



Middle Housing Code Amendments

CITY COUNCIL WORK SESSION
MAY 11, 2022

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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 courtyard

Townhouses – Attached homes on separate lots



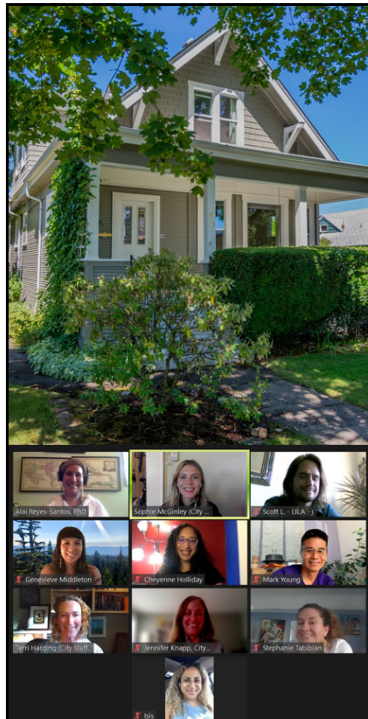
*June 30, 2022 – Implementation Deadline

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CITY COUNCIL PUBLIC HEARING



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KEY TOPICS

- ▶ Attached/Detached Duplex/Triplex/Fourplex
- ▶ Minimum lot sizes
- ▶ Maximum building height
- ▶ Maximum lot coverage
- ▶ Small unit and affordability incentives
- ▶ Parking reductions near transit
- ▶ Tree preservation, Solar standards, Short term rentals

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ONE PAGE SUMMARY

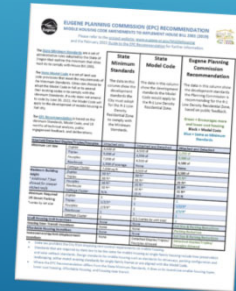
Attached/Detached Duplex/Triplex/Fourplex		Attached only	Attached and Detached	Attached and Detached
Minimum Lot Size	Duplex	4,500 sf	4,500 sf	2,250 sf
	Triplex	5,000 sf	4,500 sf	3,500 sf
	Fourplex	7,000 sf	4,500 sf	4,500 sf
	Rowhouse	1,500 sf average	None	None
	Cottage Cluster	7,000 sq ft	4,500 sf	4,500 sf
Maximum Building Height ^ Additional 7 feet allowed for steeper pitched roofs	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 *varies by lot size	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

Key:

Green = Encourages More and Lower Cost Housing

Black = Model Code

Blue = Same as Minimum Standards

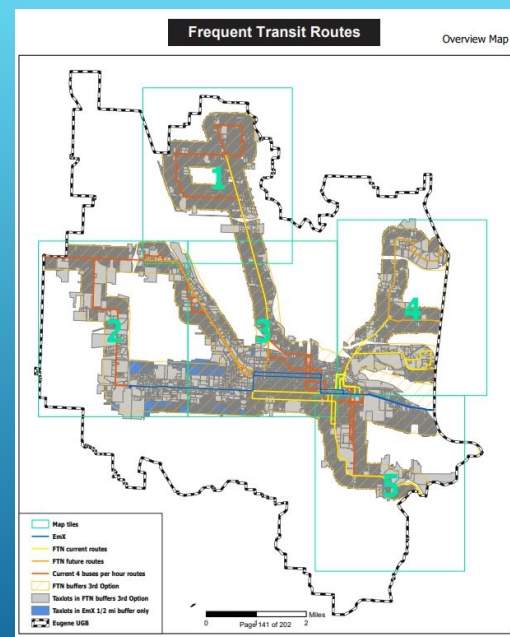


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NEAR TRANSIT PARKING REDUCTION

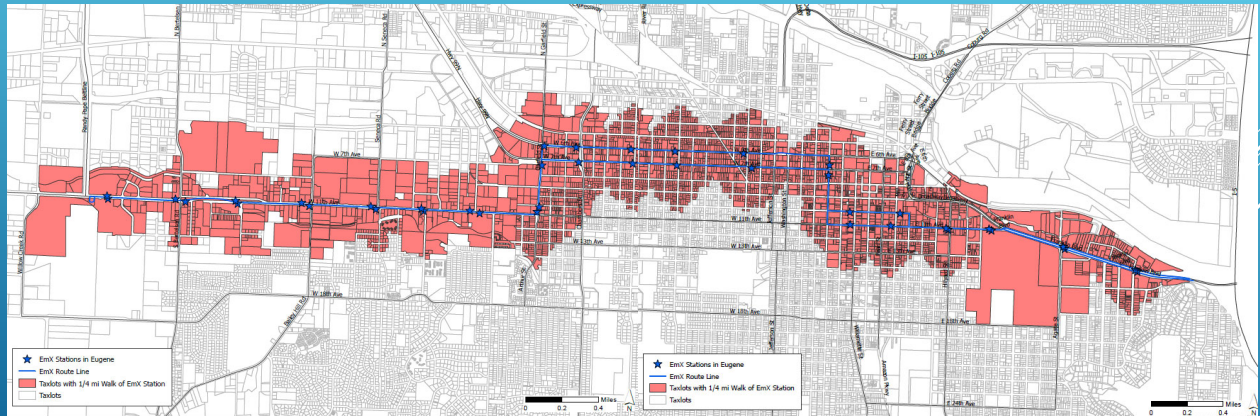
Planning Commission Proposed Incentive:

- No required parking for new middle housing within ¼ mile of frequent transit lines and ½ mile of EmX Line.



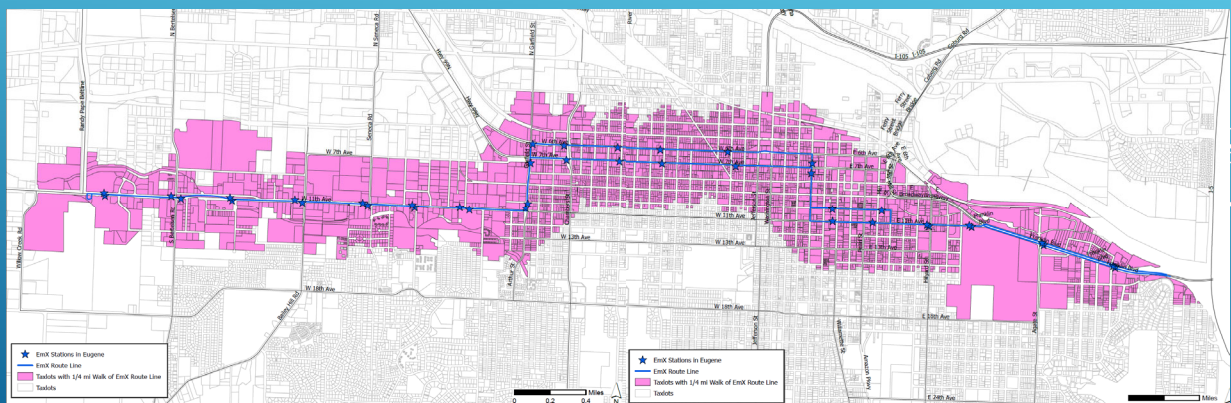
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Option A – ¼ mile walk to EmX Stations



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Option B – ¼ mile walk to EmX Line



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COUNCIL PATH TO IMPLEMENTATION

City Council Deliberations
(May 11)

City Council Deliberations / Possible Action
(May 18)

City Council Deliberations / Action
(May 23 - If needed)

Implementation Deadline
(June 30, 2022)

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QUESTIONS/DISCUSSION



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