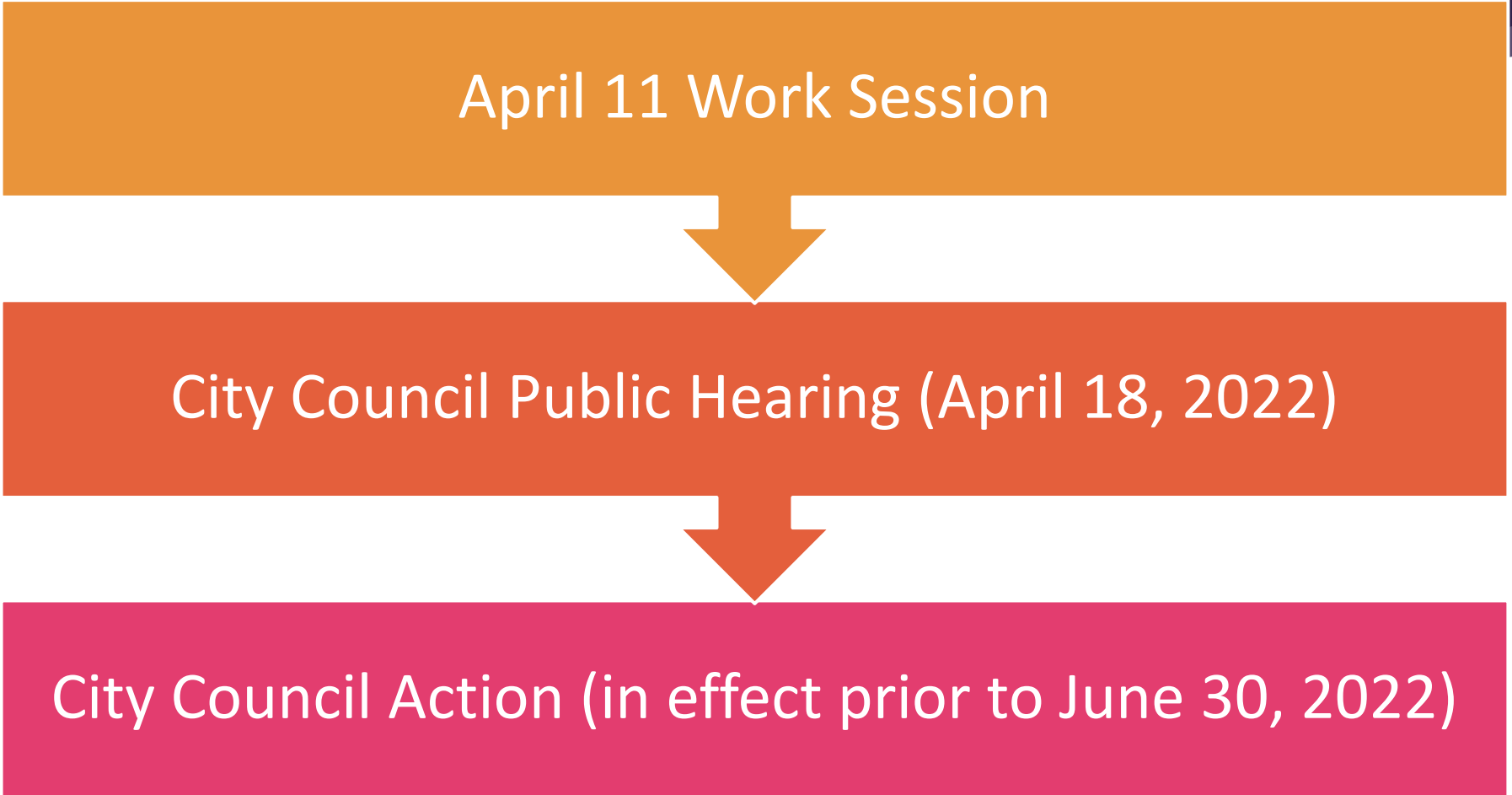
Frequent Transit Routes

Proposed incentive: No required parking for new middle housing within $\frac{1}{4}$ mile of frequent transit and $\frac{1}{2}$ mile of EmX.



What's Next?

April 11 Work Session



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graph TD; A[April 11 Work Session] --> B[City Council Public Hearing (April 18, 2022)]; B --> C[City Council Action (in effect prior to June 30, 2022)];
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City Council Public Hearing (April 18, 2022)

City Council Action (in effect prior to June 30, 2022)

Questions/Discussion

