



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

October 19, 2026

5:30 p.m. CITY COUNCIL PUBLIC HEARING

City Council meetings will continue to be held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of October 19, 2026;
Her Honor Mayor Kaarin Knudson Presiding**

Councilors

Lyndsie Leech, President
Matt Keating
Alan Zelenka
Greg Evans

Eliza Kashinsky, Vice President
Randy Groves
Jennifer Yeh
Mike Clark

5:30 p.m. CITY COUNCIL PUBLIC HEARING

1. PUBLIC HEARING: An Ordinance Concerning Urban Growth Strategies Housing and Jobs Code Amendments

2. PUBLIC HEARING: An Ordinance Concerning Time Extensions for Certain Approved Land Use Applications and Providing an Effective Date

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the City Manager's Office at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El Consejo de la Ciudad de Eugene agradece su interés en estos puntos de la agenda. La sala de reuniones del ayuntamiento es accesible para sillas de ruedas. Para personas con dificultades auditivas, se puede proporcionar un intérprete con 48 horas de anticipación. También se puede proporcionar interpretación al español con 48 horas de aviso. Para organizar estos servicios, contacte a la Oficina del Gerente de la Ciudad al 541-682-5010. Las reuniones del Consejo de la Ciudad se transmiten en vivo por Metro Televisión, Canal 21 de Comcast y se vuelven a emitir durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearing: An Ordinance Concerning Urban Growth Strategies Housing and Jobs Code Amendments

Meeting Date: October 19, 2026
Department: Planning and Development

Agenda Item Number: 1
Staff Contact: Rebecca Gershow,
Heather O'Donnell & Leah Rausch
Phone: 541-682-5635

www.eugene-or.gov

ISSUE STATEMENT

At this meeting, the Eugene City Council will hold public hearings to consider two ordinances that make up Urban Growth Strategies Adoption Package #1. Together, they are intended to remove barriers and increase housing choice and jobs development; align the Eugene Code with state law; and meet state-mandated end-of-year deadlines. The ordinance that is the subject of this public hearing would amend the land use code. A second ordinance, which is also part of the UGS Adoption Package #1, extends the expiration date of certain land use approvals, and is the subject of the second public hearing. Action on both ordinances is scheduled for November 23, 2026.

BACKGROUND

Eugene is undertaking a multi-year urban growth boundary analysis and collaborative effort that integrates state-required urban growth planning, equitable community engagement, and Council-directed policy work, and which has been given the umbrella project name of [Urban Growth Strategies](#). The City of Eugene has been working on Urban Growth Strategies since 2024. This work builds off the [Envision Eugene Community Vision](#) to identify the tools, actions, policies, and land needed for housing, jobs, and other urban uses in Eugene for the next twenty years. Prior to the start of the formal adoption process, the Eugene City Council participated in six work sessions on Urban Growth Strategies. Those work sessions informed the development of these land use code amendments. Most recently, staff presented a project update on Adoption Package #1 to City Council on [September 14, 2026](#).

According to the 2026 Oregon Housing Needs Analysis, Eugene needs nearly 26,000 new homes over the next 20 years. Through Urban Growth Strategies, City Council will consider a series of housing, compact development, and job actions to work towards meeting the City's housing needs as well as its needs for jobs and public lands.

Urban Growth Strategies includes several components:

1. **Community Engagement:** Identify the needs and priorities of community members for housing, jobs, and access to community assets in Eugene.
2. **Policy Development:** Integrate the results of community engagement and technical analysis to create and update the policies in the Envision Eugene Comprehensive Plan, which guide land use planning in Eugene.

October 19, 2026 Public Hearing – Item 1

3. **Housing and Jobs Needs and Actions:** Take actions to address identified needs, especially those related to housing production, affordability, and choice.
4. **Land Supply Studies:** Complete a technical analysis of the land needed for jobs, housing, and other urban uses (such as parks, schools, and infrastructure).

The focus of this public hearing is the first set of proposed Urban Growth Strategies land use code amendments. The proposed land use code amendments are intended to remove barriers to housing and jobs development, increase housing choice, and comply with state law requirements.

The proposed ordinance attached as **Attachment A** to this AIS includes the following proposed code amendments:

- **Establishing new development standards for micro village housing and Single Room Occupancies (SROs).**

These proposed code amendments would permit micro village housing and single room occupancy (SRO) developments in all residential, commercial, and special area zones that allow housing. The proposed SRO standards respond to recent changes in state law regulating SROs. Micro village housing is proposed as a new housing type in response to input from shelter providers and housing developers. Both housing types provide flexibility to respond to local needs. Creating micro village as a new housing type would allow this model to be used as rental or homeownership housing, rather than only as temporary shelter.

The development of either micro village housing or SROs would result in very small housing units established on a shared lot, with shared facilities and amenities. Both housing types permit small-scale, community-oriented housing, offering more affordable and flexible rental and homeownership options. Micro village housing would be limited to 400 square feet per dwelling, with a size bonus allowing up to 600 square feet for accessible units and units affordable to households earning less than 80 percent of the area median income.

As required by state law, four to six attached or detached SRO units would be allowed anywhere that single-unit detached housing is allowed. State law also requires the city to allow up to three times the number of SRO units allowed by the maximum density standards of a lot or parcel where multi-unit housing is allowed. Distinct from SROs, micro village housing would allow some neighborhood commercial uses to support on-site services and workforce development opportunities.

The proposed code amendments retain the existing 4:1 density ratio for SROs (where four SRO units equal one dwelling for the purposes of calculating density), and this same density ratio is proposed for micro village housing. The ordinance in Attachment A was updated following the Planning Commission's recommendation to clarify that fractional micro village and SROs units will be rounded down to the next whole number for purposes of density calculations. For example, six SRO units equal 1.5 dwellings, which is rounded down to one dwelling. This approach is explained further in the [Micro Village Housing and SRO Code Concepts Summary \(pdf\)](#).

- **Updating middle housing development and land division standards.**

These proposed code amendments include changes to reduce the cost and complexity of developing middle housing, changes to improve clarity and resolve issues during building permit plan review, changes required to comply with and implement new state law requirements and changes to align Eugene's middle housing requirements with the state's

October 19, 2026 Public Hearing – Item 1

adopted Model Housing Code for Large Cities. For example, as required by state law, the proposed code amendments would allow additional “bonus” middle housing units, which are additional dwellings in a middle housing development that are allowed if the middle housing development includes one or more accessible units, or one or more units available to purchase by households earning 120 percent or less of the area median income. (Council could choose to set the affordability threshold to qualify for bonus units at **below 120 percent** but the ordinance proposes an affordability threshold of **120 percent or less**, which is consistent with the affordability limits in the recently adopted moderate income tax exemption.

The proposed code amendments would also provide relief from or reductions in certain development standards for projects with bonus units (i.e., allow larger buildings and a larger development area to accommodate the bonus units), prohibit trash and recycling collection in setback areas, remove architectural feature requirements for townhouses, allow certain existing dwellings that are being retained on a site with middle housing to be included in a middle housing land division and located on their own small lot, and streamline middle housing and expedited land division procedures.

The ordinance in Attachment A incorporates the Planning Commission’s recommendation to clarify that bonus units in commercial zones will receive relief from some development standards, including front yard setbacks and restrictions on building heights when developing adjacent to residential zones. This aligns with development standards relief already proposed for bonus units in residential zones. See the updated [Middle Housing Code Concepts \(pdf\)](#).

- **Increasing the maximum allowed building height in the R-1 Low-Density Residential Zone from 30 feet to 35 feet.**

The proposed code amendments would increase the maximum allowed building height from 30 feet to 35 feet in the R-1 Low-Density Residential Zone for all housing types except cottage clusters and accessory dwellings. This proposed change is consistent with the State’s adopted Model Housing Code for Large Cities and with height standards adopted by other Oregon cities, such as Springfield, Salem, and Bend.

There are several factors to consider when reviewing a potential height increase in the R-1 zone, including but not limited to the additional height the code already allows for 6:12 pitched roofs; the proposed code amendments include an additional ten foot height above the maximum height for middle housing bonus units (as described above); and House Bill 1537 (2024) requires cities to allow a 20 percent or one-story (whichever is greater) increase in height above the base maximum height for certain residential projects (until the bill sunsets in 2032).

- **Allowing adult and child day care centers and day care homes as permitted uses (outright or with certain restrictions) in more zones.**

These proposed code amendments allow family child care and adult day care homes in residential, commercial, and certain special area zones; child care and adult day care centers in residential zones that allow the construction of multi-unit housing, commercial zones, and industrial zones (except heavy industrial); and child care centers co-located with certain public and semi-public uses in all residential and commercial zones, the public land zone, certain special area zones, and as a conditional use in employment and industrial

zones. The proposed amendments related to child day care respond to recent changes in state law to reduce barriers to childcare.

- **Allowing residential treatment facilities, residential treatment homes, and similar uses, as permitted uses in more zones.**

The proposed amendments would align Eugene's code with recent changes in state law to reduce barriers to residential-care type housing by treating smaller residential care-type homes the same as single-unit housing and by treating larger residential care-type facilities the same as multi-unit housing; thereby allowing the residential-care uses outright in the same zones as these residential uses. Although state law allows for some nuance in where some of the residential-care type uses must be allowed, the proposed approach is to treat uses providing similar services similarly, by allowing them in the same zones (e.g., by allowing residential treatment facilities and residential training facilities in the same zones).

- **Streamlining some residential land use application processes.**

To comply with state law requirements, these proposed code amendments add a new expedited process for the following applications in residential or mixed-use zones: zone changes that result in a higher residential density, residential planned unit developments, and variances from a residential standard. A new process is necessary because, for instance, state law now limits the public notice that the City can provide for these applications and prohibits the City from holding a public hearing prior to the initial local decision on the application. The new expedited process is similar to the Type II land use application procedures, which is a Planning Director approval level. The ordinance in Attachment A incorporates the Planning Commission's recommendation to clarify that an applicant for an expedited zone change, PUD or variance as well as an application reviewed another process may request that the city review both applications on the same timeline.

Community Engagement Informing the Proposed Code Amendments

The Urban Growth Strategies [Community Engagement Plan](#) was approved by the Eugene Planning Commission on February 13, 2024. The Community Engagement Plan outlines engagement goals, process, and priorities and is consistent with the City's acknowledged procedures for adoption of legislative land use decisions, located in sections 9.7050, 9.7500 - 9.7506, and 9.7700-9.7750 of the Eugene Code and is consistent with Statewide Planning Goal 1.

In the spring of 2024, staff began engagement activities, focusing on sharing information with and hearing from housing and development stakeholders, people from underserved communities, and the broader community. As a multi-year effort, Urban Growth Strategies community engagement included a broad variety of topics and priorities. Engagement opportunities focused on understanding needs and priorities related to housing and access to community assets, actions to reduce barriers to housing and jobs, and policy priorities across housing, community engagement, compact development, community health, and land use.

Annual engagement summaries and event-specific summaries are available in the [Project Library](#). These summaries highlight key takeaways that informed the development of these code amendments, including the urgent need for more housing affordability, increased housing choice with access to goods and services, more options for people experiencing homelessness, and reducing regulatory barriers to housing and jobs development.

Additional Outreach for the Public Hearing Process

In addition to required public notices, Planning staff also created other avenues for the public to learn about the proposed land use code amendments included in Adoption Package #1. Materials include an [Adoption Package #1 Summary](#) and two online information sessions, focused on the [Middle Housing](#) and [Micro Village Housing and SRO](#) code changes. The information sessions were recorded and are available on YouTube and linked on the [project webpage](#) and [Engage Eugene page](#). Additionally, information on the proposed code amendments was shared through regular planning and development newsletters, on social media, and directly with engagement participants. Online platforms have been and will continue to be frequently updated with opportunities to learn about the project, connect with staff, and participate in the public hearing process.

Planning Commission Recommendation

The proposed code amendments in Adoption Package #1 were the subject of a Planning Commission Public Hearing held on June 23, 2026. On July 28, 2026, the Eugene Planning Commission voted 5:0:1 (5 in favor and one abstention) to recommend that the City Council approve the proposed code amendments in Urban Growth Strategies Adoption Package #1, with the changes outlined in Recommendations 1-8 and 10 of Attachment H to the [Planning Commission AIS from July 28, 2026 \(pdf\)](#) Planning Commission meeting. The proposed ordinance in Attachment A to this AIS incorporates the changes that were recommended by the Planning Commission.

Procedural Summary

The proposed land use regulations are subject to Type V (legislative) application procedures ([EC 9.7500 through EC 9.7560](#)) as well as the approval criteria in [EC 9.8065](#). The legislative process includes formal public notice and hearings before the Eugene Planning Commission and the Eugene City Council.

At this stage, the City Council's role is to hold public hearings and consider adoption of the two ordinances which comprise Urban Growth Strategies Adoption Package #1. The adoption of these land use regulations must be based on the applicable approval criteria. The findings addressing the approval criteria are included in the ordinance in Attachment A.

Record of Materials for Council Consideration

As a courtesy and for ease of reference, links to record materials for Urban Growth Strategies Adoption Package #1, including all public testimony received as of 5:00 p.m. on October 6, 2026, is included as **Attachment B**. A printed copy of the materials will be made available to the City Council in advance of the October 19, 2026, public hearing. As a courtesy, materials will also be available on the project website, and the complete record will be available for review by the public at the City of Eugene's Permit and Information Center at 99 W. 10th Avenue.

Next Steps

After the public hearing, the City Council will hold deliberations and consider adoption of the Urban Growth Strategies Adoption Package #1 amendments. City Council deliberations are currently scheduled for November 23, 2026. Council must act on Adoption Package #1 before the end of the year to comply with state law requirements.

Community members are encouraged to speak at the upcoming public hearing and to send their written comments to UGS@eugene-or.gov. All written comments received on or before October 6,

October 19, 2026 Public Hearing – Item 1

2026, at 5 p.m. will be included in the materials provided to the City Council prior to the public hearing. Written comments received after October 6, 2026, at 5 p.m. will be provided to the Council in batches and included in the record for their review in advance of action.

RELATED CITY POLICIES

The Urban Growth Strategies project is broad reaching and related to or implements several City plans and policies regarding housing, homelessness, employment, land use, transportation, urban services/facilities, climate and sustainability, and growth management. The project supports the following strategies within the City's [2026-2028 Strategic Plan Framework](#):

- Thriving, Livable Community
 - Expand Economic and Job Opportunity for Shared Prosperity
- Housing and Homelessness
 - Increase and Accelerate Production of Diverse Housing Types
 - Remove Barriers to Housing Production

Key related plans include:

- [Envision Eugene Comprehensive Plan](#)
- [Housing Implementation Pipeline](#)
- [Eugene 2035 Transportation System Plan](#)
- [Eugene's Community Climate Action Plan \(CAP\) 2.0](#)
- [Eugene-Springfield 2025 Consolidated Plan](#)

PREVIOUS COUNCIL DIRECTION

[November 24, 2025](#) Meeting

City Council formally initiated this adoption process at two meetings, with direction on this ordinance provided below:

Councilor Evans, seconded by Councilor Leech, moved to initiate the proposed 2026 package of land-use plan and code amendments for Urban Growth Strategies, including: amendments to the Envision Eugene Comprehensive Plan; adoption of a parcel-specific Land Use Designation Map; amendments to the Eugene-Springfield Metropolitan Area General Plan and adopted refinement plans; and amendments to Chapter 9 of the Eugene Code to remove barriers and increase development capacity for housing and jobs, to encourage compact development, and to designate Climate-Friendly Areas.

Passed 8:0

COUNCIL OPTIONS

This item is scheduled for public hearing only. Council deliberations and action on the proposed ordinance is scheduled for November 23, 2026.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTION

None.

ATTACHMENTS

- A. Proposed Ordinance: An Ordinance Concerning Urban Growth Strategies Housing and Jobs Code Amendments.
- B. Links to Record Materials and Public Testimony, received as of 5:00 pm on October 6, 2026.

FOR MORE INFORMATION

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ORDINANCE NO. _____

AN ORDINANCE CONCERNING URBAN GROWTH STRATEGIES; AMENDING SECTIONS 9.0500, 9.2160, 9.2161, 9.2170, 9.2450, 9.2451, 9.2682, 9.2740, 9.2741, 9.2750, 9.2751, 9.2777, 9.3065, 9.3115, 9.3116, 9.3125, 9.3145, 9.3210, 9.3211, 9.3215, 9.3310, 9.3311, 9.3510, 9.3625, 9.3710, 9.3810, 9.3811, 9.3815, 9.3910, 9.3911, 9.3965, 9.4060, 9.5350, 9.5550, 9.5860, 9.6105, 9.6410, 9.6740, 9.6745, 9.7000, 9.7005, 9.7025, 9.7030, 9.7035, 9.7055, 9.7230, 9.7600, 9.7900, 9.7915, 9.7920, 9.7925, 9.8005, 9.8030, 9.8191, 9.8192, 9.8194, 9.8199, 9.8310, 9.8325, 9.8335, 9.8360, 9.8370, AND 9.8855 OF THE EUGENE CODE, 1971; DELETING SECTIONS 9.5200, 9.7640, 9.7641, 9.7642, 9.7643, 9.7644 AND 9.7910 OF THAT CODE; AND ADDING SECTIONS 9.5570, 9.5580, 9.7950, 9.7955, 9.7960, 9.7965, 9.7970, 9.7975, 9.8195, 9.8757 TO THAT CODE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.0500 of the Eugene Code, 1971, is amended by amending the definitions of “Community Building,” “Dwelling, Cottage Cluster,” “Dwelling, Duplex,” “Dwelling, Fourplex,” “Dwelling, Multiple-Unit (Multi-Unit),” “Dwelling, Townhouse,” “Dwelling, Triplex,” “Income-Qualified Middle Housing,” “Main Entrance,” “Middle Housing,” “Single Room Occupancy,” and “Townhouse Project”; adding definitions for “Accessible Dwelling (Accessible or Type A),” “Accessible Dwelling (Type B),” “Adult Day Care Center,” “Adult Day Care Home,” “Bonus Unit,” “Carport,” “Child Care Center,” “Common Wall,” “Dwelling, Micro Village,” “Family Child Care Home,” “Garage,” “Micro Village Development,” “Residential Care,” “Residential Care Facility,” “Residential Care Home,” “Residential Training Facility,” “Residential Training Home,” “Residential Treatment Facility,” “Residential Treatment Home,” “Townhouse Development Site,” “Townhouse Lot,” and “Window and Door Coverage Area” in alphabetical order; and deleting the definitions of “Assisted Care,” “Day Care,” and “Residential Treatment Center” to provide as follows:

9.0500 Definitions.

As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

Accessible Dwelling (Accessible or Type A). A dwelling that complies with the “Accessible Unit” or the “Type A Unit” accessibility provisions of the technical codes adopted by the City Manager pursuant to EC 8.010, including the requirements applicable to such units in ICC A117.1 “Accessible and Usable Buildings and Facilities” published by the International Code Council.

Accessible Dwelling (Type B). A dwelling that complies with the “Type B Unit” accessibility provisions of the technical codes adopted by the City Manager pursuant to EC 8.010, including the requirements applicable to such units in ICC A117.1 “Accessible and Usable Buildings and Facilities” published by the International Code Council.

Adult Day Care Center. An adult care facility, other than an adult day care home, where care or supervision is provided by one or more paid caregivers to four or more individuals that are 18 years of age or older and the paid caregivers are not the parent or guardian of, or related by blood or marriage to, any of the individuals being served. Adult day care centers do not provide boarding, temporary care, or other support services for adult transitory individuals. Adult day care centers are not adult day care homes, residential treatment homes, or residential treatment facilities.

Adult Day Care Home. An adult care facility, located in a dwelling, where care or supervision is provided by one or more paid caregivers to no more than 16 individuals who are 18 years of age or older and the paid caregivers are not the parent or guardian of, or related by blood or marriage to, the individuals being served. Adult day care homes do not provide boarding, temporary care, or other support services for adult transitory individuals. Adult day care homes are not adult day care centers, residential treatment homes, or residential treatment facilities.

~~*Assisted Care.* The 24-hour care and boarding of persons by a paid caregiver who is not the parent or guardian of and is not related by blood, marriage, or legal adoption to the persons served, or other support services for adult transitory individuals. Services provided may include the training or rehabilitation for physically, mentally, or socially dependent persons requiring assisted living care. Services provided may also include meals, housekeeping, and personal care assistance. “Assisted Care” does not include temporary housing or other support services for adult transitory individuals. For purposes of determining residential density, if the design of the facility does not contain dwellings, as defined in this land use code, then every 1.5 beds equals 1 dwelling. Fractional dwellings shall be rounded to the next highest integer, e.g., 2 beds equals 2 dwellings.~~

Bonus unit. Bonus units are dwelling units that may be added to a middle housing development (i.e., duplex, triplex, fourplex, cottage cluster, and townhouses) if one or more middle housing units in the development qualify as an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing as defined in this code.

Carport. A roofed structure that is accessory to a residential use, is designed to provide shelter for vehicles, and which is open on two or more sides.

Child Care Center. A child care facility, other than a family child care home, that is: certified by the Oregon Department of Early Learning and Care; a preschool recorded program or school-age recorded program recorded with the Department of Early Learning and Care; or a parent cooperative where care is provided by parents on a rotating basis, membership in the cooperative includes parents, there are written policies and procedures, and a board of directors that includes parents of the children cared for by the cooperative controls the policies and

procedures of the program. Child care centers are not family child care homes, adult day care homes, adult day care centers, residential treatment homes or residential treatment facilities.

Common Wall. A wall that is shared by two or more dwelling units that are located in a single structure. The shared portion of the common wall must comprise at least 25 percent of its length. Any wall of a structure, including the walls of attached garages, may function as a common wall.

Community Building. A building intended for the shared use of residents in a development that provides space for accessory uses such as community rooms, guest housing, exercise rooms, day care, food preparation facilities, community eating areas, or picnic shelters.

~~Day Care. Care or supervision of four or more persons by a paid caregiver who is not the parent, guardian, or related by blood or marriage to the persons being served. Day care does not include boarding or temporary care or other support services for adult transitory persons.~~

Dwelling, Cottage Cluster. A grouping of at least 4 and no more than 12 dwelling units that: (a) are attached in subgroupings of up to four units or detached in any configuration; (b) have a common courtyard; and (d) the dwelling units have an average floor area of 1,400 square feet or fewer consistent with the requirements of EC 9.5550(6)(a)4~~no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard.~~ Cottage clusters are not duplexes, triplexes, fourplexes or multiple-unit dwellings.

Dwelling, Duplex. Two attached or detached dwellings on a single lot or parcel, other than a Middle Housing Lot, in any configuration. If one of the dwellings on the lot or parcel is an accessory dwelling, the two dwellings on that lot or parcel are not considered a duplex.

Dwelling, Fourplex. Four attached or detached dwellings on a single lot or parcel, other than a Middle Housing Lot, in any configuration. The dwelling type referred to as a fourplex in this land use code is the same dwelling type as the dwelling type referred to as a quadplex in the Metro Plan, ORS 197A.420, and Chapter 660, division 46 of the Oregon Administrative Rules.

Dwelling, Micro Village. A dwelling within a micro village development. Each dwelling includes a private bathroom and must have access to a kitchen, either in-unit or in a community building on the development site. Micro village dwellings are not multiple-unit dwellings or middle housing.

Dwelling, Multiple-Units (Multi-Unit). One or more buildings on a single lot or parcel containing 5 or more dwellings in any configuration. The dwellings may be detached or share common walls, common roofs, or common foundations. Multiple-unit dwellings include condominium and apartment units without regard to ownership status. ~~Cottage clusters~~Middle housing dwellings are not multiple-unit dwellings.

Dwelling, Townhouse. A dwelling that is part of a townhouse ~~project-structure~~ of two or more attached dwellings where each dwelling is located on a townhouse lot~~an individual lot, parcel, or middle housing lot~~ and shares at least one common wall with an adjacent dwelling.

Dwelling, Triplex. Three attached or detached dwellings on single a lot or parcel, other than a Middle Housing Lot, in any configuration.

Family Child Care Home. A child care facility located in a dwelling where care or supervision is provided by one or more paid caregivers to no more than 16 children under 18 years of age and

is either certified by the Oregon Department of Early Learning and complies with rules adopted by the Early Learning Council, or is registered with the Department of Early Learning and Care when certification is not required. Family child care homes are not child care centers, adult day care homes, adult day care centers, residential treatment homes or residential treatment facilities.

Garage. A covered structure that is accessory to a residential use and is designed to provide shelter for vehicles. It is typically connected to a right-of-way by a driveway, accessed off of an alley, or connected to a private drive or shared access. Neither structured parking nor carports are garages.

Income-Qualified Middle Housing. A unit in a duplex, triplex, fourplex, townhouse or cottage cluster exclusively for low-income ~~individuals and/or families~~ households ~~sponsored by a public agency, a non-profit housing sponsor, a developer, a combination of the foregoing, or other alternatives as provided for in the Oregon Revised Statutes or Federal Statutes, to undertake, construct, or operate housing for households that are low-income.~~ For purposes of this definition, “low-income household” means ~~having income at or below 80 percent of the area median income~~ a household with an income of 120 percent or less of the area median income. A unit of income-qualified middle housing must be subject to an affordable housing covenant as described in ORS 456.270 to 456.295 that:

(A) Makes the unit available and affordable to purchase and own for households with incomes of 120 percent or less of the area median income; and

(B) Is enforceable for a duration of not less than 10 years from the date of issuance of the certificate of occupancy for the unit of middle housing.

Main Entrance. The principal ground floor or first floor exterior entry through which people enter the building. A building may have more than one main entrance. If a building contains dwelling units, and access to some or all dwelling units is via shared hallways, an entrance to the lobby or common circulation space is also considered a main entrance. If a building contains dwelling units and all dwelling units have individual exterior entrances, each entrance to a dwelling unit is considered a main entrance. For places of business, a main entrance door may not be a door that is locked during normal business hours.

Micro Village Development. A development site with a minimum of eight detached or attached micro village dwellings and that includes one or more community buildings.

Middle Housing (or Middle Housing Development). The following dwelling types: duplexes, triplexes, fourplexes, townhouses, and cottage clusters. Middle housing includes bonus units described in EC 9.2741(4)(g), as well as retained units described in EC 9.2741(4)(f).

Residential Care. Services such as supervision; protection; assistance while bathing, dressing, grooming or eating; management of money; transportation; recreation; in conjunction with providing room and board.

Residential Care Facility. A residential treatment facility, a residential care facility, or a residential training facility that provides residential care alone or in conjunction with treatment or training or a combination thereof for six or more individuals who need not be related. Staff members required to meet licensing requirements are not counted as residents. For purposes of this definition, “training” means the systematic, planned maintenance, development or enhancement

of self-care skills, social skills or independent living skills, or the planned sequence of systematic interactions, activities or structured learning situations designed to meet each resident's specified needs in the areas of physical, social, emotional and intellectual growth. For purposes of this definition, "treatment" means a planned, individualized program of medical, psychological or rehabilitative procedures, experiences and activities designed to relieve or minimize mental, emotional, physical or other symptoms or social, educational or vocational disabilities resulting from or related to the mental or emotional disturbance, physical disability or alcohol or drug problem. Residential care facility referred to in this land use code includes the same residential care facility serving six or more individuals defined in ORS 434.400. For the purposes of determining residential density, if the design of the facility does not include dwellings, as defined in this land use code, then every 1.5 beds equals 1 dwelling. Fractional dwellings shall be rounded to the next highest integer, e.g., 2 beds equals 2 dwellings.

Residential Care Home. A residential treatment home, a residential training home, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff members required to meet licensing requirements are not counted as residents. For purposes of this definition, "training" means the systematic, planned maintenance, development or enhancement of self-care skills, social skills or independent living skills, or the planned sequence of systematic interactions, activities or structured learning situations designed to meet each resident's specified needs in the areas of physical, social, emotional and intellectual growth. For purposes of this definition, "treatment" means a planned, individualized program of medical, psychological or rehabilitative procedures, experiences and activities designed to relieve or minimize mental, emotional, physical or other symptoms or social, educational or vocational disabilities resulting from or related to the mental or emotional disturbance, physical disability or alcohol or drug problem. "Residential care home" includes a residential care facility serving five or fewer individuals as defined in ORS 443.400.

Residential Training Facility. A facility that provides, for six or more individuals with intellectual or developmental disabilities, residential care and training in one or more buildings on contiguous properties. For purposes of this definition, "training" means the systematic, planned maintenance, development or enhancement of self-care skills, social skills or independent living skills, or the planned sequence of systematic interactions, activities or structured learning situations designed to meet each resident's specified needs in the areas of physical, social, emotional and intellectual growth.

Residential Training Home. A facility that provides, for five or fewer individuals with intellectual or developmental disabilities, residential care and training in one or more buildings on contiguous properties, when so certified and funded by the Oregon Department of Human Services. For purposes of this definition, "training" means the systematic, planned maintenance, development or enhancement of self-care skills, social skills or independent living skills, or the planned sequence of systematic interactions, activities or structured learning situations designed to meet each resident's specified needs in the areas of physical, social, emotional and intellectual growth.

~~*Residential Treatment Center.* A professionally operated 24-hour care facility administering a planned system of medical, psychological, social work and/or rehabilitative procedures and activities designed to relieve or minimize mental, emotional or behavioral disorders. Residential treatment centers serve people admitted by court order, and others on a voluntary basis. Residential treatment centers normally serve less than 50 persons and can provide a security system alarming staff if residents under care leave the facility. For purposes of determining~~

~~residential density, if the design of the facility does not contain dwellings, as defined in this land use code, then every 1.5 beds equals 1 dwelling. Fractional dwellings shall be rounded to the next highest integer, e.g. 2 beds equals 2 dwellings.~~

Residential Treatment Facility. A facility that provides, for six or more individuals with mental, emotional or behavioral disturbances or alcohol or drug dependence, residential care and treatment in one or more buildings on contiguous properties. For purposes of this definition, "treatment" means a planned, individualized program of medical, psychological or rehabilitative procedures, experiences and activities designed to relieve or minimize mental, emotional, physical or other symptoms or social, educational or vocational disabilities resulting from or related to the mental or emotional disturbance, physical disability or alcohol or drug problem.

Residential Treatment Home. A facility that provides for five or fewer individuals with mental, emotional or behavioral disturbances or alcohol or drug dependence, residential care and treatment in one or more buildings on contiguous properties. For purposes of this definition, "treatment" means a planned, individualized program of medical, psychological or rehabilitative procedures, experiences and activities designed to relieve or minimize mental, emotional, physical or other symptoms or social, educational or vocational disabilities resulting from or related to the mental or emotional disturbance, physical disability or alcohol or drug problem.

Single Room Occupancy. A minimum of four attached or detached units that provide living and sleeping space for the exclusive use of one or more individuals and that are independently rented and lockable. Each unit must share either sanitary facilities or food preparation facilities with other units in the Single Room Occupancy (SRO). ~~A building containing at least 9 residential rooms for occupancy by individuals. Each room is without a kitchen, but may have provision for counter-top appliances and refrigerator. The toilet/bath may be private or shared with another single room occupancy (SRO) room(s). Four SRO rooms shall constitute 1 SRO dwelling. For purposes of determining residential density, 4 SRO rooms equal 1 dwelling. Fractional dwellings shall be rounded to the next highest integer, e.g. 5 SRO rooms equal 2 dwellings.~~

Townhouse Development Site. A development site consisting of one or more townhouse structures, together with the land that has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.

Townhouse Lot. A unit of land created by a partition, subdivision, or Middle Housing Land Division, for the purpose of siting an individual townhouse unit on that unit of land, as provided for in this land use code.

Townhouse ~~Project~~Structure. ~~A structure containing t~~Two or more attached townhouses constructed, or proposed to be constructed, together with the land that has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.

Window and Door Coverage Area. The aggregate window and door coverage area of a building. The window coverage area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Windows into storage areas, mechanical and utility areas, and garbage and recycling areas are not included in window coverage area. The door coverage area is the area of the portion of pedestrian entrance doors that moves and does not include the frame. For multiple-unit housing, doors that provide access to dwelling units (either shared or individual access) and doors that provide access to community spaces are included in door coverage area, but all other doors (e.g., doors into storage areas or mechanical areas and

garage doors) are not included in door coverage area. (See Figure 9.0500 Window and Door Coverage Area.)

Section 2. The “Medical, Health, and Correctional Services,” “Personal Services,” “Residential,” “Assisted Care & Day Care,” and “Rooms for Rent Situations” sections of Table 9.2160 of Section 9.2160 of the Eugene Code, 1971, are amended to provide as follows:

9.2160 Commercial Zone – Land Use and Permit Requirements.

Table 9.2160 Commercial Zone Land Uses and Permit Requirements

	C-1	C-2	C-3	GO

Medical, Health, and Correctional Services				
Blood Bank		P	P	P
Correctional Facility, excluding Residential Treatment Center <u>Care Facility</u>		C	C	C
Clinic or other Medical Health Treatment Facility (including mental health).	P(1)	P	P	P
Drug Treatment Clinic – Non-residential		P(3)	P(3)	
Hospital		C	C	C
Laboratory, medical, dental, X-ray		P	P	P
Meal Service, Non-Profit	C	P	P	
Nursing Home		P	P	P
Plasma Center, must be at least 800 feet between Plasma Centers		P		
Residential Treatment Center		P	P	C

Personal Services				
Barber, Beauty, Nail, Tanning Shop	P(1)	P	P	P(2)
<u>Adult Day Care Center</u> Facility (Not associated with a residence-).	P	P	P	P

	C-1	C-2	C-3	GO
Child Care Center	P	P	P	P
Child Care Center that is co-located with a civic center, public recreational center, public park, place of worship, school, college, library, or similar institutional use	P	P	P	P
Dry Cleaner	P(1)	P	P	P(2)
Film, Drop-off/Pick-up	P(1)	P	P	P(2)
Locksmith Shop	P(1)	P	P	P(2)
Laundromat, Self-Service	P(1)	P	P	P(2)
Mailing and Package Service	P(1)	P	P	P(2)
Shoe Repair Shop	P(1)	P	P	P(2)
Tailor Shop	P(1)	P	P	P(2)
Residential				
Dwellings				
Single-Unit Dwelling	P(6)	P(6)	P(7)	
Townhouse (See EC 9.5550)	S(6) (12)	S (12)		S (12)
Duplex	P(6)	P(6)	P(7)	P
Triplex (See EC 9.5550)	S(6) (12)	S (12)	S (12)	S (12)
Fourplex (See EC 9.5550)	S(6) (12)	S (12)	S (12)	S (12)
Micro Village Development (See EC 9.5570)	S	S	S	S
Multiple Unit (See EC 9.5500)	S(6)	S	S	S
Assisted Care Homes, Care Facilities & Day Care (Residences Providing Special Services, Treatment or Supervision)				
Residential Care Home Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	P	P	P	P
Residential Care Facility Assisted Care (6 or more people living in facility)	P	P	P	P G
Adult Day Care Home (4 to 16 people served)	P	P	P	P

	C-1	C-2	C-3	GO
Family Child Care Home Day Care (17 or more people served).	PG	P	P	P
Rooms for Rent Situations				
Boarding and Rooming House		P	P	C
Campus Living Organization, including Fraternities and Sororities		P	P	C
Single Room Occupancy (SRO) (See EC 9.5580)	S	SP	SP	S
University and College Dormitories		P	P	P

Section 3. Section 9.2161 of the Eugene Code, 1971, is amended by adding Subsection (12) to provide as follows:

9.2161 Special Use Limitations for Table 9.2160.

[\(12\) Retained units and bonus units. Middle housing development may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as allowed by EC 9.2741\(4\)\(g\).](#)

Section 4. Section 9.2170 of the Eugene Code, 1971, is amended by amending subsections (3)(a), (4)(a), and (13); adding subsection (14); and adding Table 9.2170(14) to provide as follows:

9.2170 Commercial Zone Development Standards – General.

(3) Building Height.

(a) Exceptions to the general height restrictions for commercial structures stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards are contained in:

1. [EC 9.2170\(13\) River Road/Santa Clara Specific Standards.](#)
2. [EC 9.2170\(14\) Development Standards Relief for Bonus Units.](#)
3. [EC 9.6715 Height Limitation Areas.](#)

42. EC 9.6720 Height Exemptions for Roof Structures and Architectural Features.

(4) Setbacks.

(a) Exceptions to the general minimum front and interior yard setback requirements stated in Table 9.2170 Commercial Zone General Building Height and Setback Standards are contained in:

1. EC 9.2170(14) Development Standards Relief for Bonus Units.

2. EC 9.6745 Setbacks – Intrusions Permitted.

32. EC 9.6750 Special Setback Standards.

(13) *River Road/Santa Clara Specific Standards.* Notwithstanding the provisions in EC 9.2170(14), the following standards apply to new buildings and to any building additions constructed on properties zoned C-2 and located within city limits of the City of Eugene and within the River Road-Santa Clara Specific Regulation Area as shown on Map 9.2170(3)(d).

(14) Development Standards Relief for Bonus Units.

For middle housing projects that include bonus units allowed by EC 9.2741(4)(g), relief from the maximum building height and front yard setback requirements in Table 9.2170 is provided in accordance with Table 9.2170(14), Table 9.2751, Table 9.5550(4)(e), and Table 9.5550(5)(e) to allow for the development of the bonus units. To the extent that the standards in Table 9.2170(14) conflict with the standards in Table 9.2751, Table 9.5550(4)(e), or Table 9.5550(5)(e), the standards in Table 9.2170(14) prevail.

<u>Table 9.2170(14) Development standards relief for duplex, triplex, fourplex and townhouse projects with bonus units</u>			
<u>For the minimum number of middle housing units required to qualify for bonus units and for the maximum number of allowed bonus units for each middle housing type, see EC 9.2741(4)(g).</u>			
<u>-</u>	<u>Base Standard</u>	<u>Bonus Units and Maximum Relief from Standard if Necessary to Allow for Bonus Unit</u>	<u>Total Cap with Bonus Units</u>
<u>Maximum building height in C-1</u>	<u>35 feet</u>	<u>+10 feet</u>	<u>45 feet for the bonus unit</u>

<u>Maximum building height in C-2 and C-3 when located within 50 feet of residential zone</u>	<u>Maximum building height permitted in the abutting residential zone</u>	<u>+10 feet</u>	<u>Maximum building height permitted in the abutting residential zone</u> <u>+ 10 feet for the bonus unit</u>
<u>Maximum building height in GO when located within 50 feet of R-1 or R-2 zones</u>	<u>35 feet</u>	<u>+10 feet</u>	<u>45 feet for the bonus unit</u>
<u>Minimum front yard setback in C-1 and GO zones (excluding garages and carports)</u>	<u>10 feet</u>	<u>-5 feet</u>	<u>5 feet for the bonus unit</u>

Section 5. The “Medical, Health, and Correctional Services” and “Personal Services” sections of Table 9.2450 of Section 9.2450 of the Eugene Code, 1971, are amended to provide as follows:

9.2450 Employment and Industrial Zone Land Use and Permit Requirements.

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Medical, Health, and Correctional Services				
Blood Bank		P		
Correctional Facility, excluding Residential <u>Care Facility</u> Treatment Center	C	C	C	C
Clinic or other Medical Health Treatment Facility (including mental health)	P	P		
Drug Treatment Clinic – Non-Residential	P(5)	P(5)	P(5)	
Hospital	P	P		

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Laboratory, includes medical, dental, and x-ray. In the E-1 zone, the use shall directly serve manufacturers, or other employment and industrial or commercial enterprises, but exclude services offered on premises to the general public other than on an incidental basis.	P	P		
Residential Treatment Center	G	G		

Personal Services				
Barber, Beauty, Nail, Tanning Shop	P(4)	P(2)	P(4)	
<u>Care Homes, Care Facilities & Day Care</u>				
<u>Adult Day Care Center Facility</u> (Not associated with a residence)	P(4)	P(2)	P(4)	
<u>Child Care Center</u>	<u>P(4)</u>	<u>P(2)</u>	<u>P(4)</u>	
<u>Child Care Center that is co-located with a civic center, public recreational center, public park, place of worship, school, college, library, or similar institutional use</u>	<u>P(4)</u>	<u>P(2)</u>	<u>P(4)</u>	
<u>Residential Care Home</u>	<u>P</u>	<u>P</u>	<u>P(8)</u>	
<u>Residential Care Facility</u>	<u>P</u>	<u>P</u>	<u>P(8)</u>	
Dry Cleaner	P(4)	P(2)		
Film, drop-off/pick-up	P(4)	P(2)		
Locksmith Shop	P(4)	P(2)	P	
Laundromat	P(4)	P(2)		
Mailing and Package Service	P(4)	P(2)	P	
Shoe Repair Shop	P(4)	P(2)	P	
Tailor Shop	P(4)	P(2)		

Section 6. Section 9.2451 of the Eugene Code, 1971, is amended by adding subsection (8) to provide as follows:

9.2451 Special Use Limitations for Table 9.2450.

(8) Special Allowances for Residential Treatment Facilities and Residential Treatment Homes in I-2. Residential treatment facilities and residential treatment homes are allowed in I-2 if the property meets the following criteria:

- (a) The property is publicly owned or owned by a public benefit corporation as defined in ORS 65.001;
- (b) The property is located within 250 feet of lands zoned for residential use; and
- (c) The property is not designated heavy industrial.

Section 7. Subsection (1)(d) of Section 9.2682 of the Eugene Code, 1971, is amended to provide as follows:

9.2682 Public Land Zone Land Use and Permit Requirements.

(1) *Permitted Public or Semi – Public Uses.* The following uses are permitted in the PL public land zone:

(d) The following uses not operated by the public agency that owns the property when the owner declares that the property is not currently needed for public uses:

1. Adult Day Care Center
2. Athletic Field, outdoor.
- ~~3.~~ Ballet, Dance, Martial Arts, and Gymnastic Schools/Academies/Studios.
4. Child Care Centers and Child Care Centers co-located with a civic center, public recreational center, public park, place of worship, school, college or library or similar institutional use.
- ~~5.~~ Community and Allotment Gardens.
- ~~6.~~ Community and Neighborhood Centers.
- ~~5.~~ Day Care Facilities.
- ~~7.~~ Meal Services, non-profit.
- ~~8.~~ Parks and Playgrounds.

[9. Residential Care Facilities](#)[10. Residential Care Homes](#)[11](#)8. Schools, Elementary through Middle School.[12](#)9. Combinations of the above uses.

Section 8. Table 9.2740 of Section 9.2740 of the Eugene Code, 1971, is amended by amending the “Medical, Health and Correctional Services,” “Residential,” “Assisted Care & Day Care,” and “Rooms for Rent Situations” sections; and adding the “Personal Services” section to provide as follows:

9.2740 Residential Zone Land Use and Permit Requirements.

Table 9.2740 Residential Zone Land Uses and Permit Requirements

	R-1	R-2	R-3	R-4

Medical, Health and Correctional Services				
Clinic, or other Medical Health Facility (including mental health).			C(1)	C(1)
Correctional Facility, excluding Residential Care Facility Treatment Center		C	C	C
Hospital, Clinic, or other Medical Health Facility (including mental health). (These uses shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this code or granted a modification through an approved conditional use permit.)			C (1)	C (1)
Nursing Home (See also Table 9.1240)			C	C
Residential Treatment Center	C	C	C	C

	R-1	R-2	R-3	R-4
<u>Personal Services</u>				
<u>Adult Day Care Center</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Child Care Center</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Child Care Center that is co-located with a civic center, public recreational center, public park, place of worship, school, college, library, or similar institutional use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Residential				
Dwellings. (All dwellings are subject to the Residential Zone Development Standards at EC 9.2750 unless specifically exempted elsewhere in this land use code. All dwelling types are permitted if approved through the Planned Unit Development process.)				
Single-Unit Dwelling, except as provided at EC 9.2741(8) for Churches, Synagogues and Temples)	P(2)	P(2)	P(2)	P(2)
Accessory Dwelling	P(3)	P(3)	P(3)	P(3)
Townhouse (See EC 9.5550)	S(4)	S(4)	S(4)	S(4)
Duplex	P(2)(4)	P(2)(4)	P(2)(4)	P(2)(4)
Triplex (See EC 9.5550)	S(4)	S(4)	S(4)	S(4)
Fourplex (See EC 9.5550)	S(4)	S(4)	S(4)	S(4)
<u>Micro Village Development (See EC 9.5570)</u>	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>
Cottage Cluster (See EC 9.5550)	S(4)	S(4)	S(4)	S(4)
Multiple-Unit Dwellings (See EC 9.5500)	PUD	S	S	S
Manufactured Home Park. Shall comply with EC 9.5400 or site review.	S or SR	S or SR		
Controlled Income and Rent Housing where density is above that normally permitted in the zoning yet not to exceed 150%. (Shall comply with multiple-unit standards in EC 9.5500 or be approved as a PUD.)	S or PUD see Map 9.2740	S or PUD see Map 9.2740	S or PUD see Map 9.2740	

	R-1	R-2	R-3	R-4
Assisted Care <u>Homes, Care Facilities</u> & Day Care (Residences Providing Special Services, Treatment or Supervision)				
<u>Residential Care Home</u> Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)(All Assisted Care uses shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this code.)	P	P	P	P
<u>Residential Care Facility</u> Assisted Care (6 or more people living in facility) (All <u>Residential Care Facility</u> Assisted Care uses shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this code or granted a modification through an approved conditional use permit.)	<u>P</u> G	<u>P</u> G	<u>P</u> G	<u>P</u> G
Day Care (4 to 16 people served) (See EC 9.5200)	S	S	S	S
Day Care (17 or more people served)	G	G	G	G
<u>Adult Day Care Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Family Child Care Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Rooms for Rent Situations				
Boarding and Rooming House			C	P
Campus Living Organization, including Fraternities and Sororities			C	P
Single Room Occupancy (SRO) (<u>See EC 9.5580</u>) (All SRO uses shall meet minimum and maximum density requirements in accordance with Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this code or granted a modification through an approved conditional use permit.)	<u>S</u>	<u>S</u> G	<u>S</u> P	<u>S</u> P
University and College Dormitory			P	P

Section 9. Section 9.2741 of the Eugene Code, 1971, is amended by amending subsections (4)(a)5. and (4)(c); adding subsections (4)(f) and (4)(g); adding Table 9.2741(4)(g); amending subsections (5) and (6); and adding subsection (10) to provide as follows:

9.2741 Special Use Limitations for Table 9.2740.

(4) Middle Housing Special Use Limitations.

(a) Middle Housing is permitted on the following lots:

1. A duplex shall be permitted on:

A. Any lot or parcel where a single-unit dwelling is permitted; and

B. Any lot or parcel with a lot area that is at least 2,250 square feet.

2. A triplex shall be permitted on any lot or parcel with a lot area that is at least 3,500 square feet.

3. A fourplex shall be permitted on any lot or parcel with a lot area that is at least 4,500 square feet.

4. A cottage cluster shall be permitted on any lot or parcel with a lot area that is at least 4,500 square feet.

5. ~~Individual~~ uUnits of middle housing are permitted on middle housing lots created pursuant to a middle housing land division as provided in EC 9.8194(7).

(b) *Lot Area Reduction for Small Dwelling Units.* When the average size of all dwelling units in a duplex, triplex, fourplex, or cottage cluster is less than 900 square feet as calculated using the formula in subparagraph (c), the lot area thresholds listed in subparagraphs (a)1. through (a)4. shall be reduced by 25 percent (for example, a triplex with units of an average size that is less than 900 square feet would be allowed on a lot with an area of 2,625 square feet).

(c) For the purposes of this subsection, "Average size" means the average square footage of all dwelling units in a duplex, triplex, fourplex, townhouse ~~project~~structure, or cottage cluster using the formula:

$$AS = (X1 + X2 + X3 \dots + X N) \text{ divided by } N$$

Where:

AS = Average Size of all ~~d~~DWelling ~~u~~Units in a ~~d~~Duplex, ~~t~~Triplex, ~~f~~Fourplex, ~~t~~Townhouse ~~Project~~structure, or ~~c~~Cottage ~~c~~Cluster

N = Total number of dwelling units in the duplex, triplex, fourplex, townhouse ~~project~~structure, or cottage cluster. N is equal to the number of X# dwellings included within the parenthesis in the calculation.

X# = Dwelling unit size. The size of one dwelling unit that is a part of a duplex, triplex, fourplex, townhouse ~~project~~structure, or cottage cluster. Dwelling unit size is the total square footage of a dwelling, which is measured by adding together the square foot area of each full story or level in a dwelling. The square foot area must be measured at the exterior perimeter walls of each story of the dwelling, not including eaves, and is defined as all square footage inside of a dwelling, including, but not limited to, living rooms, kitchen, bedrooms, bathrooms, hallways, entries, closets, utility rooms, stairways, and bathrooms. For townhouses and attached duplexes, triplexes, and fourplexes, the exterior perimeter walls of a dwelling shall be measured from the midpoint of any common wall for that portion of the structure that shares a common wall with another unit in the townhouse ~~project~~structure, duplex, triplex, or fourplex. The following are not included in the calculation of dwelling unit size: attached or detached garages; outdoor living areas and structures, including, but not limited to uncovered porches, uncovered decks, patios, porches, exterior stairways, decks, carports, and covered areas enclosed by no more than 50% on all sides; and crawlspaces, attics, and other areas that do not constitute a full story of the building.

(d) *Lot Area Reduction for Income-Qualified Middle Housing.* When at least 50 percent of the dwelling units in a duplex, triplex, fourplex, or cottage cluster meet the definition of income-qualified middle housing, the lot area thresholds listed in subparagraphs (a)1. through (a)4. shall be reduced by 25 percent. In calculating the number of income-qualified middle housing units for purposes of this subparagraph, fractional dwelling units shall be rounded down to the nearest whole number (for example, 50 percent of the units in a triplex equals 1.5 units, so at least 1 unit must be income-qualified for the triplex to qualify for the lot area reduction pursuant to this subparagraph).

(e) For developments that qualify for the Lot Area Reductions in both subparagraphs (b) and (d) above, the total lot area reduction shall not exceed 25 percent.

(f) Retention of Existing Units.

1. Development of middle housing is allowed on a lot with existing dwelling units, where the existing dwelling unit(s) will be retained on the lot along with the newly developed middle housing and all of the criteria in subparagraphs A and B are met:

a. The existing dwelling unit(s) consist of any of the following:

(1) One detached single-unit dwelling;

(2) One detached single-unit dwelling plus one accessory dwelling unit; or

(3) One duplex.

b. A final certificate of occupancy was issued for the existing dwelling unit(s) at least 5 years prior to the date of application for a development permit for the proposed middle housing.

2. The retained units do not count toward the maximum number of units allowed on a lot. Housing on a site that is composed of retained units and new middle housing units is considered middle housing and does not constitute multiple-unit housing.

3. The retained units described in subsection (4)(f)1. are exempt from the standards at EC 9.5550, except that retained units in a cottage cluster must comply with the standards in EC 9.5550(6)(h). In other words, except as provided in EC 9.5550(6)(h), only the new units, and not the retained units, are required to comply with the standards in EC 9.5550.

(g) *Bonus units.* If one or more of the units in a middle housing development is an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing, additional bonus units are permitted as part of the middle housing development as follows:

1. If one or more of the units in a duplex or triplex is an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing, one additional attached or detached bonus unit maybe added to the duplex or triplex, resulting in a duplex with three units or a triplex with four units.

2. If one or more of the units in a fourplex is an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing, two additional attached or detached bonus units may be added to the fourplex, resulting in a fourplex with five units.

3. Additional bonus units may be added to an eligible townhouse structure as long as at least one of every six units in the structure is an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing. A townhouse structure may not include more than two bonus units. An “eligible townhouse structure” is a townhouse structure containing six or more units.

4. Additional bonus units may be added to an eligible cottage cluster as long as at least one of every six cottages is an Accessible Dwelling (Accessible or Type A) or a unit of Income-Qualified Middle Housing. A cottage cluster may not include more than two bonus units. An “eligible cottage cluster” is a cottage cluster containing six or more cottages.

5. The addition of bonus units does not change the classification of the middle housing type. For example, a duplex that adds one bonus unit, is a duplex with one bonus duplex unit, and not a triplex.

<u>Table 9.2741(4)(g) Bonus Units</u>			
<u>Bonus Units for Duplexes, Triplexes and Fourplexes</u>			
<u>Minimum number of units to qualify for bonus units</u>	1 Accessible Dwelling (Accessible or Type A), or 1 Income Qualified Middle Housing Unit		
	<u>Base Standard</u>	<u>Bonus</u>	<u>Total Unit Cap Including Bonus Unit(s)</u>
<u>Dwelling Type</u>	Duplex: 2 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+1 unit	3 units
	Triplex: 3 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+1 unit	4 units
	Fourplex: 4 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+2 units	6 units
<u>Bonus Units for Townhouses and Cottage Clusters</u>			
<u>Minimum number of units to qualify for bonus units</u>	1 Accessible Dwelling (Accessible or Type A) or 1 Income Qualified Middle Housing Unit for every 6 townhouses or every 6 cottages		
	<u>Base Required</u>	<u>Maximum Number of Bonus Units</u>	
<u>Dwelling Type</u>	Townhouse: At least 6 townhouses, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+2 units	

	<u>Cottage Cluster: At least 6 cottages, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit</u>	<u>+2 cottages</u>
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(5) *C-1 Neighborhood Commercial in Residential Zones.* Except as provided in subparagraph (10), ~~u~~Uses permitted outright in the C-1 Neighborhood Commercial zone shall be permitted in any residential zone through the planned unit development process with a demonstration that the commercial uses will serve residents living in the PUD.

(6) *C-1 Neighborhood Commercial in R-2, R-3 and R-4 Zones.* Except as provided in subparagraph (10), ~~u~~Uses permitted outright or subject to site review in the C-1 Neighborhood Commercial zone shall be conditionally permitted in the R-2, R-3 and R-4 zone when the minimum residential density is achieved on the development site. All applicable standards for uses in the C-1 zone shall be complied with or granted an adjustment through the conditional use permit process except as follows:

(10) C-1 Neighborhood Commercial Uses in Micro Village Developments. Uses permitted outright or subject to site review in the C-1 neighborhood commercial zone, except those uses listed under the headings "Residential" and "Utilities and Communication" in Table 9.2160, may be included, through the conditional use permit process, in a Micro Village Development located in a residential zone; provided that the conditional use permit applicant demonstrates that the Micro Village Development complies with the density standards for the applicable residential zone. Uses conditionally permitted pursuant to this subsection are subject to the standards applicable to the use in the C-1 zone.

Section 10. The "Maximum Building Height," "Minimum Building Setbacks," "Maximum Lot Coverage," and "Open Space" sections of Table 9.2750 of Section 9.2750 of the Eugene Code, 1971, are amended to provide as follows:

9.2750 Residential Zone Development Standards.

Table 9.2750 Residential Zone Development Standards
(See EC 9.2751 Special Development Standards for Table 9.2750.)

	R-1	R-2	R-3	R-4

Maximum Building Height (2), (3), (4), (5), (16), (17), (18), <u>(20)</u>				
Main Building. Does not include main building on Alley Access Lot in R-1	35 30 feet	35 feet	50 feet	120 feet

	R-1	R-2	R-3	R-4
Main Building on Alley Access Lot in R-1	See (18)	–	–	–
Accessory Building.	See (16)	25 feet	30 feet	30 feet
Accessory Dwelling	See (17)	See (17)	See (17)	See (17)
Minimum Building Setbacks (2), (4), (6), (9), (10), (11), (16), (17), (18), (20)				
Front Yard Setback (excluding garages and carports)	10 feet	10 feet	10 feet	10 feet
Front Yard Setback for Garage Doors and Carports (12)	18 feet	18 feet	18 feet	18 feet
Interior Yard Setback (except where use, structure, location is more specifically addressed below)(7)	5 feet or minimum of 10 feet between buildings	5 feet or minimum of 10 feet between buildings	5 feet or minimum of 10 feet between buildings	5 feet or minimum of 10 feet between buildings
Interior Yard Setback for Education, Government and Religious Uses.	15 feet	15 feet	15 feet	15 feet
Interior Yard Setback for Buildings Located on Flag Lots in R-1 Created After December 25, 2002 (See EC 9.2775(5)(b))	10 feet	–	–	–
Interior Yard Setback for Accessory Buildings in R-1	See (16)	–	–	–
Interior Yard Setback for Accessory Dwellings	See (17)	See (17)	See (17)	See (17)
Interior Yard Setback for Alley Access Lots in R-1	See (18)	–	–	–
Area-Specific Interior Yard Setback	–	–	See (8)	See (8)
Maximum Lot Coverage (17), (18), (20)				
All Lots, except where specifically addressed below	50% of Lot	50% of Lot	–	–
Lots with Accessory Dwellings (Area-Specific)	See (17)(c)	–	–	–
Alley Access Lots in R-1	See (18)	–	–	–

	R-1	R-2	R-3	R-4
Townhouse Lots Lot with a Townhouse or Lot with a Townhouse Structure (21)	75% of Lot	75% of Lot	75% of Lot	75% of Lot
Cottage Clusters	—	—	—	—
Lots with Duplexes, Triplexes, or Fourplexes	60% of Lot	75% of Lot	—	—
Micro Village Development Minimum Total Open Space	15% of dev. site	15% of dev. site	15% of dev. site	15% of dev. site
Open Space				
Minimum Total Open Space	—	20% of dev. site	20% of dev. site	20% of dev. site
Middle Housing Minimum Total Open Space	—	15 40% of dev. site	15 40% of dev. site	15 40% of dev. site

Section 11. Section 9.2751 of the Eugene Code, 1971, is amended by amending subsection (1)(b); adding new subsections (1)(c) and (1)(d); renumbering subsections (1)(c), (1)(d), (1)(e), and (1)(f) to (1)(e), (1)(f), (1)(g), and (1)(h), respectively; amending subsection (3)(f); adding subsection (3)(g); amending subsection (16)(b); amending subsection (19); adding subsections (20) and (21); and adding Table 9.2751(20) to provide as follows:

9.2751 Special Development Standards for Table 9.2750.

(1) *Density.*

(b) The maximum residential density requirements in Table 9.2750 do not apply to accessory dwellings, duplexes, triplexes, fourplexes, townhouses, ~~or~~ cottage clusters, [retained units described in EC 9.2741\(4\)\(f\), or bonus units described in EC 9.2741\(4\)\(g\).](#) [Retained units described in EC 9.2741\(4\)\(f\) do not count toward the maximum number of units allowed on a lot.](#)

~~1. Cottage clusters in the R-1 zone shall have a minimum net density of 4 units per acre.~~

~~2. Townhouses in the R-1 zone shall have a maximum net density of 25 units per acre. Townhouses in the R-2 zone shall have a maximum net density of 39 units per net acre.~~

~~3. *Density Increase for Small Townhouses.* When the average size of all townhouses in a townhouse project is less than 900 square feet, the maximum townhouse density listed in subparagraph 2. of this subsection (b) shall be increased by 5 units per acre (for example, a townhouse project in the R-1 zone with an average size of units that is less than 900 square feet would be allowed up to 30 units per acre). For the purposes of this subparagraph, "Average size" means the average square footage of all townhouses in a townhouse project using the formula at EC 9.2741(4)(c).~~

~~4. *Density Increase for Income-Qualified Townhouses.* When at least 50 percent of the dwelling units in a townhouse project meet the definition of income-qualified middle housing, the maximum townhouse density listed in subparagraph 2. of this subsection (b) shall be increased by 5 units per acre. In calculating the number of income-qualified dwelling units, fractional dwelling units shall be rounded down to the nearest whole number (for example, 50 percent of the townhouses in a townhouse project consisting of 3 townhouses equals 1.5 units, so at least 1 unit must be income-qualified for the townhouse project to qualify for the density increase pursuant to this subparagraph).~~

~~5. If a townhouse project qualifies for the density increases in both subparagraphs 3. and 4. above, the total density increase shall not exceed 5 units per acre over the density listed in subparagraph 2.~~

(c) *Micro Village Development Density Calculations.* A micro village development shall meet the applicable maximum density requirements set forth in Table 9.2750 Residential Zone Development Standards unless specifically exempted from those standards elsewhere in this code.

1. For purposes of determining compliance with the residential density requirements of Table 9.2750, four micro village dwellings equal one dwelling unit. Fractional units shall be rounded down to the previous whole number. For example, 13 micro village units, divided by four, equals 3.25, so rounding down to the previous whole number, 13 micro village units equal three dwelling units for purposes of the residential density requirements of Table 9.2750.

2. Minimum density standards do not apply to micro village developments.

(d) *Single Room Occupancy (SRO) Density Calculations.* All SRO uses shall meet the applicable minimum and maximum density requirements set forth in Table 9.2750 Residential Zone Development Standards unless specifically exempted elsewhere in this code.

1. In the R-1 Low Density Residential Zone, up to six SRO units are allowed on each lot or parcel zoned to allow for the development of a detached single-unit dwelling. This maximum number of units includes any SRO units located within existing buildings on the development site, as well as any new attached or detached SRO units. For example, if an existing dwelling is converted to provide four SRO units, an additional two SRO units could be developed on the site.

2. In the case of lots or parcels that may be developed with multi-unit dwellings, the number of SRO units allowed on the lot or parcel is three times the number of dwelling units allowed by the maximum density applicable to the lot or parcel.

3. For purposes of determining compliance with the residential density requirements of Table 9.2750, four SRO units equal one dwelling unit. Fractional units shall be rounded down to the previous whole number. For example, six SRO units, divided by four, equals 1.5, so rounding down to the previous whole number, six SRO units equal one dwelling unit for purposes of the residential density requirements of Table 9.2750.

(ee) For purposes of this section, "net density" is the number of dwelling units per acre of land in actual residential use and reserved for the exclusive use of the residents in the development, such as common open space or recreation facilities.

(fd) For purposes of calculating net density:

1. The acreage of land considered part of the residential use shall exclude public and private streets and alleys, public parks, and other public facilities.
2. In calculating the minimum net density required for a specific lot or development site, the planning director shall round down to the previous whole number.
3. In calculating the maximum net density allowed for a specific lot or development site the planning director shall round up to the next whole number only for:
 - a. A lot or development site that is 13,500 square feet or more in area;
 - b. A lot or development site that is not abutting the boundary of, or directly across an alley from land zoned R-1; and
 - c. Fractions of .75 or above.

In all other circumstances, the planning director shall round down to the previous whole number.

4. At the request of the developer, the acreage described in 1., above, also may exclude natural or historic resources. For purposes of this section, natural resources include those designated for protection in an adopted plan and the area within natural resources protection or conservation setbacks that have been applied to the development site. For purposes of this section, historic resources include historic property and resources identified in an official local inventory as "primary" or "secondary." It may also include additional natural or historic resources upon approval of the planning director.

(ge) Legally established buildings and uses conforming to the residential net density requirements in the R-2, R-3 and R-4 zones on December 7, 1994 are exempt from EC 9.1210 to 9.1230 Legal Nonconforming Situations, pertaining to nonconforming uses. This exemption is limited to development sites in the R-2, R-3, and R-4 zones on which residential buildings and uses existed, or in which a development permit or land use application was pending, on December 7, 1994. If such a building which is nonconforming as to minimum density is destroyed by fire or other causes beyond the control of the owner, the development site may be redeveloped with the previous number of dwelling unit(s) if completely rebuilt within 5 years. If not completely rebuilt within 5 years, the development site is subject to the density standards of this section.

(h) Provided the number of dwelling units are not reduced below the number present at the time of historic landmark designation, changes in the number of dwelling units within the historic property are exempt from the residential net density minimums.

(3) Building Height.

(f) Except as provided in EC 9.2751(20), the maximum building height for all structures in cottage clusters is 25 feet, as provided in EC 9.5550(6)(a)3.

(g) For middle housing developments that include bonus units described in EC 9.2741(4)(g), relief from the maximum building height standards in Table 9.2750 is provided in accordance with Table 9.2751(20), Table 9.5550(4)(e), Table 9.5550(5)(e) and Table 9.5550(6)(g) to allow for the development of the bonus units.

(16) *Accessory Buildings in R-1.*

(a) *General Standards.* Except as provided in subsection (b) below, the following standards apply to all new accessory buildings:

(b) *Area-Specific Accessory Building Standards.* With the exception of Accessory Buildings that are accessory to middle housing or micro village developments, the following standards apply to all new accessory buildings associated with a dwelling in the R-1 zone within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association. Accessory Buildings that are accessory to middle housing within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association are subject to the standards in subsection (a) above.

(19) *Area-Specific Maximum Bedroom Count.*

(a) Except as provided in (b) below, in the R-1 zone within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association, the maximum allowable number of bedrooms in a dwelling shall be limited to 3 bedrooms total, except that additional bedroom(s) may be added beyond 3 if, prior to the city's issuance of a building permit for a new dwelling or for an addition, expansion or alteration that adds bedroom(s), the owner records a deed restriction with the Lane County Clerk, on a form approved by the city, that includes the following provisions:

1. The deed restriction runs with the land and binds the property owner(s), heirs, successors and assigns.
2. The deed restriction may be terminated, upon approval by the city, when bedrooms are removed so that there are 3 bedrooms, or at such time as the city code no longer requires a bedroom/occupancy limit in accordance with this section.

(b) The standards in subparagraph (a) above do not apply to middle housing or single room occupancies.

(20) For middle housing projects that include bonus units described in EC 9.2741(4)(g), relief from the front yard setback, maximum building height, and maximum lot coverage standards in Table 9.2750 is provided in accordance with Table 9.2751(20), Table 9.5550(4)(e), Table 9.5550(5)(e) and Table 9.5550(6)(g) to allow for the development of the bonus units.

Table 9.2751(20) Development standards relief for duplex projects with bonus units			
<u>Minimum units to qualify for bonus</u>	1 Accessible Dwelling (Accessible or Type A), or 1 Income Qualified Middle Housing Unit		
	<u>Base Standard</u>	<u>Bonus Units and Maximum Relief from Standard if Necessary to Allow for Bonus Unit</u>	<u>Total Cap with Bonus Units</u>
<u>Number of Units</u>	2 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+1 unit	3 units
<u>Maximum building height</u>	35 feet	+10 feet	45 feet for the bonus unit
<u>Minimum front yard setback (excluding garages and carports)</u>	10 feet	-5 feet	5 feet for the bonus unit
<u>Maximum lot coverage</u>	60% (R-1) 75% (R-2)	+10%	66% (R-1) 82.5% (R-2)

(21) Lot coverage for townhouse lots created through a middle housing land division shall be calculated based on the entire development site as it was configured at the time of application for the middle housing land division. Otherwise, the lot coverage requirements in Table 9.2750 are applicable to lots with a townhouse or townhouse structure.

Section 12. Subsections (1) and (2) of Section 9.2777 of the Eugene Code, 1971, are amended to provide as follows:

9.2777 Middle Housing Lot Standards.

(1) Except for the lot width minimum applicable to townhouses in Table 9.2760, ~~there~~ there are no frontage, width, or lot area standards for middle housing lots.

(2) A middle housing lot may not contain more than one [dwelling, and that dwelling must either be a retained unit described in EC 9.2741\(4\)\(f\) or a](#) unit of middle housing. A middle housing lot that includes a common area, but does not include a dwelling, is permitted.

(3) A middle housing lot may not be divided.

Section 13. Subsection (2) of Section 9.3065 of the Eugene Code, 1971, is amended to provide as follows:

9.3065 S-C Chambers Special Area Zone – Development Standards.

(2) *Development Standards Applicable in the S-C/R-1 Subarea.* Except as provided in this subsection, the development standards applicable in the S-C/R-1 Subarea shall be those set forth in EC 9.2750 to EC 9.2777 for the R-1 zone, Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through 9.6885. The development standards in EC 9.3065 (2)(a) – (c) do not apply to middle housing in the S-C/R-1 Subarea. Middle housing in the S-C/R-1 Subarea is subject to the development standards established for the R-1 zone in EC 9.2750 to 9.2751, the Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through 9.6885. [Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

Section 14. The “Medical and Health Services,” “Personal Services,” “Residential,” and “Assisted Living & Day Care” sections of Table 9.3115 of Section 9.3115 of the Eugene Code, 1971, are amended to provide as follows:

9.3115 S-CN Chase Node Special Area Zone Land Use and Permit Requirements.

**Table 9.3115 S-CN Chase Node Special Area Zone
Land Uses and Permit Requirements**

Land Use Type	C	HDR/MU	HDR

Medical and Health Services			
Blood Bank	P		

Land Use Type	C	HDR/MU	HDR
Clinic, or other Medical Health Treatment Facility (including mental health)	P	C(1)	
Drug Treatment Clinic – Non-residential	P(4)		
Laboratory, medical, dental, X-ray	P(4)		
Meal Service, Non-Profit	P(4)	C(2)	
Nursing Home		P	P
Plasma Center, must be at least 800 feet between Plasma Centers	P(4)		
Residential Treatment Center	P	P	P

Personal Services			
Barber, Beauty, Nail, Tanning Shop	P(4)	P(1)	
<u>Adult</u> Day Care <u>Center</u> Facility not associated with a residence	P(4)	P(1)	P(1)
<u>Child Care Center</u>	<u>P(4)</u>	<u>P(1)</u>	<u>P(1)</u>
<u>Child Care Center that is co-located with a civic center, public recreational center, public park, place of worship, school, college, library, or similar institutional use</u>	<u>P(4)</u>	<u>P(1)</u>	<u>P(1)</u>
Dry Cleaner	P(4)	P(1)	
Film, Drop-off/Pick-Up	P(4)	P(1)	
Locksmith Shop	P(4)	P(1)	
Laundromat, Self-Service	P(4)	P(1)	
Mailing and Package Service	P(4)	P(1)	
Shoe Repair Shop	P(4)	P(1)	
Tailor Shop	P(4)	P(1)	
Residential			
Dwellings			
Single-Unit Dwelling		P	P

Land Use Type	C	HDR/MU	HDR
Accessory Dwelling (1 Per Single-Unit Dwelling on Same Lot)		P	P
Controlled Income and Rent Housing where density is above that normally required in the zoning district but does not exceed 150% of the maximum permitted density. (Shall comply with multiple-unit standards in EC 9.5500.)		S	S
Townhouse (See 9.5550)	S(9)	S(9)	S(9)
Duplex		P(9)	P(9)
Triplex (See EC 9.5550)		S(9)	S(9)
Fourplex (See EC 9.5550)		S(9)	S(9)
Cottage Cluster (See EC 9.5550)		S(9)	S(9)
Multiple Unit (See EC 9.5500)	S	S	S
Micro Village Development (See EC 9.5570)	<u>S</u>	<u>S</u>	<u>S</u>
Manufactured Home Park (See EC 9.5400)			P(3)
Assisted Living Care Homes, Care Facilities & Day Care (Residences Providing Special Services, Treatment or Supervision)			
Residential Care Home Assisted Living (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	<u>P</u>	P	P
Residential Care Facility Assisted Living (6 or more people living in facility)	<u>P</u>	CP	CP
Adult Day Care Home (4 to 16 people served (See EC 9.5200))	<u>PS</u>	<u>PS</u>	<u>PS</u>
Family Child Care Home Day Care (17 or more people served)	<u>PC</u>	<u>PC</u>	<u>PC</u>
Boarding and Rooming House		P	P
Campus Living Organization, including Fraternities and Sororities		P	P
Single Room Occupancy (SRO) (See EC 9.5580)	<u>SG</u>	<u>SP</u>	<u>SP</u>
University and College Dormitories		P	P

Section 15. Section 9.3116 of the Eugene Code, 1971, is amended by adding subsection (9) to provide as follows:

9.3116 Special Use Limitation for Table 9.3115.

(9) Retained units and bonus units. Middle housing developments may include retained units as described in EC 9.2741(4)(f) and bonus units as described in EC 9.2741(4)(g).

Section 16. Section 9.3125 of the Eugene Code, 1971, is amended by adding a new subsection (1)(c) and renumbering subsection (1)(c) to (1)(d) to provide as follows:

9.3125 S-CN Chase Node Special Area Zone Development Standards.

(1)

(c) Micro Village Housing and Single Room Occupancy Standards. The development standards in EC 9.3125 to 9.3126 do not apply to micro village development or single room occupancies in the S-CN special area zone. Micro village development and single room occupancies in the S-CN special area zone are subject to the development standards established for the R-4 zone in EC 9.2750 to 9.2751, the Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through EC 9.6885.

(d) Adjustment. The development standards in subsections (2) and (3) of this section may be adjusted in accordance with EC 9.8030(18).

Section 17. Section 9.3145 of the Eugene Code, 1971, is amended by amending subsections (1)(b), (3), and (4)(a) to provide as follows:

9.3145 S-DR Downtown Riverfront Special Area Zone Permitted Uses.

The uses listed at EC 9.3145(1) through (8) are permitted in the S-DR Zone as specified below, except as limited at EC 9.3146 S-DR Downtown Riverfront Special Area Zone Prohibited Uses and EC 9.3147 S-DR Downtown Riverfront Special Area Zone Willamette Greenway Setback. Accessory uses as defined at EC 9.0500 are permitted.

(1) *Retail Sales and Service Uses.* Permitted as specified in (a) through (c) below. This category of uses refers to the sale, lease, or rent of products to the general public; personal services; entertainment; product repair; or services for consumer and business goods.

(b) *Personal Service – Oriented.* Permitted in S-DR/MU, S-DR/MU/1 (above ground floor only), and S-DR/MU/2. Examples include, but are not limited to:

1. Banks and credit unions;
2. Business, arts, and other trade schools;
- [3. Care Centers \(child care centers, adult day care centers, pre-schools and nursery schools\)](#)
- ~~4~~3. Dance or music studios
- ~~5~~4. Mail, photo, copy, and package services;
- ~~6~~5. Personal care services;
- [7. Residential care facilities and residential care homes;](#)
- ~~8~~6. Urgent medical care;
- ~~7. Daycare, preschools, and nursery schools.~~

(3) *Residential Uses.* Permitted in S-DR/MU, S-DR/MU/1 (above ground floor only), and S-DR/MU/2. This category of uses refers to the residential occupancy of a dwelling unit. Tenancy is arranged for a minimum of 30 days or longer. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of temporary lodging and are listed under "Retail Sales and Service." Examples of residential uses include, but are not limited to:

(a) Apartments and retirement center apartments (including those with accessory services such as food service, dining rooms, and housekeeping);

(b) Condominiums;

[\(c\) Family child care homes and adult day care homes;](#)

[\(d\) Residential care facilities and residential care homes;](#)

~~(e)~~ Townhouses;

[\(f\) Retained units and bonus units. Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

(4) *Institutional Uses.* Permitted in S-DR/MU and S-DR/MU/2 (above ground floor only). This category of uses refers to:

(a) Activities of a public, nonprofit, or charitable entity, which provide a local service to the community. Generally, they provide the service on the site or have employees at the site on a regular basis. Examples include, but are not limited to:

1. [Care Centers \(child care centers, adult day care centers, pre-schools and nursery schools\);](#)

2. Community centers;
- ~~2. Daycare, preschool, and nursery schools;~~
3. Government services;
4. Libraries, museums, and interpretive centers;
5. Municipal services (including drive-through facilities);
6. Public and private schools, colleges, and universities;
7. Religious institutions;
8. Senior centers;
9. Transit stations;
10. Surface parking owned or operated by a public agency.

Section 18. Table 9.3210 of Section 9.3210 of the Eugene Code, 1971, is amended by amending the “Medical, Health, and Correctional Services,” “Personal Services,” “Residential,” and “Assisted Care and Day Care” sections and adding a “Rooms for Rent Situations” section to provide as follows:

9.3210 S-DW Downtown Westside Special Area Zone – Land Use and Permit Requirements.

**Table 9.3210 S-DW Downtown Westside Special Area Zone
Uses and Permit Requirements**

	S-DW

Medical, Health, and Correctional Services	
Hospital, Clinic, or other Medical Health Treatment Facility (including Mental Health) 10,000 square feet or less of floor area	C
Nursing Home	P
Residential Treatment Center	C

	S-DW

Personal Services	
Barber, Beauty, Nail, Tanning Shop	P(3)
<u>Adult</u> Day Care <u>Center</u> <u>Facility</u> (Day care operations part of a residence are included in residential category.)	<u>P</u> C
<u>Child Care Center</u>	<u>P</u>
<u>Child Care Center that is co-located with a civic center, public recreational center, public park, place of worship, school, college or library or similar institutional use</u>	<u>P</u>
Laundromat, Self-Service	P(3)
Mailing and Package Service	P(3)
Tailor Shop	P(3)
Residential	
Dwellings (All dwellings types are permitted if approved through the Planned Unit Development process.)	
Single-Unit Dwelling (1 Per Lot)	P
Accessory Dwelling (1 Per Single-Unit Dwelling on Same Lot)	P
Townhouse (See EC 9.5550)	S <u>(6)</u>
Duplex	P <u>(6)</u>
Triplex (See EC 9.5550)	S <u>(6)</u>
Fourplex (See EC 9.5550)	S <u>(6)</u>
Cottage Cluster (See EC 9.5550)	S <u>(6)</u>
Multiple-Unit Dwellings (See EC 9.5500)	S
<u>Micro Village Development (See EC 9.5570)</u>	<u>S</u>
Assisted Care <u>Homes, Care Facilities &</u> and Day Care	
<u>Residential Care Home</u>	<u>P</u>

	S-DW
Residential Care Facility	P
Adult Day Care Home (4 to 16 people served) (See EC 9.5200)	PS
Family Child Care Home Day Care (17 or more people served)	PC
Rooms for Rent Situations	
Single Room Occupancy (SRO) (See EC 9.5580)	S

Section 19. Section 9.3211 of the Eugene Code, 1971, is amended by adding subsection (6) to provide as follows:

9.3211 Special Use Limitations for Table 9.3210.

[\(6\) *Retained units and bonus units.* Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

Section 20. Section 9.3215 of the Eugene Code, 1971, is amended by adding subsection (1)(c) to provide as follows:

9.3215 S-DW Downtown Westside Special Area Zone Development Standards.

(1)

[\(c\) *Micro Village Housing and Single Room Occupancy Standards.* All micro village development and single room occupancies in the S-DW special area zone shall be exempt from the development standards in EC 9.3215 to 9.3216. Micro village development and single room occupancies in the S-DW special area zone are subject to the development standards established for the R-4 zone in EC 9.2750 to 9.2751, the Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through EC 9.6885.](#)

Section 21. Table 9.3310 of Section 9.3310 of the Eugene Code, 1971, is amended by amending the “Education, Cultural, Religious, Social and Fraternal,” “Residential,” and “Assisted

Care & Day Care” sections and adding a “Rooms for Rent Situations” section to provide as follows:

9.3310 S-E Elmira Road Special Area Zone – Land Use and Permit Requirements.

**Table 9.3310 S-E Elmira Road Special Area Zone
Uses and Permit Requirements**

	S-E
Education, Cultural, Religious, Social and Fraternal	
School, Elementary through High School	SR(1)
University or College, must provide general education programs as a primary activity	SR(1)
Adult Day Care Center	P
Child Care Center	P
Child Care Center that is co-located with a civic center, as public recreational center, public park, place of worship, school, college or library or similar institutional use.	P

Residential	
Dwellings	
Single-Unit Dwelling (1 Per Lot)	P
Townhouse (See EC 9.5550)	S(4)
Duplex	P(4)
Triplex (See EC 9.5550)	S(4)
Fourplex (See EC 9.5550)	S(4)
Cottage Cluster (See EC 9.5550)	S(4)
Multiple Unit Dwellings (See EC 9.5500)	PUD
Micro Village Development (See EC 9.5570)	S
Assisted Care Homes, Care Facilities & Day Care (Residences Providing Special Services, Treatment or Supervision)	
Residential Care Home Assisted Care (6 or more people living in facility)	PG

	S-E
Residential Care Facility Day Care (4 to 16 people served) (See EC 9.5200)	P
Adult Day Care Home (17 or more people served)	P C
Family Child Care Home Day-care operations not part of a residence are included in the Personal Services category.	P
Rooms for Rent Situations	
Single Room Occupancy (SRO) (See 9.5580)	S

Section 22. Section 9.3311 of the Eugene Code, 1971, is amended by adding subsection (4) to provide as follows:

9.3311 Special Use Limitations for Table 9.3310.

[\(4\) *Retained units and bonus units.* Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

Section 23. Subsections (1) and (2) of Section 9.3510 of the Eugene Code, 1971, are amended to provide as follows:

9.3510 S-HB Blair Boulevard Historic Commercial Special Area Zone Uses.

(1) *Areas Designated for Low and Medium Density Residential.* Allowable uses are:

- (a) Single-Unit dwellings.
- (b) Accessory Dwellings (1 Per Detached Single-Unit Dwelling on Same Lot)
- (c) [The following types of Middle Housing:](#)
 - [1.](#) Duplexes-
 - ~~(d)~~ [2.](#) Triplexes-
 - ~~(e)~~ [3.](#) Fourplexes-
 - ~~(f)~~ [4.](#) Townhouses-
 - ~~(g)~~ [5.](#) Cottage Clusters-

6. Retained units and bonus units. Middle housing developments may include retained units as described in EC 9.2741(4)(f) and bonus units as described in EC 9.2741(4)(g).

~~(d)~~ Multiple-Unit dwellings.

(e) Micro Village Developments.

(f) Single Room Occupancies (SROs).

(g) Home occupations.

(h) Bed and breakfast facilities.

(i) Residential Care Homes.

(j) Residential Care Facilities.

(k) Adult Day Care Home.

(l) Family Child Care Home.

(2) *Areas Designated for Neighborhood Commercial.*

(a) Some houses in the zone are currently used for commercial purposes. Permitted uses shall allow the conversion of commercial back to residential when it relates to historic residential architecture.

(b) Notwithstanding subparagraph (a) of this subsection, the following uses are permitted:

1. *Accessory uses.* Examples include, but are not limited to, storage and distribution incidental to the primary use of the site.

2. Adult Day Care Center.

3. Administrative, general and professional offices.

~~4~~3. Amusement centers (arcades, pool tables, etc.).

~~5~~4. Artist galleries/studios.

~~5. Assisted care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time).~~

6. Athletic facilities and sports clubs.

7. Automated teller machines (ATMs).

8. Ballet, dance, martial arts, and gymnastic schools, academies and studios.

9. Banks, savings and loan offices, credit unions.

10. Barber, beauty, nail, tanning shops.
11. Bars and taverns.
12. Boarding/rooming house.
13. Building maintenance services.
14. Catering services.

15. Child Care Centers and Child Care Centers that are co-located with a civic center, public recreational center, public park, place of worship, school, college or library or similar institutional use.

16~~15~~. Churches, Synagogues, and Temples, including associated residential structures for religious personnel.

17~~16~~. Clubs and lodges of state or national organizations.

18~~17~~. Community and neighborhood centers.

19~~18~~. Convenience stores.

~~19. Day care (4 to 16 people served).~~

~~20. Day care, not associated with a residence.~~

20~~24~~. Delicatessens.

21~~22~~. Equipment, light, rental/sales/service.

22~~23~~. Film, drop-off/pick-up.

23~~24~~. Furniture and home furnishings store.

24~~25~~. Garden supply/nurseries.

25~~26~~. General merchandise (includes supermarkets and department stores).

26~~27~~. Government services not specifically listed elsewhere.

27~~28~~. Hardware/home improvement stores.

28~~29~~. Home occupations.

29~~30~~. Hospitals, clinics or other medical health treatment facilities (including mental health) 10,000 square feet or less of floor area.

30~~34~~. Locksmith shop.

31~~32~~. Mailing and package services.

32~~33~~. Meal services, non-profit.

33~~34~~. Healthcare equipment and supplies.

34~~35~~. Museum.

35~~36~~. Office equipment and supplies.

36~~37~~. Parks and playgrounds.

37~~38~~. Parts stores.

38~~39~~. Photographer's studios.

39~~40~~. Picture framing and glazing.

40~~41~~. Printing, blueprinting and duplicating.

41~~42~~. Publishing services.

42~~43~~. Recycling, reverse vending machines.

43. Residential care homes.

44. Residential care facilities.

45~~44~~. Restaurants.

46~~45~~. Schools, business or specialized educational training (excludes driving instruction).

47~~46~~. Scientific and educational research centers.

48~~47~~. Shoe repair shops.

49~~48~~. Specialty Food and Beverage. Examples include bagel, candy, coffee, donut, and ice cream stores. Products manufactured on-site shall comply with manufacturing allowances for food and beverage products.

50~~49~~. Specialty stores (examples include gift, computer or video store).

51~~50~~. Tailor shops.

52~~51~~. Theaters, live entertainment.

53~~52~~. Transit, neighborhood improvement.

54~~53~~. Veterinarian services.

Section 24. Section 9.3625 of the Eugene Code 1971 is amended by amending subsection (1)(c); adding a new subsection (1)(d); and renumbering subsection (1)(d) to (1)(e) to provide as follows:

9.3625 S-JW Jefferson Westside Special Area Zone Development Standards.

(1) *Application of Standards and Adjustment.*

(c) *Middle Housing Standards.* The development standards in EC 9.3625, 9.3626, and 9.3640 do not apply to middle housing development in the S-JW special area zone. Middle housing development in the S-JW special area zone is subject to the development standards established for the R-2 zone in EC 9.2750 to 9.2751, the Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through EC 9.6885. [Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

[\(d\) *Micro Village Development and Single Room Occupancy Standards.* The development standards in EC 9.3625, 9.3626, and 9.3640 do not apply to micro village development or single room occupancies in the S-JW special area zone. Micro village development and single room occupancies in the S-JW special area zone are subject to the development standards established for the R-2 zone in EC 9.2750 to 9.2751, the Special Development Standards for Certain Uses in EC 9.5000 through EC 9.5850, and the General Standards for All Development in EC 9.6000 through EC 9.6885.](#)

(e) *Adjustment.* The development standards in subsections EC 9.3625(6) regarding driveway width and EC 9.3625(3)(a)(2)(b) regarding primary vehicle access may be adjusted in accordance with EC 9.8030(26). For sites zoned S-JW Special Area Zone, these are the only standards that may be adjusted.

Section 25. Subsection (3) of Section 9.3710 of the Eugene Code, 1971, is amended to provide as follows:

9.3710 S-RP Riverfront Park Special Area Zone – Permitted Uses.

The following uses shall be permitted within the S-RP Riverfront Park Special Area Zone, pursuant to EC 9.3725 S-RP Riverfront Park Special Area Zone Review Procedures.

(3) *Accessory and Supporting Uses.* Accessory and supporting uses are permitted, provided that the gross floor area devoted to the accessory and supporting functions does not exceed 25 percent of the gross floor area within a development site. (As used in this and subsequent sections of the S-RP zone provisions, the term “development site” means the total land area under common control, such as the total area subject to a land lease). Examples of accessory and supporting uses include: retail sales of goods and food service such as book stores, office

supplies, delicatessen, and similar activities; service functions such as finance, ~~day care~~, [child care centers](#), [adult day care centers](#) and similar activities; administrative and office support functions; accessory manufacturing activities such as specialized machining; indoor storage and distribution when integral to a primary use within the zone; multiple-unit dwellings; [residential care facilities](#); [residential care homes](#); and recreational facilities. Recreational facilities available to the general public at no cost shall not be classified as accessory or supporting uses when computing the floor area under the 25-percent limitation stipulated above.

Section 26. The “Personal Services,” “Residential,” and “Assisted Living & Day Care” sections of Table 9.3810 of Section 9.3810 of the Eugene Code, 1971, are amended to provide as follows:

9.3810 S-RN Royal Node Special Area Zone Land Use and Permit Requirements.

**Table 9.3810 S-RN Royal Node Special Area Zone
Land Uses and Permit Requirements**

	LDR	MDR	RMU	CMU	MSC

Personal Services					
Barber, Beauty, Nail, Tanning Shop			P(6) (3)	P(7) (3)	P(8) (3)
Adult Day Care Center Facility (Day care operations part of a residence are included in residential)	C	P	P(6) (3)	P(7) (3)	P(8) (3)
Child Care Center	C	P	P(6)	P(7)	P(8)
Child Care Center that is co-located with a civic center, as public recreational center, public park, place of worship, school, college or library or similar institutional use.	P	P	P(6)	P(7)	P(8)
Dry Cleaner			P(6) (3)	P(7) (3)	P(8) (3)
Film, Drop-off/Pick-up			P(6) (3)	P(7) (3)	P(8) (3)
Locksmith Shop			P(6) (3)	P(7) (3)	P(8) (3)
Laundromat, Self-Service			P(6) (3)	P(7) (3)	P(8) (3)
Mailing and Package Service			P(6) (3)	P(7) (3)	P(8) (3)

	LDR	MDR	RMU	CMU	MSC
Shoe Repair Shop			P(6) (3)	P(7) (3)	P(8) (3)
Tailor Shop			P(6) (3)	P(7) (3)	P(8) (3)
Residential					
Dwellings. (All dwellings shall meet minimum and maximum density requirements for development within the Royal Specific Plan area. All dwelling types are permitted.)					
Single-Unit Dwelling (1 Per Lot)	P	P	P		
Accessory Dwelling (1 Per Single-Unit Dwelling on Same Lot)	P(1)	P(1)	P(1)		
Townhouse (See EC 9.5550)	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>
Duplex	<u>P(10)</u>	<u>P(10)</u>	<u>P(10)</u>		
Triplex (See EC 9.5550)	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>	
Fourplex (See EC 9.5550)	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>		
Cottage Cluster (See EC 9.5550)	<u>S(10)</u>	<u>S(10)</u>	<u>S(10)</u>		
Multiple-Unit Dwellings (See EC 9.5500)	S(3) (9)	S(3) (9)	S(3) (9)	S(3) (9)	S(3) (9)
<u>Micro Village Development (See EC 9.5570)</u>	<u>S</u>	<u>S</u>	<u>S</u>		
Manufactured Home Park. Shall comply with EC 9.5400 or site review.	S – SR (4)	S – SR (4)			
Controlled Income and Rent Housing where density is above that normally permitted in the zoning district but does not exceed 150% of the maximum permitted density. (Shall comply with multiple-unit standards in EC 9.5500.)	S (9)	S (9)			
<u>Care Homes, Care Facilities</u> Assisted Living & Day Care (Residences Providing Special Services, Treatment or Supervision)					
<u>Residential Care Home</u> Assisted Living (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	P	P	<u>P</u>	<u>P</u>	<u>P</u>

	LDR	MDR	RMU	CMU	MSC
Residential Care Facility Assisted Living (6 or more people living in facility)	PG	PG	P	P	P
Adult Day Care Home (4 to 16 people served) (See EC 9.5200)	PS	PS	P	P	P
Family Child Care Home Day Care (17 or more people served)	PG	PG	PG	PG	PG
Single Room Occupancy (See EC 9.5580)	S(3), (9)	S(3), (9)	S(3), (9)	S(3), (9)	S(3), (9)

Section 27. Section 9.3811 of the Eugene Code, 1971, is amended by amending subsection (9); adding a new subsection (10); and renumbering subsection (10) to subsection (11) to provide as follows:

9.3811 Special Use Limitations for Table 9.3810.

(9) *Multiple-Unit [and Single Room Occupancy Structures](#).* On development sites that will result in 100 feet or more of public or private street frontage, at least 60% of the site frontage abutting the street (including required yards) shall be occupied by a building(s) or enhanced pedestrian space with not more than 20 percent of the 60 percent in enhanced pedestrian space, placed within 10 feet of the minimum front yard setback line. On development sites with less than 100 feet of public or private street frontage, at least 40% of the site width shall be occupied by a building(s) placed within 10 feet of the minimum front yard setback line. Building projections and offsets with an offset interval of 10 feet or less meet this standard (excluding required yards). "Site width" as used in this standard, shall not include areas of street frontage that have significant natural resources as mapped by the city, delineated wetlands, slopes greater than 15%, recorded easements, required fire lanes or other similar non-buildable areas, as determined by the planning director.

[\(10\) Retained units and bonus units. Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

[\(11\)](#) (10) An adjustment may be made to the special use limitations in this section if consistent with the criteria in EC 9.8030(17).

Section 28. Section 9.3815 of the Eugene Code, 1971, is amended by adding a new subsection (1)(c); adding subsection (1)(d); and renumbering subsection (1)(c) to (1)(e) to provide as follows:

9.3815 S-RN Royal Node Special Area Zone Development Standards – General.

(1)

(c) *Micro Village Standards.* The development standards in EC 9.3815 to 9.3816 do not apply to micro village development in the S-RN/LDR, S-RN/MDR, and S-RN/RMU subareas. Micro village development in the S-RN/LDR, S-RN/MDR, and S-RN/RMU subareas is subject to the development standards established for residential zones in EC 9.2750 to 9.2751 as follows:

1. S-RN/LDR: R-1 zone
2. S-RN/MDR: R-2 zone
3. S-RN/RMU: R-2 zone

(d) *Single Room Occupancy Standards.* The development standards in EC 9.3815 to 9.3816 do not apply to single room occupancies in the S-RN/LDR, S-RN/MDR, S-RN/RMU, S-RN/CMU, and S-RN/MSD subareas.

1. Single room occupancies in the S-RN/LDR, S-RN/MDR, and S-RN/RMU subareas are subject to the development standards established for residential zones in EC 9.2750 to 9.2751 as follows:

- a. S-RN/LDR: R-1 zone
- b. S-RN/MDR: R-2 zone
- c. S-RN/RMU: R-2 zone

2. Single room occupancies in the S-RN/CMU and S-RN/MSD subareas are subject to the development standards established for commercial zones in EC 9.2170 as follows:

- a. S-RN/CMU: C-2 zone
- b. S-RN/MSD: C-2 zone

(e) *Adjustment.* The development standards in subsections (2) and (3) of this section may be adjusted in accordance with EC 9.8030(17).

Section 29. The “Medical, Health, and Correctional Services,” “Personal Services,” “Residential,” “Assisted Care & Day Care,” and “Rooms for Rent Situations” sections of Table 9.3910 of Section 9.3910 of the Eugene Code, 1971, are amended to provide as follows:

9.3910 S-W Whiteaker Special Area Zone – Land Use and Permit Requirements.

Table 9.3910 S-W Whiteaker Special Area Zone Uses and Permit Requirements

	S-W

Medical, Health, and Correctional Services	
Correctional Facility, excluding Residential <u>Care Facility</u> Treatment Center	C(3)
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) in excess of 10,000 square feet of floor area	C(3)
Hospital, Clinic, or other Medical Health Treatment Facility (including mental health) 10,000 square feet or less of floor area	P
Meal Service, Non-profit	P
Nursing Home	P
Residential Treatment Center	G(3)

Personal Services	
Barber, Beauty, Nail, Tanning Shop	P(1)
Adult Day Care Center Facility (Day care operations part of a residence are included in residential category.)	P G
<u>Child Care Center</u>	<u>P</u>
<u>Child Care Center that is co-located with a civic center, as public recreational center, public park, place of worship, school, college or library or similar institutional use.</u>	<u>P</u>
Dry Cleaner	P(1)
Film, Drop-off/Pick-up	P(1)

	S-W
Locksmith Shop	P(1)
Laundromat, Self-Service	P(1)
Shoe Repair Shop	P(1)
Tailor Shop	P(1)
Residential	
Dwellings	
Single-Unit Dwelling	P(2)
Accessory Dwelling (1 Per Single-Unit Dwelling on Same Lot)	P
Townhouse (See EC 9.5550)	S(2), (6)
Duplex	S(2), (6)
Triplex (See EC 9.5550)	S(2), (6)
Fourplex (See EC 9.5550)	S(2), (6)
Cottage Cluster (See EC 9.5550)	S(2), (6)
Multiple Unit Dwellings (See EC 9.5500)	S(2)
Micro Village Development (See EC 9.5570)	S(2)
Assisted Care Homes, Care Facilities & Day Care (Residences Providing Special Services, Treatment or Supervision)	
Residential Care Home Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	P
Residential Care Facility Assisted Care (6 or more people living in facility)	P
Adult Day Care Home (4 to 16 people served) (See EC 9.5200)	P S
Family Child Care Home Day Care (17 or more people served)	P
Day care operations not part of a residence are included in the Personal Services category.	
Rooms for Rent Situations	
Boarding and Rooming House	P

	S-W
Single Room Occupancy (See EC 9.5580)	S

Section 30. Section 9.3911 of the Eugene Code, 1971, is amended by adding subsection (6) to provide as follows:

9.3911 Special Use Limitations for Table 9.3910.

[\(6\) Retained units and bonus units. Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\).](#)

Section 31. Subsection (1)(a) of Section 9.3965 of the Eugene Code, 1971, is amended to provide as follows:

9.3965 S-WS Walnut Station Special Area Zone Land Use and Permit Requirements.

(1) *Permitted Uses.* Unless listed in subsection (2) below as a conditional use or in subsection (3) below as a prohibited use, the following uses are permitted in the S-WS Walnut Station Special Area Zone, subject to applicable development standards:

(a) Any uses listed under the Residential or Lodging use categories on Table 9.2740 Residential Zone Land Uses and Permit Requirements. [Middle housing developments may include retained units as described in EC 9.2741\(4\)\(f\) and bonus units as described in EC 9.2741\(4\)\(g\);](#)

Section 32. Section 9.4060 of the Eugene Code, 1971, is amended to provide as follows:

9.4060 Applicability.

[\(1\) Except as provided in subsection \(2\),](#) ~~The~~ residential density overlay zone applies to all property where /# is indicated on the Eugene overlay zone map. The Residential Density Range overlay zone only pertains to requirements for lot area per dwelling unit and residential net density as indicated on the Eugene overlay zone map. The provisions of the residential density range overlay zone supplement those of the applicable base zone or special area zone. Where the overlay zone and base zone or special area zone provisions conflict, the more restrictive requirement applies.

(2) A maximum residential density established by a residential density overlay zone set forth in EC 9.4050 through EC 9.4065 may not be applied to an application proposing middle housing.

Section 33. Section 9.5200 of the Eugene Code, 1971, is deleted in its entirety.

~~**9.5200 Day Care, Small (4 to 16 people served) Standards.**~~

~~These standards apply to small, (4 to 16 people served) day care operations in residential zones where the Land Uses and Permit Requirements Table for the applicable zone indicates that the use(s) "permitted subject to zone verification and EC 9.5000 to 9.5850."~~

~~(1) Education programs offered as a primary activity or specialized training in activities such as dance, drama, music or religion shall be limited to preschool children.~~

~~(2) At least 1 of the business owners of a day care service serving 4 to 16 people in R-1 and R-2 zones shall reside in the building.~~

~~(3) No overnight care permitted without a conditional use permit.~~

Section 34. Section 9.5350 of the Eugene Code, 1971, is amended by amending the lead-in paragraph and adding subsection (13) to provide as follows:

9.5350 Home Occupation Standards.

Except for garage sales lasting no more than 3 consecutive days no more than 3 times in a year, ~~and day care facilities, which are exempt,~~ home occupations shall be subject to the following standards:

(13) To the extent that the following uses qualify as home occupations, they are exempt from the standards in this section:

- (a) Adult Day Care Center.
- (b) Adult Day Care Home.
- (c) Residential Care Facility.
- (d) Residential Care Home.
- (e) Child Care Center.
- (f) Family Child Care Home.

Section 35. Section 9.5550 of the Eugene Code, 1971, is amended by amending subsections (2)(b) and (2)(c); amending subsection (4); replacing Figure 9.5550(4)(a)2. with

Figure 9.5550(4)(a)1.b. attached as Exhibit A to this Ordinance; replacing Figure 9.5550(4)(b)2-3. with Figure 9.5550(4)(b)2. Triplex/Fourplex Access Connection Width and Separation on Local Street attached as Exhibit B to this Ordinance; adding Figure 9.5550(4)(b)2. Triplex/Fourplex Access Connection Width with Shared Access on Local Street attached as Exhibit C to this Ordinance; adding Figure 9.5550(4)(b)3.c.(1) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: Two Access Connections on One Street Frontage attached as Exhibit D to this Ordinance; adding Figure 9.5550(4)(b)3.c.(1) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: Connections on One Local Street attached as Exhibit E to this Ordinance; adding Figure 9.5550(4)(b)3.c.(2) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: One Connection Per Frontage attached as Exhibit F to this Ordinance; deleting Figure 9.5550(4)(b)5.c.(2); amending the title of Figure 9.5550(4)(c)1.b.(3) as shown in Exhibit G attached to this Ordinance; amending Figure 9.5550(4)(c)2. as shown in Exhibit H attached to this Ordinance; adding Table 9.5550(4)(e); amending subsection (5); deleting Figure 9.5550(5)(b).; replacing Figure 9.5550(5)(c)2. with Figure 9.5550(5)(b)1. attached as Exhibit I to this Ordinance; adding Figure 9.5550(5)(b)5.c. attached as Exhibit J to this Ordinance; replacing Figure 9.5550(5)(c)3.b. with Figure 9.5550(5)(b)5.c.1. attached as Exhibit K to this Ordinance; replacing Figure 9.5550(5)(c)3.c. with Figure 9.5550(5)(b)5.c.2. attached as Exhibit L to this Ordinance; adding Figure 9.5550(5)(b)6. attached as Exhibit M to this Ordinance; adding Table 9.5550(5)(e); amending subsection (6); replacing Figure 9.5550(6)(b)-(c) with the updated Figure 9.5550(b)-(c) attached as Exhibit N to this Ordinance; replacing Figure 9.5550(6)(f) with the updated Figure 9.5550(6)(f) attached as Exhibit O to this Ordinance; and adding Table 9.5550(6)(g) to provide as follows:

9.5550 Middle Housing Development Standards.

(2) *Applicability of Middle Housing Development Standards.*

(a) Except as provided in subsection (b), Middle Housing Development Standards in this section 9.5550 apply to:

1. The development of all new middle housing, excluding duplexes; and
2. The development of middle housing, excluding duplexes, on a site with an existing dwelling or dwellings; and
3. The development of middle housing, excluding duplexes, created by adding building area to an existing dwelling or dwellings.

(b) Except as provided at EC 9.5550(6)(g), the Middle Housing Development Standards do not apply to ~~existing-retained~~ dwellings described in EC 9.2741(4)(f), or to buildings, and structures that are not being altered as part of the middle housing development.

(c) The Middle Housing Development Standards do not apply to a middle housing conversion.

(d) The Middle Housing Development Standards shall apply in all zones.

(e) The Middle Housing Development Standards do not apply to dwellings in a building with non-residential use on the ground floor.

(f) The Middle Housing standards apply in addition to the development standards for the applicable base zone. In the event of a conflict between the Middle Housing Development Standards and other applicable development standards in this code, the Middle Housing Development Standards control.

(3) *Adjustment.* Except as provided otherwise in this section, the Middle Housing Development Standards in EC 9.5550 may be adjusted consistent with the criteria in EC 9.8030(37).

(4) *Standards for Triplexes and Fourplexes.* Triplexes and fourplexes shall comply with all of the following:

(a) *Garages and ~~Off-Street~~ Vehicle Parking Areas.*

1. Except as provided in subparagraph (a)2 of this subsection (4), a Garages and off-street vehicle parking and maneuvering areas ~~shall not~~ may only be located between a building and a public street, ~~except in compliance~~ if consistent with the standards in either subparagraph a. or subparagraph b. subsections 1 or 2 below.

a1. The garage or off-street vehicle parking or maneuvering area is separated from the ~~front lot line street~~ by a dwelling, ~~or a lot/parcel~~ buildable lot or parcel (including a middle housing lot), or a lot or parcel dedicated to natural or historic resources. A lot or parcel is buildable for purposes of this subparagraph a. if it meets the minimum lot dimension requirements of the applicable base zone. For the purposes of this subparagraph "a lot or parcel dedicated to natural resources" means a lot or parcel that includes an area designated for protection in an adopted land use plan and natural resources protection or conservation setbacks have been applied to the area. For the purposes of this subparagraph a. "a lot or parcel dedicated to historic resources" means a lot or parcel that includes historic

property and/or historic resources identified in an official local inventory as “primary” or “secondary”; or

b2. The combined width of all garages and outdoor ~~on-site~~ off-street vehicle parking and maneuvering areas, each measured at their widest dimension, does not exceed a total of 50 percent of the street frontage (see Figure 9.5550(4)(a)21.b. Triplex/Fourplex Width of Garages and Parking Areas). This calculation does not include a pedestrian walkway abutting a driveway which is recognizable and distinct (different color, materials and/or texture) from the driveway and any parking area. The walkway is not required to be physically separated from the driveway or parking area.

2. The requirements of EC 9.5550(4)(a) do not apply to:

a. Existing garages and off-street vehicle parking and maneuvering areas that are not being altered as part of a middle housing development;

b. Garages and off-street vehicle parking and maneuvering areas associated with or assigned to ground level units that are designed as an Accessible Dwelling (Accessible or Type A) or an Accessible Dwelling (Type B).

(b) ~~Driveways~~Access Connections.

1. In lieu of the access connection standards in EC 7.410, access connections serving triplexes and fourplexes units shall comply with subparagraphs 2 or 3-5 of this subsection (b). Additionally, except where otherwise specified, access connections serving triplexes and fourplexes units shall comply with the applicable access connection standards in EC 7.420 through 7.445.

2. On lots and parcels with one street frontage, in addition to the applicable standards in EC 7.420, either shared or separate access connections for each unit are allowed, provided that t~~The total width of all driveway approaches~~access connections must does not exceed 32 feet ~~per frontage~~, as measured at the property line (see Figure 9.5550(4)(b)2-3. Triplex/Fourplex ~~Driveway Approach~~Access Connection Width and Separation on Local Street and Figure 9.5550(4)(b)2. Triplex/Fourplex Access Connection Width with Shared Access on Local Street). Access connections for Accessible Dwellings (Accessible or Type A) and Accessible (Type B) are exempt from this standard. ~~For lots or parcels with more than one frontage, see subsection 5.~~

3. Lots or parcels with more than one street frontage must comply with the applicable standards in EC 7.420 as well as the following standards:

a. Lots or parcels with frontages on major collectors and/or arterial streets must meet the access connection standards applicable to major collectors and/or arterials located in EC 7.420(2).

b. A lot or parcel with frontage on two or more streets of different street classifications must access the street with the lowest classification as provided in EC 7.420(1)(c).

c. Lots or parcels with frontages only on local streets may have either:

(1) Two access connections not exceeding 32 feet in total width on one frontage provided that they comply with the access connection spacing standards in EC 7.420 (see Figure 9.5550(4)(b)3.c.(1) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: Two Access Connections on One Street Frontage, and Figure 9.5550(4)(b)3.c.(1) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: Connections on One Local Street); or

(2) One maximum 16-foot-wide access connection per frontage (see Figure 9.5550(4)(b)3.c.(2) Triplex/Fourplex Access Connection for Multiple Local Street Frontages – Example Option: One Connection Per Frontage.)

(3) Access connections for Accessible Dwellings (Accessible or Type A) and Accessible Dwellings (Type B) are exempt from the driveway width requirements in subparagraph EC 9.5550(4)(b)3.c.

~~Driveway approaches may be separated when located on a local street if they comply with the access connection spacing standards in EC 7.420 (see Figure 9.5550(4)(b)2-3. Triplex/Fourplex Driveway Approach Width and Separation on Local Street).~~

4. ~~For~~Access connections on lots or parcels abutting an alley that does not meet the paving width standards of EC 9.6870 must comply with the standards in either EC 9.5550(4)(b)2. or EC 9.5550(4)(b)3. For lots or parcels abutting an alley that meets the paving width standards of EC 9.6870, in lieu of the access connection location requirements in EC 7.420, access must be taken from the alley (see Figure 9.5550(4)(b)4. Triplex/Fourplex Alley Access).

~~5. Lots or parcels with more than one frontage must comply with the following:~~

~~a. Lots or parcels with frontages on major collectors and/or arterial streets must meet the access connection standards applicable to major collectors and/or arterials located in EC 7.420(2).~~

~~b. A lot or parcel with frontage on two or more streets of different street classifications shall comply with EC 7.420(1)(c).~~

~~c. Lots or parcels with frontages only on local streets may have either:~~

~~(1) Two driveway approaches not exceeding 32 feet in total width on one frontage; or~~

~~(2) One maximum 16-foot-wide driveway approach per frontage (see Figure 9.5550(4)(b)5.c.2 Triplex/Fourplex Driveway Approach Options for Multiple Local Street Frontages).~~

5. Criteria for Adjustment. Adjustments to the standards in EC 9.5550(4)(b) may be made, consistent with the criteria of EC 9.8030(37)(b) Garages, Off-Street Parking Areas, Access Connections, and Driveways for Triplexes and Fourplexes.

(c) *Entry Orientation*, ~~and~~ *Windows and Doors*.1. *Entry Orientation*.

a. At least one main entrance for each triplex or fourplex structure must meet the standards in subparagraphs b. or c. below. ~~Any detached structure where more than 50 percent of its street-facing facade is separated from the street property line by a dwelling is exempt from meeting these standards.~~

b. The main entrance must either:

(3) Open onto a covered porch or covered patio with one entrance facing the street (see **Figure 9.5550(4)(c)1.b.(3) Middle Housing Main Entrance Opening onto a Covered Porch or Patio**).

d. The entry orientation standards in EC 9.5550(4)(c)1.do not apply under the following circumstances:

(1) A dwelling is located between a street-facing facade of the triplex or fourplex and the street, and that dwelling blocks more than 50 percent of the street-facing facade of the triplex or fourplex from the street.

(2) A buildable lot or parcel, including a middle housing lot, is located between a street-facing facade of the triplex or fourplex and the front lot line. A lot or parcel is buildable for purposes of this subparagraph if it meets the minimum lot dimension requirements of the applicable base zone.

(3) A lot or parcel dedicated to natural or historic resources is between a street-facing facade and the front lot line. For the purposes of this subparagraph "a lot or parcel dedicated to natural resources" means a lot or parcel that includes an area designated for protection in an adopted land use plan and natural resources protection or conservation setbacks have been applied to the area. For the purposes of this subparagraph "a lot or parcel dedicated to historic resources" means a lot or parcel that includes historic property and/or historic resources identified in an official local inventory as "primary" or "secondary."

(4) Accessible Dwellings (Accessible or Type A) and Accessible (Type B) Dwellings with a main entrance that is connected to the public sidewalk by an accessible walkway. For the purposes of this section an accessible walkway means a walkway designed and constructed to meet the "Accessible Route" accessibility provisions required by the technical code adopted by the City Manager pursuant to EC 8.010, including the provisions for an accessible route in ICC A117.1.

e. *Criteria for Adjustment.* Adjustments to the standards in EC 9.5550(4)(c)1. may be made, consistent with the criteria in EC 9.8030(37)(a) Entry Orientation.

2. Windows and Door Coverage.

a. At least 15 percent of one ~~All~~ street-facing facades, ~~except those separated from the front lot line by a dwelling,~~ shall ~~have~~ be covered by windows or pedestrian entrance doors ~~covering at least 15 percent of the applicable facade area~~. Half of the window area in ~~a~~ the garage door of an attached garage may count toward meeting this standard. This standard may not be adjusted. (See Figure 9.5550(4)(c)2. Middle Housing Window and Door Coverage Area.)

b. At least 10 percent of all other street-facing facades shall be covered by windows or pedestrian entrance doors. This standard may not be adjusted. (See Figure 9.5550(4)(c)2. Middle Housing Window and Door Coverage Area.)

c. The standards in EC 9.5550(4)(c)2.a-b do not apply under the following circumstances:

(1) A dwelling is located between a street-facing facade of the triplex or fourplex and the street, and that dwelling blocks more than 50 percent of the street-facing facade of the triplex or fourplex from the street.

(2) A buildable lot or parcel, including a middle housing lot, is located between a street-facing facade of the triplex or fourplex and the front lot line. A lot or parcel is buildable for purposes of this subparagraph if it meets the minimum lot dimension requirements of the applicable base zone.

(3) A lot or parcel dedicated to natural or historic resources is between a street-facing facade and the front lot line. For the purposes of this subparagraph "a lot or parcel dedicated to natural resources" means a lot or parcel that includes an area designated for protection in an adopted land use plan and natural resources protection or conservation setbacks have been applied to the area. For the purposes of this subparagraph "a lot or parcel dedicated to historic resources" means a lot or parcel that includes historic property and/or historic resources identified in an official local inventory as "primary" or "secondary."

(4) The street-facing facade is located more than 40 feet from the front lot line.

(e) Bonus Units. Triplex or fourplex developments which include bonus units allowed under EC 9.2741(4)(g) may receive relief from development standards to allow for the development of the bonus units as follows:

<u>Table 9.5550(4)(e) Development standards relief for triplex and fourplex projects with bonus units</u>			
<u>Minimum units to qualify for bonus</u>	<u>1 Accessible Dwelling (Accessible or Type A), or 1 Income Qualified Middle Housing Unit</u>		
-	<u>Base Standard</u>	<u>Bonus Units and Maximum Relief from Standard if Necessary to Allow for Bonus Unit</u>	<u>Total Cap with Bonus Units</u>
<u>Number of Units</u> -	<u>Triplex: 3 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit</u>	<u>+1 unit</u>	<u>4 units</u>
	<u>Fourplex: 4 units, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit</u>	<u>+2 units</u>	<u>6 units</u> -
<u>Maximum building height</u>	<u>35 feet</u>	<u>+10 feet</u>	<u>45 feet for the bonus unit(s)</u>
<u>Minimum front yard setback (excluding garages and carports)</u>	<u>10 feet</u>	<u>-5 feet</u>	<u>5 feet for the bonus unit(s)</u>
<u>Maximum lot coverage</u>	<u>60% (R-1) 75% (R-2)</u>	<u>+10%</u>	<u>66% (R-1) 82.5% (R-2)</u>

~~(d) **Criteria for Adjustment.** Except as provided in subparagraph (c), adjustments to the standards in this subsection (4) may be made, consistent with the criteria of EC 9.8030(37)(b) Garages, Off Street Parking Areas, and Driveways for Triplexes and Fourplexes.~~

(5) **Standards for Townhouses.** Townhouses shall comply with all of the following:

(a) **Number of Attached Dwelling Units.** These standards may not be adjusted.

1. **Minimum.** A townhouse ~~project~~ structure must contain at least two attached units.

2. *Maximum.* In the R-1 zone, ~~the a single townhouse structure may contain a maximum number of townhouse units that may be attached is~~ of 10 attached townhouse units. In all other zones, there is no maximum number of townhouses units that may be attached.

3. A townhouse development site may contain more than one townhouse structure.

~~(b) *Unit Features.* Each townhouse unit must include a minimum of one of the features in subsections 1 through 7 below on a minimum of one street-facing façade (see Figure 9.5550(5)(b). Townhouse Unit Features):~~

- ~~1. A roof dormer a minimum of 4 feet in width, or~~
- ~~2. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or~~
- ~~3. A bay window that extends from the façade a minimum of 2 feet, or~~
- ~~4. An offset of the façade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or~~
- ~~5. An entryway that is recessed a minimum of 3 feet, or~~
- ~~6. A covered entryway with a minimum depth of 4 feet, or~~
- ~~7. A porch meeting the standards of subsection 9.5550(5)(d)1.b.3.~~

~~(be) *Driveways, Access Connections, and Vehicle Parking.* Townhouses on lots with public street frontage shall meet the following standards:~~

1. EC 7.420 and 7.445 and subparagraphs ~~2, 4 of this subsection~~ 2. through 5. of 9.5550(5)(b) apply to townhouse lots with frontage along a public street when:

a. Garage or carport entrances are located on the street-facing façade of the townhouse; or

a.b. Off-street parking areas or driveways are located between the townhouse and a public street. (See Figure 9.5550(5)(b)1. Townhouses with Parking in Front Yard.)

~~2. Garages on the front façade of a townhouse, off-street parking areas within the front yard setback, and driveways in front of a townhouse are allowed only if they meet the following standards in this subsection 2 (see Figure 9.5550(5)(c)2. Townhouses with Parking in Front Yard).~~

2a. Each townhouse lot has a street frontage of shall have at least 15 feet of street frontage on a local street.

3b. A maximum of 1 driveway approach one access connection is allowed for every each townhouse lot. Driveway approaches Access connections and/or driveways may be shared.

~~4e.~~ Outdoor ~~on-site~~ off-street vehicle parking and maneuvering areas and garages ~~do~~ may not exceed a total width of 12 feet on any townhouse lot. For purposes of this standard, the width of a garage is the width of the inside of the frame for the vehicle door. Townhouses with ground levels that are designed as Accessible Dwellings (Accessible or Type A) or Accessible (Type B) are exempt from this standard.

~~d. The garage width does not exceed 12 feet.~~

53. The following vehicle access and parking standards apply to ~~driveways and parking areas for townhouse projects that do not meet all of the standards in subsection 2 of this section~~ townhouse lots with frontage along a public street that do not meet the criteria in EC 9.5550(5)(b)1.

a. EC 7.420 through 7.445.

~~ba. Off-street parking areas shall be accessed from the back/rear façade of the townhouse and/or located in the rear yard of the townhouse lot. No off-street parking shall be allowed in the front yard or side yard of a~~ between a townhouse lot and a public street. Parking is allowed in the side yard when using a shared access connection and/or a shared driveway (See Figure 9.5550(5)(b)(6) Townhouses with Access from Shared Driveway and Access Easement or Tract.)

~~cb. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. A maximum of one access connection per townhouse structure is allowed. A single access connection may be shared by two or more structures.~~ (See Figure 9.5550(5)(b)5.c. Townhouse Structures with Optional Example - Single Shared Driveway and Access.)

(1) Access connections servicing townhouse development sites on corner lots shall be located on one side of the townhouse development site. (See Figure 9.5550(5)(~~be~~)53.cb.1. Townhouses on Corner Lot with Shared Access.)

(2)e. If a ~~T~~townhouse projects development site is not located on that do not include a corner lot, shall consolidate access for all lots into a single driveway. ~~T~~the driveway access connection and approach are is not allowed in the area between the front building façade and front lot line of any of the of a townhouses and a public street. (See Figure 9.5550(5)(~~be~~)53.c.2. Townhouses with Consolidated Access.)

6. Townhouse lots that do not have frontage on a public street may be accessed from a shared access connection and/or from a shared driveway located within a common area tract or covered by a shared access easement. (See Figure 9.5550(5)(b)(6) Townhouses with Access from Shared Driveway and Access Easement or Tract.)

a. Shared parking and/or shared driveways located within a common area tract shall not be located between a townhouse and a public street.

b. Shared driveways shall be designed to allow for emergency vehicle access.

c. Any easements for shared vehicular access or emergency access shall be recorded with Lane County Deeds and Records.

~~d. Townhouse projects shall include access easements recorded with Lane County Deeds and Records for vehicular access and emergency access for any consolidated access or shared driveways.~~

74. Townhouse projects-structures in which all units take exclusive access from a rear alley are exempt from ~~compliance with subsections~~ EC 9.5550(5)(b)1. Through 6. 2 and 3 of this section.

85. Criteria for Adjustment. ~~Except for those standards that cannot be adjusted,~~ A adjustments to the standards in this ~~subsection-subparagraph (b)~~ may be made, based on the criteria of EC 9.8030(37)(~~cd~~) Townhouse Driveways, Access Connections, and Vehicle Parking.

(~~cd~~) Entry Orientation, ~~and~~ Windows, and Doors.

1. *Entry Orientation.*

a. If a townhouse lot has frontage on a public street, ~~t~~The main entrance of ~~each the~~ townhouse ~~dwelling with frontage on a public street~~ must meet the standards in subparagraphs ~~b and~~ or subparagraph c below.

b. The main entrance must either:

(1) Face the street (**see Figure 9.5550(4)(c)1.b.(1) Middle Housing Main Entrance Facing the Street**);

(2) Be located at an angle of up to 45 degrees from the street (**see Figure 9.5550(4)(c)1.b.(2) Middle Housing Main Entrance at 45° Angle from the Street**);

(3) Face a common courtyard that is at least 15 feet wide and that abuts the front lot line; or

~~(43)~~ Open onto a covered porch or patio with one entrance facing the street (**see Figure 9.5550(4)(c)1.b.(3) Middle Housing Main Entrance Opening onto a Covered Porch or Patio**).

c. In lieu of meeting the standards in EC 9.5550(5)(c)1.a or b. above, main entrances for townhouses may instead face a common open space, private street, or driveway.

d. The standards in EC 9.5550(5)(c)1. do not apply to the following:

(1) Townhouses located on townhouse lots without public street frontage;

(2) Townhouse structures where vehicular access for all townhouses is taken exclusively from a rear alley; and

(3) Townhouses with a ground level that is designed as an Accessible Dwelling (Accessible or Type A) or an Accessible (Type B), provided the main entrance is connected to the public sidewalk by an accessible walkway. For the purposes of this subparagraph an accessible walkway means a walkway designed and constructed to meet the "Accessible Route" accessibility provisions required by the technical code adopted by the City Manager pursuant to EC 8.010, including the provisions for an accessible route in ICC A117.1.

ed. Criteria for Adjustment. ~~Except for those standards that cannot be adjusted,~~ adjustments to the standards in EC 9.5550(5)(d)1. may be made, consistent with the criteria in EC 9.8030(37)(a) Entry Orientation.

2. Windows and Doors. The following standards apply to windows and pedestrian entrance doors for townhouses located on townhouse lots with public street frontage:

a. All At least 15 percent of one street-facing facades ~~on each individual townhouse unit shall have be covered by~~ windows or pedestrian entrance doors ~~covering at least 15 percent of the area of all facades.~~ Half of the window area in ~~a~~the garage door of an attached garage may count toward meeting this standard. This standard may not be adjusted. **(See Figure 9.5550(4)(c)2. Middle Housing Window and Door Coverage Area.)**

b. At least 10 percent of all other street-facing facades shall be covered by windows or pedestrian entrance doors. This standard may not be adjusted.

c. The standards in EC 9.5550(5)(c)2.a-b do not apply under the following circumstances:

(1) A dwelling is located between a street-facing facade of the townhouse and the front lot line.

(2) A buildable lot or parcel, including a middle housing lot, is located between a street-facing facade of the townhouse and the front lot line. A lot or parcel is buildable for purposes of this subparagraph if it meets the minimum lot dimension requirements of the applicable base zone.

(3) A lot or parcel dedicated to natural or historic resources is between a street-facing facade and the front lot line. For the purposes of this subparagraph "a lot or parcel dedicated to natural resources" means a lot or parcel that includes an area designated for protection in an adopted land use plan and natural resources protection or conservation setbacks have been applied to the area. For the purposes of this subparagraph "a lot or parcel dedicated to historic resources" means a lot or parcel that includes historic property and/or historic resources identified in an official local inventory as "primary" or "secondary."

(4) The street-facing facade is located more than 40 feet from the front lot line.

(e) Bonus Units. Townhouse developments which include bonus units allowed under EC 9.2741(4)(g) may receive relief from development standards to allow for the development of the bonus units as follows:

<u>Table 9.5550(5)(e) Development standards relief for townhouse projects with bonus units</u>			
<u>Minimum number of units to qualify for bonus units</u>	<u>1 Accessible Dwelling (Accessible or Type A), or 1 Income Qualified Middle Housing Unit, for every 6 townhouses</u>		
	<u>Base Standard</u>	<u>Maximum Number of Bonus Units per Townhouse Structure/Relief from Standard to Allow for Bonus Unit(s)</u>	<u>Maximum Number of Bonus Units/ Maximum Relief from Standard to Allow for Bonus Unit(s)</u>
	At least 6 townhouses, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit	+2 units	+ 2 units in each eligible townhouse structure (see EC 9.2741(4)(g)3.)
<u>Maximum building height</u>	35 feet	+10 feet	45 feet for the bonus unit(s)
<u>Minimum front yard setback (excluding garages and carports)</u>	10 feet	-5 feet	5 feet for the bonus unit(s)
<u>Maximum lot coverage</u>	75% (all res zones)	+10%	82.5%

(6) Standards for Cottage Clusters. Cottage cluster development shall comply with all of the following:

(a) General Standards.

1. Number of Dwellings ~~s~~ Units.

a. A single cottage cluster shall contain a minimum of 4 and a maximum of ~~12~~8 cottages. The minimum number of cottages required by this subparagraph (a) may not be adjusted.

b. Each cottage cluster may contain detached and/or attached cottages. Attached cottages must be developed in subgroupings of up to four units. Detached cottages may be developed in any configuration.

~~c~~b. All cottages within a single cottage cluster must share a common courtyard. This standard may not be adjusted.

~~d~~e. A cottage cluster project may include more than one cluster with more than one associated common courtyard. There is no limit to how many cottage clusters are permitted on a single lot.

e. The retained units described in subparagraphs (1)-(3) below and as provided in EC 9.2741(4)(f) are considered one dwelling unit for purposes of the number of units on a lot:

(1) A single-unit dwelling;

(2) The combination of a single-unit dwelling and an accessory dwelling unit;
or

(3) A duplex.

2. *Setbacks.*

a. *Building Separation.* ~~Detached c~~Cottages shall be separated by a minimum distance of 6 feet between walls. This standard may not be adjusted. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

b. Except as provided in Table 9.5550(6)(g), aAll other setbacks are provided in Table 9.2750 or in the development standards for the applicable zone.

3. *Building Height.* Except as provided in Table 9.5550(6)(g), tThe maximum building height for all structures in a cottage cluster is 25 feet. This standard may not be adjusted.

~~4. *Footprint.* The building footprint for each cottage shall be less than 900 square feet. This standard may not be adjusted. The building footprint shall be measured by calculating the total square foot area of a building, when viewed directly from above, that covers a portion of a lot, except that the following structures or parts of structures shall not be included in calculating building footprint:~~

~~a. Any part of a structure without a roof.~~

~~b. Roof eaves.~~

~~c. Carports, porches, and balconies that are open at least 50 percent of their respective perimeter.~~

~~d. Detached garages or accessory buildings.~~

45. Floor Area.

a. The average floor area of all the cottages in the cottage cluster must be 1,400 square feet or less. This standard may not be adjusted.

b. For the purposes of EC 9.5550(6)(a)4., “average floor area” is calculated using the following formula:

AFA = (X1+ X2 + X3 ...+ X N) divided by N

Where:

AFA = Average Floor Area of all cottages in a cottage cluster

N = Total number of cottages in the cottage cluster. N is equal to the number of X# dwellings included within the parenthesis in the calculation. N does not include the floor area of any retained units described in EC 9.2741(4)(f).

X# = The floor area of one cottage in a cottage cluster. Notwithstanding the definition of “floor area” in EC 9.0500, for the purposes of EC 9.5550(6)(a)4., the floor area of a cottage is measured by adding together the square foot area of each full story or level in the cottage. The square foot area must be measured at the exterior perimeter walls of each story of the cottage, not including eaves, and is defined as all square footage inside of a cottage, including, but not limited to, living rooms, kitchen, bedrooms, bathrooms, hallways, entries, closets, utility rooms, stairways, and bathrooms. The following are not included in the calculation of floor area: attached or detached garages; carports; porches; and accessory buildings.

~~Maximum Dwelling Size. The maximum average dwelling size (floor area) permitted for a cottage cluster is up to 1,400 square feet. Community buildings shall be included in the maximum average size calculation for a cottage cluster. For the purposes of this subparagraph, “Average size” means the average square footage of all dwelling units and any community building in the cottage cluster as calculated using the formula at EC 9.2741(4)(e).~~

56. Accessory Buildings. Accessory buildings must not exceed 400 square feet in floor area. Accessory buildings in the R-1 zone must also comply with the standards in EC 9.2751(16). Accessory building size floor area is the total square foot area of an accessory building, which is calculated by adding together the square foot area of each full story or level in an accessory building, measuring square foot area from the exterior perimeter walls of the accessory building. Eaves, decks, porches, exterior stairways and carports are not included in the accessory building size. Community buildings are not considered accessory buildings for purposes of this standard.

67. Windows and Door Coverage. ~~All street-facing facades of dwellings~~ Cottages located within 20 feet of a property line abutting a street shall ~~have comply with the following standards regarding~~ windows ~~or~~ and pedestrian entrance doors:

a. At least 15 percent of one street-facing building facade shall be covered by windows or pedestrian entrance doors covering at least 15 percent of the area of the facades. Half of the window area in thea garage door of an attached garage may count toward meeting this standard. This standard may not be adjusted. **(See Figure 9.5550(4)(c)2. Middle Housing Window and Door Coverage Area.)**

b. At least 10 percent of all other street-facing facades shall be covered by windows or pedestrian entrance doors. This standard may not be adjusted. (See Figure 9.5550(4)(c)2. Middle Housing Window and Door Coverage Area.)

c. The standards in EC 9.5550(6)(a)6.a-b do not apply under the following circumstances:

(1) A dwelling is located between a street-facing facade of a cottage and the front lot line.

(2) A buildable lot or parcel, including a middle housing lot, is located between a street-facing facade of a cottage and the front lot line. A lot or parcel is buildable for purposes of this subparagraph if it meets the minimum lot dimension requirements of the applicable base zone.

(3) A lot or parcel dedicated to natural or historic resources is located between a street-facing facade and the front lot line. For the purposes of this subparagraph "a lot or parcel dedicated to natural resources" means a lot or parcel that includes an area designated for protection in an adopted land use plan and natural resources protection or conservation setbacks have been applied to the area. For the purposes of this subparagraph "a lot or parcel dedicated to historic resources" means a lot or parcel that includes historic property and/or historic resources identified in an official local inventory as "primary" or "secondary."

a-(4) The street-facing facade is located more than 40 feet from the front lot line.

8. *Criteria for Adjustment.* Except for those standards that cannot be adjusted, adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(~~de~~) General Standards for Cottage Clusters.

(b) *Cottage Orientation.* Cottages must be clustered around a common courtyard and must meet the following standards **(see Figure 9.5550(6)(b)-(c). Cottage Cluster Orientation and Common Courtyard Standards)**:

1. Each cottage within a cluster must ~~either abut~~ have a main entrance that is directly connected to the common courtyard ~~or must be connected to it~~ by a pedestrian path. This standard may not be adjusted.

2. Except as provided in subparagraph 3, a ~~A~~ minimum of 50 percent of cottages within a cluster must:

a. Have a main entrance ~~facing that either faces~~ the common courtyard or is located no more than 20 feet from the nearest edge of the common courtyard; or

b. Be located within 10 feet from the common courtyard, measured from the ~~facade of the cottage~~ nearest to the common courtyard to the nearest edge of the common courtyard. ~~and~~

~~c. Be connected to the common courtyard by a pedestrian path.~~

3. Bonus units included within a cottage cluster pursuant to EC 9.2741(4)(g) are excluded from the total number of cottages used to calculate the number of cottages necessary to meet the 50% courtyard orientation requirement in EC 9.5550(6)(b)2. However, bonus units may be used to satisfy the 50% orientation requirement. (For example, if a cottage cluster is composed of twelve cottages and two bonus units, the bonus units are excluded from the total number of cottages used to calculate the number of cottages necessary to meet the 50% courtyard orientation requirement, so six cottages (50% of twelve cottages) must comply with the courtyard orientation requirements of EC 9.5550(6)(b)2. However, the bonus cottages may be used as two of the six cottages that count toward the minimum courtyard orientation requirements.)

~~3. As long as the standard in subsection 2 is met, the main entrances of cottages within 20 feet of a property line abutting a street may face the street.~~

~~4. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is connected to the common courtyard.~~

~~4.5. Criteria for Adjustment. Except for those standards that cannot be adjusted,~~ a Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(~~e~~f) Cottage Cluster Orientation Standards.

(c) *Common Courtyard Design Standards.* Each cottage cluster must include a common courtyard in order to provide a sense of openness and community ~~for~~of residents. Common courtyards must meet the following standards **(see Figure 9.5550(6)(b)-(c): Cottage Cluster Orientation and Common Courtyard Standards):**

1. The common courtyard must be a single, contiguous piece.
2. Except as provided in Table 9.5550(6)(g), the common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
3. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
4. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
5. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard may count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

6. Cottages must abut the common courtyard on at least two sides of the courtyard. Cottage cluster developments consisting of a single cottage cluster where all cottages are attached are exempt from this requirement.

7. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(~~fg~~) Common Courtyard Design Standards.

(d) *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses, such as community rooms, guest housing, exercise rooms, day care, community eating areas, or picnic shelters. Community buildings must meet the following standards:

1. Each cottage cluster is permitted one community building.
2. ~~The community building shall have a maximum floor area of 1,200 sf. In addition,~~ Except as provided in subparagraph 3., the floor area of the community building shall not count towards the ~~maximum~~ average ~~dwelling size~~ floor area calculation of the cottage cluster, pursuant to subsection 9.5550(6)(a)~~4~~5.
3. If a community building contains a habitable area that meets the definition of a dwelling unit but is not intended to be used as a primary dwelling, a covenant must be recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling. If a community building contains a habitable area that meets the definition of a dwelling unit and is intended to be used as a primary dwelling, the community building must be counted toward the maximum number of cottages in a cluster and the floor area of the community building shall be considered the floor area of a cottage and must be included in the average floor area of the cottage cluster as calculated in EC 9.5550(6)(a)4. This standard may not be adjusted.
4. *Criteria for Adjustment.* Except for those standards that may not be adjusted, ~~a~~ Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(~~gh~~) Community Building Standards.

(e) *Pedestrian Access.* These standards may not be adjusted.

1. A pedestrian path must be provided that connects the main entrance of each ~~cottage~~ building containing a dwelling unit to the following:

- a. The common courtyard;
- b. Shared parking areas;
- c. Community buildings; and
- d. Sidewalks; ~~or~~ and
- ~~e. P~~ Public rights-of-way abutting the site if there is no sidewalk.

2. In addition to the requirements of subparagraph 1, if a dwelling unit is an Accessible Dwelling (Accessible or Type A) or an Accessible (Type B), an accessible walkway must connect the dwelling unit to the following:

a. A sidewalk abutting the lot on which the cottage cluster is located, or if no sidewalk exists, a street; and

b. If ADA parking spaces are provided as part of the cottage cluster development, at least one ADA parking space.

For the purposes of this section an accessible walkway means a walkway designed and constructed to meet the "Accessible Route" accessibility provisions required by the technical code adopted by the City Manager pursuant to EC 8.010, including the provisions for an accessible route in ICC A117.1."

32. The ~~A~~ pedestrian path or accessible walkway required by this subparagraph (e) must be hard-surfaced ~~-(concrete, asphalt, or pavers)-~~ and a minimum of 3 feet wide. For purposes of this subparagraph (e)3., "hard-surfaced," means built using a durable, solid material that provides a firm, stable, and smooth walking surface, which may include concrete; asphalt; or pavers or bricks set in mortar or compacted base, or, any properly designed pervious surface that complies with the Americans with Disabilities Act.

(f) Vehicle Parking Design. (~~S~~ee Figure 9.5550(6)(f)- Cottage Cluster Parking Design Standards.)

1. *Clustered parking.* Off-street parking may be arranged in parking clusters, subject to the following standards:

- a. Cottage cluster projects are permitted parking clusters of not more than ~~8~~40 contiguous spaces.
- b. Parking clusters must be separated from other parking spaces or parking clusters by at least 4 feet of landscaping.
- c. Clustered parking areas may be covered.
- d. Clustered parking areas must meet the standards in EC 9.6420; however, where the standards in EC 9.6420 conflict with the clustered parking standards in this ~~subsection-subparagraph~~ 1, the clustered parking standards in this ~~subsection~~ subparagraph 1 control.

2. *Parking location and access.*

- a. Off-street parking areas with 5 or more spaces shall not be located within ~~10~~20 feet from any property line that abuts a street;
- b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street and the front building ~~face~~ of ~~cottages-dwelling units in the cottage cluster~~ located closest to that property line. Existing parking spaces or existing vehicle maneuvering areas that met the applicable standards at the time of their development are exempt from this standard.
- c. No off-street parking space is permitted within 10 feet of any property line external to the cottage cluster or cottage cluster project, except property lines

abutting an alley. Driveways and drive aisles are permitted within 10 feet of property lines external to the cottage cluster or cottage cluster project.

d. Driveways must meet the access connection standards in EC 7.410 and 7.420.

3. *Screening.* Screening that is at least three feet tall, consisting of landscaping, fencing, or walls shall separate clustered parking areas and parking structures from common courtyards and public streets.

4. *Garages and carports.*

a. Garages and carports (whether shared or individual) must not abut more than 25 percent of a common courtyard's perimeter.

b. Individual detached garages must not exceed 400 square feet in floor area.

c. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

5. *Criteria for Adjustment.* Adjustments to the standards in this subsection may be made, based on the criteria of EC 9.8030(37)(h) Cottage Cluster Parking Design Standards.

(g) *Bonus Units.* Cottage cluster developments which include bonus units allowed under EC 9.2741(4)(g) may receive relief from development standards to allow for the development of the bonus units as follows:

<u>Table 9.5550(6)(g) Development standards relief for cottage cluster projects with bonus units</u>			
<u>Minimum number of cottages to qualify for bonus units</u>	<u>1 Accessible Dwelling (Accessible or Type A) Unit or 1 Income Qualified Middle Housing Unit, for every 6 cottages</u>		
	<u>Base Standard</u>	<u>Maximum Number of Bonus Units per Cottage Cluster/Relief from Standard to Allow for Bonus Unit(s)</u>	<u>Maximum Number of Bonus Units/Relief from Standard to Allow for Bonus Unit(s)</u>
<u>Number of units</u>	<u>At least 6 cottages, at least one of which is an Accessible Dwelling (Accessible or Type A) or Income Qualified Middle Housing Unit</u>	<u>+2 cottages</u>	<u>+ 2 units in each eligible cottage cluster (see EC 9.2741(4)(g)4.)</u>
<u>Maximum building height</u>	<u>25 feet</u>	<u>+5 feet</u>	<u>30 feet for the bonus unit(s)</u>

<u>Minimum front yard setback (excluding garages and carports)</u>	<u>10 feet</u>	<u>-5 feet</u>	<u>5 feet for the bonus unit(s)</u>
<u>Maximum average cottage floor area</u>	<u>1,400 square feet;</u>	<u>+50 square feet</u>	<u>1,450 square feet</u>
<u>Minimum courtyard area</u>	<u>150 square feet per cottage</u>	<u>-30 square feet per cottage</u>	<u>120 square feet per bonus unit</u>

(~~hg~~) Retained Units and Existing Structures. Retained units allowed pursuant to EC 9.2741(4)(f). ~~An existing single-unit dwelling and accessory uses and~~ and any retained accessory buildings that are on a lot or parcel to be used for a cottage cluster project may remain within the cottage cluster project area provided they comply with the standards in subsections 1 – ~~64~~ below. These standards may not be adjusted.

1. ~~The existing dwelling~~ Retained units may be nonconforming with respect to the requirements of this section EC 9.5550(6).

2. The retained units described in subparagraphs (a)-(c) below and as provided in EC 9.2741(4)(f) are considered one dwelling unit for purposes of the number of units on a lot:

a. A single-unit dwelling;

b. The combination of a single-unit dwelling and an accessory dwelling unit; or

c. A duplex.

3. Under no circumstances may a retained unit ~~The existing dwelling may~~ be altered or expanded ~~up to a maximum so that its height exceeds of 25 feet or its floor area exceeds 1,400 square feet, or a maximum building footprint of 900 square feet.~~ Existing dwellings Retained units that exceed the maximum height and/or footprint standards in this subparagraph 2 may not be expanded.

4. An existing accessory building may be altered or expanded up to a maximum total floor area of 400 square feet. Existing accessory buildings that exceed the maximum floor area standards in this subparagraph 3 may not be expanded.

5. ~~The existing dwelling~~ Retained units shall be excluded from the calculation of ~~maximum average dwelling size~~ floor area of a cottage cluster, ~~per in~~ 9.5550(6)(a) ~~45~~.

6. ~~The existing dwelling~~ Retained units shall be excluded from the calculation of orientation toward the common courtyard, ~~per subsection in~~ 9.5550(6)(b) ~~2~~.

Section 36. Section 9.5570 is added to the Eugene Code, 1971, to provide as follows:

9.5570 Micro Village Development Standards.

(1) Purpose of Micro Village Development Standards. The purpose of these development standards is to:

- (a) Ensure that new micro village development enhances the variety of housing options available to Eugene's residents;
- (b) Promote development of micro village development that provides opportunities for both rental and ownership housing;
- (c) Provide an adequate supply and range of housing types and prices that will meet the city's future population growth;
- (d) Promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape;
- (e) Provide a physical environment that contributes to and enhances the quality of life;
- (f) Provide amenities that make a micro village development a fully functional residential community.

(2) Applicability of Micro Village Development Standards.

- (a) Micro Village Development Standards in this section 9.5570 apply to all micro village developments. The development standards in this section 9.5570 that are applicable to buildings apply to both new buildings and any existing buildings on the site.
- (b) The Micro Village Development Standards in this section 9.5570 apply in addition to the development standards for the applicable base zone. In the event of a conflict between the Micro Village Development Standards and other applicable development standards in this code, the Micro Village Development Standards control.

(3) Standards for Micro Village Development. Micro village developments shall comply with all of the following:

(a) General Standards.

1. Micro village developments must include at least one community building. This standard may not be adjusted.

2. Dwelling Size.

a. The dwelling unit size of a micro village dwelling may not exceed 400 square feet, except as allowed by subsections (b) and (c) below.

b. The dwelling unit size of an affordable micro village dwelling may not exceed 600 square feet. For purposes of this subparagraph, an affordable micro village dwelling is a micro village dwelling that is exclusively for individuals and/or families with an income at or below 80 percent of the area median income, and the

dwelling and/or development is sponsored by a public agency, a non-profit housing sponsor, a developer, a combination of the foregoing, or other alternatives as provided for in the Oregon Revised Statutes or Federal Statutes to undertake, construct, or operate housing for households that are low-income.

c. The dwelling unit size of an accessible micro village dwelling may not exceed 600 square feet. For purposes of this subparagraph, an accessible micro village dwelling is a micro village dwelling that meets the definition of “accessible dwelling” in EC 9.0050.

d. The dwelling unit size of a micro village dwelling is the total square footage of the dwelling, which is measured by adding together the square foot area of each full story or level in the dwelling. The square foot area must be measured at the exterior perimeter walls of each story of the dwelling, not including eaves, and includes all square footage inside of the dwelling, including, but not limited to, living rooms, kitchen, bedrooms, bathrooms, hallways, entries, closets, utility rooms, stairways, and bathrooms. For attached micro village dwellings, the exterior perimeter walls of a dwelling shall be measured from the midpoint of any common wall for that portion of the structure that shares a common wall with another micro village dwelling.

e. The following are not included in the calculation of dwelling unit size of a micro village dwelling: attached garages or attached carports; exterior stairways, decks, and covered areas enclosed by no more than 50% on all sides; and crawlspaces, attics, and other areas that do not constitute a full story of the building.

f. Micro village dwellings may be located within the common building.

3. *Private Facilities.* Each micro village dwelling must include living and sleeping space, as well as a private, in-unit bathroom for the exclusive use of the occupant(s). The occupants of a micro village dwelling must be able to access their dwelling and any shared facilities without passing through another dwelling.

4. *Shared Food Preparation Facilities.* A micro village development must include shared food preparation space(s) that serve all micro village dwellings that do not include private kitchens. A micro village development may provide multiple shared food preparation spaces.

(b) *Pedestrian Circulation On-Site.* A micro village development shall meet the standards for pedestrian circulation in EC 9.6730(2) and (3).

(c) *Open Space.* A minimum of 15% of the site area of a micro village development site must be open space.

1. Open space may include any of the following:

a. Areas planted with vegetation (including natural areas and existing trees);

b. Private open space, including porches, balconies, and roof terraces, attached to individual dwelling units;

c. Pedestrian hardscape;

d. Ornamental or food gardens with at least 50 square feet of planting area;

e. Developed and equipped recreation or play areas;

f. Seating or picnic areas that are available for use by all residents.

2. Up to 50% of the open space required by this subparagraph (c) may be located in indoor recreation areas, community spaces, or required community buildings described in subparagraph (d), including cooking/dining, meeting facilities, day care facilities, support services offices/facilities, occupational facilities for shared remote or live-work) if the facility conforms to the following standards:

a. The minimum area of any single indoor space shall be 225 square feet, with no dimension being less than 10 feet.

b. The indoor space shall be accessible to all residents, such as from a common lobby, courtyard or exterior common open space.

c. Indoor common spaces that are not recreational or community spaces, such as lobbies, hallways, laundry facilities, storage rooms, and vehicle or bicycle facilities, do not qualify.

d. Required shared food preparation and shared sanitary facilities cannot be counted towards meeting the open space requirement.

3. Areas such as lobbies, hallways, laundry facilities, storage rooms, and vehicle or bicycle facilities do not qualify as indoor open space.

(d) Community Buildings. Each micro village development shall include at least one community building for the shared use of residents that provides space for uses such as the shared food preparation areas as described in subparagraph (a), community rooms, guest housing, exercise rooms, day care, community eating areas, and/or picnic shelters. Community buildings are not accessory buildings. Community buildings must meet the following standards:

1. The minimum area of any single community building shall be 225 square feet, with no dimension being less than 15 feet;

2. The community building shall be accessible to all residents, such as from a common lobby, courtyard or exterior common open space;

3. The community building may also contain micro village dwellings. If the community building contains one or more micro village dwellings, a covenant must be recorded on the property stating that the structure also serves as a community building supporting all residents of the micro village development.

4. Each micro village development must include at least one community building for every 20 micro village dwellings. Micro village developments with fewer than 20 micro village dwellings must include at least one community building.

(e) Accessory Buildings. A micro village development may include accessory buildings associated with the common building(s). The total square footage of all accessory buildings shall not exceed 10 percent of the lot area.

1. The area-specific accessory building standards for the R-1 zone in EC 9.2751(16)(b) do not apply to micro village developments.

2. Accessory building size is the total square foot area of an accessory building, which is calculated by adding together the square foot area of each full story or level in an accessory building, measuring square foot area from the exterior perimeter walls of the accessory building. Eaves, decks, porches, exterior stairways and carports are not included in the accessory building size. The total square footage of an accessory building is measured by adding together the square foot area of each full story or level in an accessory building. The square foot area must be measured at the exterior perimeter walls of each story of the accessory building, not including eaves, and is defined as all square footage inside of the accessory building, including, but not limited to, hallways, entries, closets, utility rooms, stairways, and bathrooms.

(f) Adjustment.

1. Except as provided in subparagraph 2., the Micro Village Development standards in EC 9.5570 are not adjustable.

2. The Micro Village Development Standards in EC 9.5570(c) and (d) may be adjusted consistent with the criteria in EC 9.8030(39).

Section 37. Section 9.5580 is added to the Eugene Code, 1971, to provide as follows:

9.5580 Single Room Occupancy Development Standards.

(1) Purpose of Single Room Occupancy Development Standards. The purpose of these development standards is to:

(a) Ensure that new Single Room Occupancy (SRO) development enhances the variety of housing options available to Eugene's residents;

(b) Ensure consistency with state requirements for Single Room Occupancies;

(c) Promote development of affordable rental housing;

(d) Provide an adequate supply and range of housing types and prices that will meet the city's future population growth; and

(e) Provide a physical environment that contributes to and enhances the quality of life.

(2) *Applicability of Single Room Occupancy Development Standards.*

(a) *Single Room Occupancy Development Standards in this section 9.5580 apply to the development of all new Single Room Occupancies.*

(b) *The Single Room Occupancy Development Standards in this section 9.5580 apply in addition to the development standards for the applicable base zone. In the event of a conflict between the Single Room Occupancy Development Standards and other applicable development standards in this code, the Single Room Occupancy Development Standards control.*

(3) *Standards for Single Room Occupancy Development. Single Room Occupancies shall comply with all of the following:*

(a) *SRO Unit Configuration.* Single Room Occupancies may be composed of attached or detached units in any configuration.

(b) *Detached SRO Units and Other Housing.* Detached SRO units are not allowed on a development site that also includes one or more single-unit dwellings or middle housing dwellings.

(c) *Conversions.* In the case of a conversion of an existing building to an SRO, the building(s) must meet all development standards for a Single Room Occupancy.

(d) *Shared or Private Facilities.* Each SRO unit must provide living and sleeping space for the exclusive use the occupant(s) of the unit. Each SRO unit must be independently rented and lockable. Each SRO unit must share either sanitary facilities or food preparation facilities with the other units in the SRO. Occupants must be able to access their living/sleeping unit, sanitary facilities, and food preparation facilities without passing through another living/sleeping unit.

(e) *SRO Unit Size.* The floor area of an SRO unit must be at least 110 square feet, not including the area of any closet space. The SRO unit must include closet space totaling at least four square feet of floor area and with an unobstructed height of at least five feet.

Section 38. Subsections (1)(a) and (1)(b) of Section 9.5860 of the Eugene Code, 1971, are amended to provide as follows:

9.5860 Transition Standards for Housing/Clear and Objective Applications.

(1) *Applicability of Transition Standards.* The transition standards at EC 9.5860(2) shall apply to land use applications proposing housing to be reviewed with clear and objective approval criteria under EC 9.8100 Conditional Use Permit Approval Criteria – Housing/Clear and Objective, EC 9.8325 Tentative Planned Unit Development Approval Criteria – Housing/Clear and Objective, or EC 9.8445 Site Review Approval Criteria – Housing/Clear and Objective. The transition standards at EC 9.5860(2) apply to all new buildings and any building additions that increase the square footage of livable floor area by 20 percent or more for any of the following:

(a) Multiple-unit development or single room occupancy (SRO) proposed on property abutting land zoned R-1, S-C/R-1, or S-RN/LDR except where the multiple-unit development or SRO consists of structures less than 30 feet in height.

(b) Residential ~~Assisted~~-care home, residential care facility, boarding and rooming house, campus living organization, or university or college dormitory, ~~or single room occupancy (SRO)~~, proposed on property abutting land zoned R-1, S-C/R-1, or S-RN/LDR.

In cases where the standards in subsection (2) apply to building additions, they shall be applicable between the addition and any property line abutting land zoned R-1, S-C/R-1, or S-RN/LDR.

Section 39. The “Medical, Health, and Correctional Services,” “Personal Services,” “Residential,” “Assisted Care & Daycare,” and “Rooms for Rent” sections of Table 9.6105(5) of Section 9.6105 of the Eugene Code, 1971, are amended to provide as follows:

9.6105 Bicycle Parking Standards.

**Table 9.6105(5) Minimum Required
Bicycle Parking Spaces**

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless – 0 – is indicated.)	Type and % of Bicycle Parking

Medical, Health, and Correctional Services		
Blood Bank	1 per each 3000 square feet of floor area.	100% short term
Correctional Facility, excluding Residential <u>Care Facility</u> Treatment Center	1 per 20 beds.	75% long term 25% short term
Hospital, Clinic, or other Medical Health Treatment Facility (including mental health) in excess of 10,000 square feet of floor area	1 per each 3000 square feet of floor area.	75% long term 25% short term
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) 10,000 square feet or less of floor area	1 per each 3000 square feet of floor area.	75% long term 25% short term

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless – 0 – is indicated.)	Type and % of Bicycle Parking
Laboratory – Medical, Dental, X-Ray	1 per each 3000 square feet of floor area.	25% long term 75% short term
Meal Service, Non-Profit	1 per each 3000 square feet of floor area.	25% long term 75% short term
Nursing Home	1 per 15 beds.	75% long term 25% short term
Plasma Center, must be at least 800 feet between Plasma Centers	1 per 15 beds.	75% long term 25% short term
Residential Treatment Center	1 per 15 beds.	75% long term 25% short term

Personal Services		
All Personal Services Uses, except Adult Day Care Center , Barber, Beauty, Child Day Care Center , Nail, Tanning Shop and Laundromat	1 per each 3000 square feet of floor area.	25% long term 75% short term
Adult Day Care Center, Child Care Center	1 per 10 employees	75% long term 25% short term
Barber, Beauty, Nail, Tanning Shop	1 per each 2000 square feet of floor area	25% long term 75% short term
Laundromat, Self-Service	1 per each 2000 square feet of floor area	25% long term 75% short term

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless – 0 – is indicated.)	Type and % of Bicycle Parking
Residential		
Single-Unit Dwelling	– 0 –	NA
Accessory Dwelling (Either attached or detached from primary dwelling on same lot)	– 0 –	NA
Middle Housing	– 0 –	NA
Micro Village Developments (8-16 micro village dwellings)	4 spaces	100% long term
Micro Village Developments (17 or more micro village dwellings)	1 per dwelling (4 micro village dwellings are equal to 1 dwelling)	100% long term
Multiple Unit Dwelling (5 or more dwellings on same lot)	1 per dwelling.	100% long term
Manufactured Home Park	– 0 –	NA
Controlled Income and Rent Housing where density is above that usually permitted in the zoning yet not to exceed 150%	1 per dwelling.	100% long term
Assisted-Care Homes, Care Facilities & Day Care		
– Residential Care Home Assisted-Care (5 or fewer people living in facility and 3 or fewer outside employees on-site at any one time)	– 0 –	NA
– Residential Care Facility Assisted-Care (6 or more people living in facility)	1 per 10 employees	100% long term
– Adult Day Care Home, Family Child Care Home (4 to 16 people served)	– 0 –	NA
– Day Care (17 or more people served)	1 per 10 employees	100% long term

Uses	Required Bicycle Parking (Minimum 4 bicycle spaces required unless – 0 – is indicated.)	Type and % of Bicycle Parking
Rooms for Rent		
– Boarding and Rooming House	1 per guest room.	100% long term
– Campus Living Organizations, including Fraternities and Sororities	1 for each 2 occupants for which sleeping facilities are provided.	100% long term
- Single Room Occupancy (SRO) (1-6 SRO units)	-0-	NA
– Single Room Occupancy (SRO) (7 or more SRO units)	1 per dwelling (4 single rooms SRO units are equal to 1 dwelling).	100% long term
– University and College Dormitories	1 for each 2 occupants for which sleeping facilities are provided.	100% long term

Section 40. The “Medical, Health, and Correctional Services,” “Personal Services,” “Residential,” “Assisted Care & Daycare,” and “Rooms for Rent” sections of Table 9.6410 of Section 9.6410 of the Eugene Code, 1971, are amended to provide as follows:

9.6410 Motor Vehicle Parking Standards.

Table 9.6410 Maximum Off-Street Motor Vehicle Parking

	Maximum Number of Off-Street Parking Spaces

Medical, Health, and Correctional Services	
Blood Bank	1.25 per each 330 square feet of floor area.
Correctional Facility, excluding Residential Care Facility Treatment Center	1.25 per 5.5 beds.

	Maximum Number of Off-Street Parking Spaces
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) in excess of 10,000 square feet of floor area	1.25 per each 200 square feet of floor area or 1.35 per bed.
Hospital, Clinic or other Medical Health Treatment Facility (including mental health) 10,000 square feet or less of floor area	1 per each 200 square feet of floor area or 1.68 per bed.
Laboratory – Medical, Dental, X-Ray	1.25 per each 330 square feet of floor area.
Meal Service, Non Profit	1.25 per each 330 square feet of floor area.
Nursing Home	1.25 per 4 beds.
Plasma Center, must be at least 800 feet between Plasma Center	1.25 per each 330 square feet of floor area.
Residential Treatment Center	1.25 per 5.5 beds.

Personal Services	
Barber, Beauty, Nail, Tanning Shop	1.25 per 330 square feet of floor area.
<u>Adult Day Care Center, Child Care Center</u> Facility (Not associated with a residence)	1.12 per employee.
Dry Cleaner	1.25 per each 660 square feet of floor area.
Film, Drop-off/Pick-up	1.25 per each 660 square feet of floor area.
Locksmith Shop	1.25 per each 660 square feet of floor area.
Laundromat, Self-Service	1.25 per each 330 square feet of floor area.
Mailing and Packaging Service	1.25 per each 660 square feet of floor area
Shoe Repair Shop	1.25 per each 330 square feet of floor area.

	Maximum Number of Off-Street Parking Spaces
Tailor Shop	1.25 per each 330 square feet of floor area.
Residential	
Dwelling	
Single-Unit Dwelling	N/A
Single-Unit Dwelling – Flag Lot	N/A
Accessory Dwelling (Either attached or detached from primary single-unit dwelling on same lot)	N/A
Townhouse	N/A
Duplex	N/A
Triplex	N/A
Fourplex	N/A
Cottage Cluster	N/A
Micro Village Development	1.25 spaces per micro village dwelling
Multiple-Unit Dwellings not specifically addressed elsewhere in this Table.	1.2 spaces for each studio-unit 1.25 spaces per 1- or 2-bedroom dwelling unit 2 spaces per 3- or more bedroom dwelling unit
Manufactured Home Park	1.25 per dwelling.
Controlled Income and Rent Housing (CIR) where density is above that usually permitted in the zoning, yet not to exceed 150%	1.25 per dwelling.
Assisted Care Homes, Care Facilities & Day Care	
– Residential Care Home Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)	N/A 1.25 for each 4 beds.
– Residential Care Facility Assisted Care (6 or more people living in facility)	1.25 for each 4 beds.

	Maximum Number of Off-Street Parking Spaces
– <u>Adult Day Care Home and Family Child Care Home</u> (4 to 16 people served)	N/A 1.12 for each employee not living in home on site at the same time.
– Day Care (17 or more people served)	1.12 for each employee not living in home on site at the same time.
Rooms for Rent	
– Boarding and Rooming House	1.25 per guest room.
– Campus Living Organizations, including Fraternities and Sororities	1.25 for each 3 occupants for which sleeping facilities are provided.
– Single Room Occupancy (<u>SRO</u>)	1.25 per dwelling (4 single rooms <u>SRO units</u> are equal to 1 dwelling).
– University and College Dormitories	1.25 for each 3 occupants for which sleeping facilities are provided.

Section 41. Section 9.6740 of the Eugene Code, 1971, is amended to provide as follows:

9.6740 Recycling and Garbage Screening.

(1) Except for single-unit dwellings, accessory dwelling units and middle housing, outdoor storage areas and refuse collection areas within or adjacent to vehicular use areas shall be screened on all sides so that materials stored within these areas are obscured from streets, accessways, or adjacent properties.

(a1) Outdoor storage areas and refuse collection areas are prohibited within required minimum or maximum front yard setbacks or required landscaping areas.

(b2) Required screening shall include the installation and maintenance of fences at least 6 feet high with a maximum height of 8 feet.

(c3) Fences may be made of wood, metal, masonry, or other permanent materials, and shall be 100 percent site-obscuring except as provided in (d4) and (e5) below.

(d4) On the pedestrian entrance, the fence shall be at least 50 percent site-obscuring, such as cyclone fencing with slats.

(e5) On all sides of the screening structure, up to 12 inches measured from grade may be visually unobscured provided that the unobscured area is covered with a material that contains the debris within the structure, such as cyclone fencing.

(2) Except for duplexes, on all lots and parcels developed with middle housing, outdoor storage areas and refuse collection areas are prohibited within required minimum or maximum front yard setbacks and required landscaping areas.

Section 42. Section 9.6745 of the Eugene Code, 1971, is amended by adding subsection (10) to provide as follows:

9.6745 Setbacks – Intrusions Permitted.

(10) Stormwater facilities. Stormwater facilities necessary for the operation and maintenance of public and private stormwater may be located in any required setback.

Section 43. Section 9.7000 of the Eugene Code, 1971, is amended to provide as follows:

9.7000 Introduction.

Review of an application to annex property, divide land, develop or use property, or amend this land use code, the comprehensive plan, or a refinement plan, shall be processed as provided in sections 9.7000 through ~~9.7925~~9.7975.

Section 44. Subsection (2) of Section 9.7005 of the Eugene Code, 1971, is amended to provide as follows:

9.7005 Pre-application Conference.

A pre-application conference shall be required for applications specifically listed below:

(1) Conditional Use Permit.

(2) Planned Unit Development, Tentative Plan, except that a pre-application conference is not required if the application meets the criteria in EC 9.7955(1).

(3) Willamette River Greenway Permits.

A pre-application conference may also be requested by a private individual due to factors such as the need for multiple land use applications, the scale of the development proposal, or the complexity of the project. All required or requested pre-application conferences shall be submitted on a form approved by the city manager and be accompanied by a fee established pursuant to EC Chapter 2.

Section 45. Subsection (1) of Section 9.7025 of the Eugene Code, 1971, is amended to provide as follows:

9.7025 Performance Agreements.

(1) *Applicability.* The city shall require execution of a performance agreement by the applicant for all of the following types of applications, including applications processed through the expedited procedures in EC 9.7900 through 9.7925 or EC 9.7950 through 9.7975:

- (a) Conditional use permit and any modifications.
- (b) Design review.
- (c) Historic property alteration and any modifications.
- (d) Middle Housing Land Divisions described in EC 9.8192(3).
- (e) Planned unit development, final plan and any modifications.
- (f) Site review and any modifications.
- (g) Subdivisions final plat and any modifications.
- (h) Standards review and any modifications.

Section 46. Section 9.7030 of the Eugene Code, 1971, is amended to provide as follows:

9.7030 Recordation of Certain City Decisions.

After a decision becomes final at the local level, the city shall record at Lane County Deeds and Records a notice of a decision concerning property that is the subject of the following types of applications, including applications processed through the expedited procedures in EC 9.7950 through 9.7975:

- (1) Conditional use permit and any modifications.
- (2) Design Review.
- (3) Historic landmark, designation.
- (4) Historic property, alteration.
- (5) Middle Housing Land Division.
- (6) Planned unit development, final plan and any modifications.
- (7) Property line adjustment.
- (8) Site review and any modifications.

- (9) Variances.
- (10) Willamette River Greenway Permit and any modifications.
- (11) Zone change.
- (12) Vacations.

Section 47. Section 9.7035 of the Eugene Code, 1971, is amended to provide as follows:

9.7035 Application Review Authorities and Processes.

Application review shall generally follow one of five types of procedures based on whether the decision is administrative (Type I), quasi-judicial (Type II, Type III or Type IV), or legislative (Type V).

Section 48. Table 9.7055 of Section 9.7055 of the Eugene Code, 1971, is amended to provide as follows:

9.7055 Applications and Review Authorities.

Table 9.7055 Applications and Review Authorities, lists applications and the typical review authorities for the decision and the appeal of the decision. To accommodate a request for concurrent review pursuant to EC 9.8005, the city may instead review multiple applications according to the highest applicable type:

Table 9.7055 Applications and Review Authorities

R = Recommendation, D = Decision Maker, A = Appeal Review Authority						
Application	Type	Planning Director	Hearings Official	Historic Review Board	Planning Commission	City Council

Expedited Land Division	N/A (See EC 9.7900)	D	A			
Expedited Planned Unit Development -PUD Tentative Plan -PUD Final Plan -PUD Modification	N/A (See EC 9.7950)	<u>D</u>	<u>A</u>			

R = Recommendation, D = Decision Maker, A = Appeal Review Authority						
Application	Type	Planning Director	Hearings Official	Historic Review Board	Planning Commission	City Council
Expedited Variance	N/A (See EC 9.7950)	<u>D</u>	<u>A</u>			
Expedited Zone Change	N/A (See EC 9.7950)	<u>D</u>	<u>A</u>			
***						D
Middle Housing Land Division						
– Tentative Plan	N/A (See EC 9.7900)	D	A			
– Final Plat	I	D				

Section 49. Section 9.7230 of the Eugene Code, 1971, is amended by amending Table 9.7230 and deleting subsection (10) to provide as follows:

9.7230 Expiration.

Table 9.7230 Expiration of Type II Application Approvals

Application	12 months	18 months	36 months
Adjustment Review		X	
Conditional Use Permit, Modification		X	
Design Review			X
Design Review, Modification			X
Historic Property, Alteration		X	
Middle Housing Land Division, Tentative Plan			X

Application	12 months	18 months	36 months
Partition:			
– Tentative Plan		X	
Planned Unit Development, Final			X
Planned Unit Development, Modification			X
Site Review		X	
Site Review, Modification		X	
Standards Review		X	
Standards Review, Modification		X	
Subdivision:			
– Tentative Plan			X
Traffic Impact Analysis Review		X	
Variance		X	

~~(10) Approval of a Middle Housing Land Division tentative plan shall be effective for 36 months after the effective date of approval. Within that time, any conditions of approval shall be fulfilled and the final plat, as approved by the city, shall be recorded by the applicant at Lane County Deeds and Records.~~

Section 50. Section 9.7600 of the Eugene Code, 1971, is amended to provide as follows:

9.7600 General Overview of Appeal Procedures.

The appeal procedures in EC 9.7605 through EC 9.7635 apply to appeals of interpretations of this land use code made according to EC 9.0040(1), ~~and~~ to appeals of all Type II land use applications, and to appeals of decisions made pursuant to EC 9.7950 through EC 9.7975. ~~The appeal procedures in EC 9.7640 through EC 9.7644 apply to appeals of decisions made pursuant to EC 9.7915.~~ The appeal of the planning director's decision provides for a review of an administrative decision by a higher review authority specified in this land use code. The planning director's decision may be affirmed, reversed, or modified.

Section 51. Sections 9.7640, 9.6741, 9.6742, 9.7643 and 9.6744 of the Eugene Code, 1971, are deleted in their entirety.

~~9.7640 — Filing of Appeal of Planning Director's Decision on Expedited Land Division or Middle Housing Land Division Application.~~

~~(1) Within 14 days of the date of the mailing of notice of the planning director's decision on an Expedited Land Division application or a Middle Housing Land Division application, the decision may be appealed to the hearings official by:~~

~~(a) The applicant.~~

~~(b) Any group or individual who submitted written comments during the 14-day comment period identified in the notice mailed pursuant to EC 9.7910.~~

~~(2) The appeal shall be submitted on a form approved by the city manager, be accompanied by a deposit for costs established by the city manager pursuant to EC 2.020 City Manager Authority to Set Fees and Charges and be received by the city no later than 5:00 p.m. on the 14th day after the notice of decision is mailed. The record from the planning director's proceeding shall be forwarded to the hearings official. New evidence shall be accepted.~~

~~(3) The appeal shall include a statement of issues on appeal. The appeal statement shall explain specifically how:~~

~~(a) The Planning Director's decision violates the substantive provisions of land use regulations applicable to the application;~~

~~(b) The Planning Director's decision is unconstitutional;~~

~~(c) The application is not eligible for review under the procedures at EC 9.7900 through 9.7925; or~~

~~(d) The parties' substantive rights have been substantially prejudiced by an error in procedure made by the city.~~

~~9.7641 — Notice of Appeal Procedure.~~

~~(1) Within seven days of the date an appeal pursuant to EC 9.7640 is filed, city staff, on behalf of the hearings official, shall mail written notice of the appeal to all of the following:~~

~~(a) Applicant.~~

~~(b) Owner of the subject property.~~

~~(c) The Planning Director.~~

~~(d) Appellant.~~

~~(e) Any person or organization entitled to notice under EC 9.7910 that provided written comments prior to the close of the public comment period identified in the notice mailed pursuant to EC 9.7910.~~

~~(f) Any state agency, local government or special district responsible for providing public facilities or services to the subject property.~~

~~(2) The notice shall include all of the following:~~

~~(a) The street address or other easily understood geographical reference to the subject property.~~

~~(b) The applicable criteria for the decision, listed by commonly used citation.~~

~~(c) The nature of the application and the proposed use or uses which could be authorized.~~

~~(d) An explanation of the requirements for submission of testimony and appeal procedures.~~

~~(e) A statement that copies of the application and all evidence and documents submitted by or on behalf of the applicant are available for review, and that copies can be obtained at cost.~~

~~(f) The name and telephone number of a city contact person.~~

~~(g) A statement that a person or organization that provided written comments to the planning director prior to the close of the public comment period identified in EC 9.7910, but did not file an appeal within the time set by EC 9.7640, may participate in the appeal only with respect to the issues raised in the written comments submitted to the planning director by that person or organization.~~

~~9.7642~~ **Appeal Procedure.**

~~(1) Only written evidence and argument will be accepted.~~

~~(2) The hearings official may use any appeal procedure that is consistent with the interests of the parties and will ensure a fair opportunity to present information and argument.~~

~~(3) The hearings official shall provide the city an opportunity to explain the planning director's decision, but the hearings official is not limited to reviewing the planning director's decision and may consider information not presented to the planning director.~~

~~(4) A person or organization that provided written comments to the planning director prior to the close of the public comment period identified in EC 9.7910, but did not file an appeal within the time set by EC 9.7640, may participate in the appeal only with respect to the issues raised in the written comments submitted to the planning director by that person or organization.~~

~~9.7643 Decision.~~

~~(1) The hearings official shall issue a written decision on an appeal of an Expedited Land Division application or a Middle Housing Land Division application within 42 days of the date the appeal is received by the city.~~

~~(2) Except as provided in subsection (5) the hearings official shall affirm, reverse, or modify the decision of the planning director. Before reversing or modifying the planning director's decision, the hearings official shall make findings and conclusions clearly stating how the planning director failed to properly evaluate the application or make a decision consistent with applicable criteria. The hearings official shall seek to identify means by which the application can satisfy the applicable approval criteria.~~

~~(3) The decision of the hearings official is final.~~

~~(4) The hearings official's decision is not a land use decision or limited land use decision.~~

~~(5) If the hearings official finds that the application does not qualify as an Expedited Land Division application or a Middle Housing Land Division application, the hearings official shall remand the application to the appropriate initial decisionmaker for consideration as a land use application or limited land use application.~~

~~(6) The hearings official's decision may not reduce the density of an Expedited Land Division application.~~

~~(7) The hearings official shall assess the costs of the appeal as follows:~~

~~(a) If the hearings official's decision materially improves the appellant's position in comparison to the planning director's decision, the hearings official shall order the city to refund the deposit for costs required by EC 9.7640(2) to the appellant.~~

~~(b) If the hearings official's decision does not materially improve the appellant's position in comparison to the planning director's decision, the hearings official shall order the appellant to pay to the city the costs of the appeal that exceed deposit required by EC 9.7640(2), up to a maximum of \$500.~~

~~(8) As used in subsection (7), "costs of the appeal" include the compensation paid the hearings official and other costs incurred by the city, but not the costs incurred by other parties.~~

9.7644 Notice of Decision.

~~(1) Within 5 days after the date of the hearings official's decision on the appeal of an Expedited Land Division application or a Middle Housing Land Division application, notice of the decision shall be mailed to all of the following:~~

- ~~(a) Applicant.~~
- ~~(b) Appellant.~~
- ~~(c) Any person who provided oral or written testimony in a timely manner during the appeal.~~
- ~~(d) Any person who requested notice of the appeal decision.~~

~~(2) The notice shall:~~

- ~~(a) Summarize the decision of the hearings official.~~
- ~~(b) Explain the appeal rights.~~

~~(3) Responsibility and procedures for mailing the notice described in this section may be established by administrative rule of the city manager pursuant to section 2.019 of this code.~~

Section 52. Section 9.7900 of the Eugene Code, 1971, is amended to provide as follows:

9.7900 General Overview of Expedited Land Division/Middle Housing Land Division Application Procedures.

The Expedited Land Division/Middle Housing Land Division review process provides for review by the planning director of an application based on provisions specified in this land use code. ~~The application process includes notice to nearby occupants and property owners to allow for public comments prior to the planning director's decision.~~

Section 53. Section 9.7910 of the Eugene Code, 1971, is deleted in its entirety.

~~9.7910 Notice of Application.~~

~~(1) Within 10 days of the city's determination that an application is complete, but at least 20 days before the planning director makes a decision, written notice of the application shall be mailed to all of the following, using information from the most recent property tax assessment roll:~~

- ~~(a) Applicant.~~
- ~~(b) Owners and occupants of the subject property.~~

- ~~(c) Owners and occupants of properties located within 100 feet of the perimeter of the subject property.~~
- ~~(d) Neighborhood group or community organization officially recognized by the city council that includes the area of the subject property.~~
- ~~(e) Community organizations that have submitted written requests for notification.~~
- ~~(f) Any state agency, local government or special district responsible for providing public facilities or services to the subject property.~~
- ~~(2) The notice shall include all of the following:~~
 - ~~(a) The street address or other easily understood geographical reference to the subject property.~~
 - ~~(b) The applicable criteria for the decision, listed by commonly used citation.~~
 - ~~(c) The place, date, and time that comments are due.~~
 - ~~(d) A statement that copies of all evidence relied upon by the applicant are available for review and can be obtained at cost.~~
 - ~~(e) A statement that issues that may provide the basis for an appeal to the hearings official must be raised in writing prior to the end of the comment period and with sufficient specificity to enable the hearings official to respond to the issue.~~
 - ~~(f) The name and phone number of a city contact person.~~
 - ~~(g) A brief summary of the local decision-making process for the decision being made.~~
- ~~(3) The notice shall allow a 14-day period for the submission of written comments, starting from the date of mailing. All comments must be received by the city within that 14-day period.~~
- ~~(4) Responsibility and procedures for mailing and posting the notices described in this section may be established by administrative rule of the city manager adopted pursuant to section 2.019 of this code.~~

Section 54. Section 9.7915 of the Eugene Code, 1971, is amended to provide as follows:

9.7915 Decision.

Within ~~63~~⁵⁸ days of the city's determination that an application is complete, the planning director shall approve, conditionally approve, or deny an Expedited Land Division or Middle Housing Land Division application. The decision shall: include a brief statement that explains the criteria and standards considered relevant to the decision; state the facts relied upon in rendering the decision; and explain the justification for the decision based upon the criteria, standards and facts set forth. The Planning Director's decision is the final decision on the application. ~~The planning director's decision on an application for an Expedited Land Division or Middle Housing Land Division is not a land use decision or limited land use decision.~~

Section 55. Section 9.7920 of the Eugene Code, 1971, is amended by amending subsections (1) and (2) and deleting subsection (4) to provide as follows:

9.7920 Notice of Decision.

(1) Within 5 days after the planning director renders a decision, notice of the decision shall be mailed to the ~~following:~~[applicant.](#)

~~(a) Applicant.~~

~~(b) Owner and occupants of the subject property.~~

~~(c) Owners and occupants of properties located within 100 feet of the perimeter of the subject property.~~

~~(d) Neighborhood group or community organization officially recognized by the city that includes the area of the subject property.~~

~~(e) Community organizations that have submitted written requests for notification.~~

~~(f) Any state agency, local government or special district responsible for providing public facilities or services to the subject property.~~

~~(g) Any group or individual who submitted written comments during the comment period.~~

~~(h) Those groups or individuals who requested notice of the decision.~~

(2) The notice shall ~~include all of the following:~~

(a) ~~A description of the nature of~~[Summarize](#) the decision of the planning director; ~~and.~~

(b) ~~An explanation of the nature of the application and the proposed use or uses which could be authorized~~[Explain the applicant's appeal rights.](#)

~~(c) The street address or other easily understood geographical reference to the subject property.~~

~~(d) The name of a city representative to contact and the telephone number where additional information may be obtained.~~

~~(e) A statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.~~

~~(f) A statement that the applicant and any person or organization that submitted written comments during the comment period may appeal as provided in EC 9.7640.~~

~~(g) A statement that the planning director's decision will not become final until the period for filing a local appeal has expired.~~

~~(h) An explanation that a person who is mailed written notice of the planning director's decision cannot appeal directly to LUBA.~~

(3) Responsibility and procedures for mailing the notice described in this section may be established by administrative rule of the city manager pursuant to section 2.019 of this code.

~~(4) Unless appealed according to the procedures in EC 9.7640 Filing of Appeal of Planning Director's Decision on Expedited Land Division or Middle Housing Land Division Application, the planning director's decision is effective on the 15th day after notice of the decision is mailed.~~

Section 56. Section 9.7925 of the Eugene Code, 1971, is amended to provide as follows:

9.7925 Approved Site Plans.

The applicant shall provide the city with 43 copies of site plans that meet the conditions of approval of the planning director's decision.

Section 57. The heading "Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change Application Procedures" and Sections 9.7950, 9.7955, 9.7960, 9.7965, 9.7970, and 9.7975 are added to the Eugene Code, 1971, to provide as follows:

Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change Application Procedures

9.7950 General Overview of Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change Application Procedures.

The Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change application review process provides for review by the planning director of an application based on provisions specified in this land use code. The application process includes notice to nearby occupants and property owners to allow for public comments prior to the planning director's decision.

9.7955 Applicability of Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change Process.

(1) Applicability. This expedited process may be only utilized if the application meets all the criteria in subparagraphs a – c below:

(a) The application is for:

1. A change in the zone of the subject property to a zone that allows for a higher residential density than the property's current zone;
2. A variance from a residential approval standard; or

3. Any of the following planned unit development applications that include residential development:

a. A tentative plan application;

b. A final plan application; or

c. A modification application.

(b) The property that is the subject of the application is either zoned with one of the zones listed in subparagraphs 1. – 20. or designated with one of the designations listed in subparagraph 21. – 25.:

1. C-1 Neighborhood Commercial,

2. C-2 Community Commercial,

3. C-3 Major Commercial,

4. GO General Office,

5. R-1 Low Density Residential,

6. R-2 Medium Density Residential,

7. R-3 Limited High Density Residential,

8. R-4 High Density Residential,

9. S-C Chambers Special Area Zone, subarea S-C/R-1, S-C/R-2, or S-C/C-2,

10. S-CN Chase Node Special Area Zone, subarea S-CN/C, S-CN/HDR/MU, or S-CN/HDR,

11. S-DR Downtown Riverfront Special Area Zone, subdistricts S-DR/MU, S-DR/MU/1, or S-DR/MU/2,

12. S-DW Downtown Westside Special Area Zone,

13. S-E Elmira Road Special Area Zone,

14. S-F Fifth Avenue Special Area Zone,

15. S-H Historic Zone,

16. S-HB Blair Boulevard Historic Commercial Special Area Zone,

17. S-JW Jefferson Westside Special Area Zone,

18. S-RN Royal Node Special Area Zone, subarea S-RN/LDR, S-RN/MDR, S-RN/MSD, S-RN/CMU, or S-RN/RMU,

19. S-W Whiteaker Special Area Zone.

20. S-WS Walnut Station Special Area Zone, frontage districts S-WS/Franklin, S-WS/Garden Avenue, or S-WS/TE-15,

21. Low Density Residential.

22. Medium Density Residential.

23. High Density Residential.

24. Medium Density Residential Mixed-Use Overlay, or

25. High Density Residential Mixed-Use Overlay.

(c) The applicant is proposing residential development on the subject property.

(2) The following applications are excluded from this expedited process:

(a) An application that would reduce the minimum residential density of the subject property.

(b) An application for a final subdivision or partition plat.

9.7960 Notice of Application.

(1) When required by state law, within 10 days of the city's determination that an application is complete, but at least 20 days before the planning director makes a decision, the city shall submit written notice to the Oregon Department of Land Conservation and Development that includes the information required by state law.

(2) Within 10 days of the city's determination that an application is complete, but at least 20 days before the planning director makes a decision, written notice of the application shall be mailed to all of the following, using information from the most recent property tax assessment roll:

(a) The applicant.

(b) Owners and occupants of the subject property.

(c) Owners and occupants of properties located within 100 feet of the perimeter of the subject property.

(d) The neighborhood group or community organization officially recognized by the city council that includes the area of the subject property.

(3) The notice shall include all of the following:

(a) The street address or other easily understood geographical reference to the subject property.

- (b) The applicable criteria for the decision, listed by commonly used citation.
- (c) The place, date, and time that comments are due.
- (d) A statement that copies of all evidence relied upon by the applicant are available for review and can be obtained at cost.
- (e) A statement that issues that may provide the basis for an appeal to the hearings official must be raised in writing prior to the end of the comment period and with sufficient specificity to enable the hearings official to respond to the issue.
- (f) The name and phone number of a city contact person.
- (g) A brief summary of the local decision-making process for the decision being made.
- (4) The notice shall allow a 14-day period for the submission of written comments, starting from the date of mailing. All comments must be received by the city within that 14-day period.
- (5) Responsibility and procedures for mailing and posting the notices described in this section may be established by administrative rule of the city manager adopted pursuant to section 2.019 of this code.

9.7965 Decision.

Within 45 days of the city's determination that an application is complete, the planning director shall approve, conditionally approve, or deny an Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change application. The decision shall: include a brief statement that explains the criteria and standards considered relevant to the decision; state the facts relied upon in rendering the decision; and explain the justification for the decision based upon the criteria, standards and facts set forth.

9.7970 Notice of Decision.

- (1) Within 5 days after the planning director renders a decision, notice of the decision shall be mailed to the following:
 - (a) Applicant.
 - (b) Owner and occupants of the subject property.
 - (c) Any group or individual who submitted written comments during the comment period.
- (2) The notice shall include all of the following:
 - (a) A description of the nature of the decision of the planning director and the process for reaching a final decision on the application.
 - (b) An explanation of the nature of the application and the proposed use or uses which could be authorized.

(c) The street address or other easily understood geographical reference to the subject property.

(d) The name of a city representative to contact and the telephone number where additional information may be obtained.

(e) A statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.

(f) A statement that the applicant and any person or organization that submitted written comments during the comment period may appeal as provided in EC 9.7605.

(g) A statement that the planning director's decision will not become final until the period for filing a local appeal has expired.

(h) An explanation that a person who is mailed written notice of the planning director's decision cannot appeal directly to LUBA.

(3) Within 5 days after the planning director renders a decision, when required by state law, the city shall submit written notice to the Oregon Department of Land Conservation and Development that includes the information required by state law.

(4) Responsibility and procedures for mailing the notice described in this section may be established by administrative rule of the city manager pursuant to section 2.019 of this code.

(5) The City will provide an affidavit or other certification describing the notice provided.

(6) Unless appealed according to the procedures in EC 9.7605 Filing of Appeal of Planning Director's Decision, the planning director's decision is effective on the 13th day after notice of the decision is mailed.

9.7975 Approved Site Plans.

When an Expedited Planned Unit Development, Expedited Variance, and Expedited Zone Change application requires a final approved site plan, the applicant shall provide the city with 3 copies of site plans that meet the conditions of approval of the planning director's decision.

Section 58. Subsections (1) and (2) of Section 9.8005 of the Eugene Code, 1971, are amended to provide as follows:

9.8005 Applicability and Effect of Application Requirements, Criteria, and Concurrent Review.

(1) Additional provisions addressing the applicability of sections 9.8000 through 9.8865 are found in EC 9.2000 through 9.3980, which identify various uses that require approval of a particular land use application. Land use applications referred to in EC 9.8000 through 9.8865 are subject to the procedural requirements in EC 9.7000 through ~~9.7925~~9.7975, Application

Procedures, and any additional requirements of EC 9.8000 through 9.8865. To the extent there is a conflict, the provisions in EC 9.8000 through 9.8865 control.

(2) If an initial proposal also requires an application be submitted for one or more of the following:

- (a) Adjustment review;
- (b) Site review;
- (c) Conditional use permit;
- (d) Planned unit development;
- (e) Zone change;
- (f) Willamette River Greenway permit; or
- (g) Standards review,

the applicant may elect to have the applications reviewed concurrently according to the highest application type. All other provisions of this code would continue to apply to each application, including, but not limited to, the approval criteria. If an initial proposal includes both and application that meets the criteria in EC 9.7955 to be processed as an Expedited Planned Unit Development, Expedited Variance or Expedited Zone Change application pursuant to EC 9.7950 EC 9.7975 and an application eligible for concurrent review under this section, the applicant may request that the city process the applications on the same timeline, but utilizing the procedures applicable to each application type. This may mean that the initial decision on the Expedited Planned Unit Development, Expedited Variance or Expedited Zone Change application is issued later than it would be if the Expedited Planned Unit Development, Expedited Variance or Expedited Zone Change application was processed on its own. Only applications that meet the criteria in EC 9.7955 may be processed pursuant to EC 9.7950-9.7975.

Section 59. Section 9.8030 of the Eugene Code, 1971, is amended by amending subsection (37) and adding subsection (39) to provide as follows:

9.8030 Adjustment Review – Approval Criteria.

The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria:

(37) *Middle Housing Standards Adjustment.* Where EC 9.5550 provides that standards applicable to triplexes, fourplexes, townhouses, or cottage clusters may be adjusted, approval of the request shall be given if the applicant demonstrates consistency with all of the following, as applicable:

(a) *Entry Orientation*. The requirements set forth in EC 9.5550(4)(c) and 9.5550(5)(dc)1. may be adjusted if the overall proposal creates building orientations and entrances that achieve all of the following:

1. Enhances public safety for residents and visitors; and
2. Provides opportunities for community interaction; and
3. Ensures that the main entrance is visible or clearly identifiable from the street or from common open spaces by its orientation or articulation; and
4. Ensures that residents, visitors, and emergency personnel can easily find the main entrance, and so establish how to enter the residence.

(b) *Garages, Off-Street Parking Areas, [Access Connections](#), and Driveways for Triplexes and Fourplexes*. The requirements set forth in EC 9.5550(4)(a) and (b) may be adjusted if the proposal achieves the following:

1. Supports a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas.
2. Consistency with EC 9.8030(28).

~~(c) *Townhouse Unit Features*. The requirements set forth in EC 9.5550(5)(b) may be adjusted if the proposed building design utilizes architectural masses, features or details to distinguish elements of the building, such as entryways, windows, garages, and other elements.~~

(~~c~~d) *Townhouse Driveways, [Access Connections](#), and [Vehicle Parking](#)*. The requirements set forth in EC 9.5550(5)(~~b~~e) may be adjusted if the proposal supports a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas.

(~~d~~e) *General Standards for Cottage Clusters*. The requirements set forth in EC 9.5550(6)(a) may be adjusted if the proposal overall achieves an equivalent or higher quality design by including the following:

1. Higher quality design elements, such as durable, high quality materials, architectural detail and craftsmanship, sustainable building design features, enhanced landscaping, or user amenities;
2. An enhanced sense of openness and community for residents by including elements such as abundant and highly functional common open space that is easily accessible and viewable from individual units through abundant windows and porches;
3. Amenities or design that enhance the livability, walkability, and safety of the residents and community, such as enhanced lighting features or easily accessible connectivity to neighborhood amenities;

4. Design that promotes compatibility with adjacent properties and the neighborhood through the scale of buildings and of the overall development pattern, through design elements that may include privacy screening, enhanced landscape buffers, or frontage improvements and amenities that are supportive of an active, walkable, and neighborly streetscape;

5. Enhanced design elements for cottage clusters over 8 units, such as design elements that enhance the common courtyard and open space and provide connectivity and access to shared amenities consistent with the intent of openness and community for residents. A single cottage cluster shall contain a maximum of 12 cottages;

6. An Accessory building must not exceed 600 square feet in floor area and shall comply with standards in EC 9.2751(16).

(ef) *Cottage Cluster Orientation Standards.* The requirements set forth in EC 9.5550(6)(b) may be adjusted if the overall proposal achieves all of the following:

1. Provides a sense of community within a cottage cluster by including design features such as porches, outdoor living areas, and other features that incorporate transparency and openness to encourage passive observation and neighborly interactions, and

2. Each dwelling has pedestrian access to a common courtyard.

3. Dwellings within 20 feet of a front property line that abuts a street shall provide a pedestrian-friendly frontage that includes design features such as street facing porches, abundant windows, gateway elements, and other architectural features.

(fg) *Common Courtyard Design Standards.* The requirements set forth in EC 9.5550(6)(c) may be adjusted if the requested adjustment will allow the project to achieve an equivalent or higher quality design of open space than would result from strict adherence to the standards through:

a1. Enhanced spaces that contribute positively to the site, streetscape, and adjoining properties by including design elements such as high-quality materials, outdoor seating, enhanced pedestrian space, pedestrian-scaled lighting, canopy trees and other landscape materials and other user amenities; and

b2. An overall design that promotes safety and security for residents and visitors.

(gh) *Community Building Standards.* The requirements set forth in EC 9.5550(6)(d) may be adjusted if the community building is compatible in scale with dwellings in the cottage cluster, including, but not limited to, building height and building size.

(hi) *Cottage Cluster Parking Design Standards.* The requirements set forth in EC 9.5550(6)(f) may be adjusted if the proposal achieves all of the following:

1. Supports a pedestrian-friendly street environment; and

2. Supports livability for cottage cluster residents by minimizing the impacts of parking areas and garages.
3. Consistency with EC 9.8030(28).

(39) Micro Village Development Standards Adjustment.

(a) Open Space. The requirements set forth in EC 9.5570(4)(c) may be adjusted if the applicant demonstrates consistency with all of the following:

1. The requested adjustment will allow the project to achieve an equivalent or higher quality design of open space than would result from strict adherence to the standards through:

a. Enhanced public and private spaces that contribute positively to the site, streetscape, and adjoining properties. Design elements for this purpose may include high quality materials, outdoor seating, enhanced pedestrian space, pedestrian-scaled lighting, canopy trees and other landscape materials and other user amenities; and

b. An overall site design that promotes safety, security and privacy, and reduces visual, noise, and lighting impacts of development on adjacent properties.

2. When abutting property is zoned R-1 Low-Density Residential, the design provides an appropriate combination of setbacks, landscaping and screening to buffer between the micro village development and the adjacent Low-Density Residential zone.

(b) Community Building. The requirements set forth in EC 9.5570(4)(d) may be adjusted if the applicant demonstrates consistency with all of the following:

1. An enhanced sense of openness and community for residents by including elements such as abundant and highly functional common open space that is easily accessible and viewable from individual units through abundant windows and porches;

2. Amenities or design that enhance the livability, walkability, and safety of the residents and community, such as enhanced lighting features or easily accessible connectivity to neighborhood amenities;

3. Design that promotes compatibility with adjacent properties and the neighborhood through the scale of buildings and of the overall development pattern, through design elements that may include privacy screening, enhanced landscape buffers, or frontage improvements and amenities that are supportive of an active, walkable, and neighborly streetscape;

4. Each micro village development must include at least one community building for every 30 micro village dwellings. Micro village developments with fewer than 30 micro village dwellings must include at least one community building.

5. The community building shall be accessible to all residents, such as from a common lobby, courtyard or exterior common open space.

Section 60. Section 9.8191 of the Eugene Code, 1971, is amended to provide as follows:

9.8191 Purpose of Middle Housing Land Division, Tentative Plan.

Sections 9.8191 through 9.8199 govern the approval of middle housing land divisions. These regulations are intended to accomplish the orderly development of land within the community, ensure the adequate provision of public facilities and services, protect public health and safety, enable development to occur consistent with applicable provisions of the comprehensive plan, enable home ownership, and comply with state laws requiring the allowance of land divisions to create small lots for individual units of middle housing. The purpose of a middle housing land division is to create middle housing lots. The development of units of middle housing is separate from a middle housing land division.

Section 61. Subsection (2) of section 9.8192 of the Eugene Code, 1971, is amended to provide as follows:

9.8192 Applicability of Middle Housing Land Division, Tentative Plan Applications.

(1) Except as provided in subsection (2), Middle housing land divisions are subject to the application procedures in EC 9.7900 through EC 9.7925.

(2) An applicant may elect to have a Middle Housing Land Division application reviewed concurrently with a subdivision or partition application. If the applicant elects concurrent review, the procedures that will apply to review and appeal of the Middle Housing Land Division application are the procedures applicable to review and appeal of the subdivision or partition application. ~~EC 9.7640 through 9.7644 and~~ EC 9.7900 through 9.7925 do not apply to Middle Housing applications reviewed concurrently with subdivision or partition applications. All other provisions of this code continue to apply to each application, including but not limited to approval criteria.

(3) The creation of middle housing lots through a middle housing land division is permitted:

(a) On a lot or parcel prior to the development of middle housing, consistent with the approval criteria in subsections (1) and (3)-(9), of EC 9.8194.

(b) On a lot or parcel developed with middle housing, consistent with the approval criteria in subsections (2) and (3)-(9), of EC 9.8194.

Section 62. Section 9.8194 of the Eugene Code, 1971, is amended by amending subsection (5); adding a new subsection (6); renumbering subsection (6) to (7); adding a new

subsection (8); and renumbering subsections (7), (8), and (9) to (9), (10), and (11) respectively to provide as follows:

9.8194 Middle Housing Land Division, Tentative Plan Approval Criteria.

The planning director shall approve, conditionally approve, or deny the middle housing land division tentative plan application based on compliance with the following criteria:

(5) Except as provided in subparagraph (6), sSeparate utilities are provided for each dwelling unit.

(6) Individual wastewater connections are not required for each dwelling unit.

~~(7)~~ (6) The middle housing land division results in one dwelling unit on each middle housing lot, except lots, parcels or tracts that include a common area. Lots, parcels or tracts that include a common area, but do not include a dwelling unit, are permitted.

(8) The following retained units are considered one dwelling unit for purposes of compliance with subparagraph (7), as long as final certificate of occupancy for each unit was issued at least 5 years prior to the date of submittal of the middle housing land division application:

(a) One detached single-unit dwelling;

(b) One detached single-unit dwelling plus one accessory dwelling unit; or

(c) One duplex.

~~(9)~~ (7) The application demonstrates that buildings or structures on the middle housing lots created by the middle housing land division will comply with applicable building code provisions related to new property lines; and, notwithstanding the creation of new lots or parcels, that structures or buildings located on the middle housing lots will comply with the Oregon Residential Specialty Code.

~~(10)~~ (8) The following notes are included on the tentative plan:

(a) The middle housing lots shown on the tentative plan were created pursuant to a middle housing land division and may not be further divided.

(b) The middle housing developed on the middle housing lots shown on the tentative plan shall remain middle housing and shall not be considered to be any other housing type as a result of the middle housing land division.

~~(11)~~ (9) The proposed middle housing land division will not cause any existing improvements on the middle housing lots to be inconsistent with applicable standards in this land use code.

Section 63. Section 9.8195 is added to the Eugene Code, 1971, to provide as follows:

9.8195 Expiration

Approval of a Middle Housing Land Division tentative plan shall be effective for 36 months after the effective date of approval. Within that time, any conditions of approval shall be fulfilled and the final plat, as approved by the city, shall be recorded by the applicant at Lane County Deeds and Records.

Section 64. Subsections (2)(b) and (2)(c) of Section 9.8199 of the Eugene Code, 1971, are amended to provide as follows:

9.8199 Middle Housing Land Division, Final Plat – Recordation.

(1) The city surveyor and planning director shall note their approval of the middle housing land division on the final plat along with the effective date of approval, which constitutes the city's acceptance of any dedications to the public contained therein. After approval, the city shall forward the final plat for the middle housing land division to Lane County for signature by the county assessor and recording.

(2) A notice of middle housing land division shall be recorded for each middle housing lot with the Lane County Deeds and Records that states:

(a) The middle housing lot may not be further divided.

(b) No more than one unit of middle housing may be developed on each middle housing lot as provided in EC 9.8194(7)-(8).

(c) The dwelling developed on the middle housing lot is a unit of middle housing as provided in EC 9.8194(7)-(8) and is not a single attached or detached dwelling, or any other housing type.

Section 65. Section 9.8310 of the Eugene Code, 1971, is amended by adding subsection (6) to provide as follows:

9.8310 Tentative Planned Unit Development General Application Requirements.

(6) *Expedited Review.* If the proposal complies with the criteria in EC 9.7955 the written statement submitted with the PUD application shall clearly state whether the applicant is proceeding under: (a) the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures; or (b) the application review process in EC 9.7300 through 9.7340 Type III Procedures.

Section 66. Subsection (8) of Section 9.8325 of the Eugene Code, 1971, is amended to provide as follows:

9.8325 Tentative Planned Unit Development Approval Criteria – Housing/Clear and Objective.

(8) For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

(a) No development shall occur on land above an elevation of 901 feet except that either middle housing, [single room occupancy of up to six units](#), or one single-unit dwelling may be built on any lot in existence as of August 1, 2001.

(b) Development on any portion of the development site located above 900 feet elevation shall be set back at least 300 feet from the ridgeline unless there is a determination by the city manager that the area is not needed as a connection to the city's ridgeline trail system. For purposes of this section, the ridgeline shall be considered as the line indicated as being the urban growth boundary.

(c) Residential density is limited as follows:

1. In the area west of Friendly Street, the maximum level of new development per gross acre shall be 8 units per acre.

2. In the area east of Friendly Street, the maximum level of new development per gross acre shall be limited to 5 units per acre.

3. Housing developed as Controlled Income and Rent Housing shall be exempt from the density limitations in subsections 1 and 2 above, but are subject to the other applicable development standards and review procedures.

4. This subsection (c) does not preclude middle housing, [single room occupancies of up to six units](#), or the addition of an accessory dwelling on any legal lot.

Section 67. Section 9.8335 of the Eugene Code, 1971, is amended to provide as follows:

9.8335 Modifications to Approved Tentative Planned Unit Development.

(1) [Except as provided in subsection \(2\), below, an](#)~~The~~ applicant may apply for a modification of the approved PUD tentative plan following the Type II process.

(2) [If the modification application complies with the criteria in EC 9.7955, the applicant shall clearly state in writing whether the applicant is proceeding under: \(a\) the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures; or \(b\) the application review process in EC 9.7200 through 9.7230 Type II Procedures.](#)

(3) The planning director shall approve the PUD modification application~~request~~ only if it complies with the following criteria:

(a~~1~~) The proposed modification is consistent with the conditions of the original approval.

(b~~2~~) The proposed modification will result in insignificant changes in the physical appearance of the development, the use of the site, and impact on the surrounding properties.

(4) If the planning director determines that the proposed modification is not consistent with the ~~above~~ criteria in subsection (3), the proposed modification may not occur. Nothing in this section shall preclude the applicant from initially submitting the requested modification as a new tentative PUD application.

Section 68. Section 9.8360 of the Eugene Code, 1971, is amended by adding subsection

(4) to provide as follows:

9.8360 Planned Unit Development, Final Plan Application Requirements.

In addition to the provisions in EC 9.7010 Application Filing, the following specific requirements apply to PUD final plan applications:

(4) If the application complies with the criteria in EC 9.7955, the applicant shall clearly state in writing whether the applicant is proceeding under: (a) the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures; or (b) the application review process in EC 9.7200 through 9.7230 Type II Procedures.

Section 69. Section 9.8370 of the Eugene Code, 1971, is amended to provide as follows:

9.8370 Modifications to Approved Planned Unit Development.

(1) Except as provided in subsection (2), ~~t~~The applicant for the original PUD may apply for a modification of the final PUD approval following the Type II process.

(2) If the modification application complies with the criteria in EC 9.7955, the applicant shall clearly state in writing whether the applicant is proceeding under: (a) the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures; or (b) the application review process in EC 9.7200 through 9.7230 Type II Procedures.

(3) The planning director shall approve the request only if it complies with the following criteria:

(a~~1~~) The proposed modification is consistent with the conditions of the original approval.

(b2) The proposed modification will result in insignificant changes in the physical appearance of the development, the use of the site, and impact on the surrounding properties.

(4) If the planning director determines that the proposed modification is not consistent with the ~~above~~ criteria in subsection (3), the proposed modification may not occur unless a new tentative PUD application is submitted ~~based on the Type III procedural requirements~~. Nothing in this tentative PUD application.

Section 70. Section 9.8757 is added to the Eugene Code, 1971, to provide as follows:

9.8757 Application Requirements

If a variance application complies with the criteria in EC 9.7955, the applicant shall clearly state in writing whether the applicant is proceeding under: (a) the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures; or (b) the application review process in EC 9.7200 through 9.7230 Type II Procedures.

Section 71. Section 9.8855 of the Eugene Code, 1971, is amended by adding subsection

(8) to provide as follows:

9.8855 Applicability.

Changes in zoning, including the application of or change of an overlay zone or special area zone shall be processed as a Type III application as provided in EC 9.7300 through EC 9.7340 Type III Application Procedures, with the following exceptions:

(8) The proposed zone change complies with the criteria in EC 9.7955 and the applicant has clearly stated in writing that the applicant wishes to proceed under the application review process in EC 9.7950 through 9.7975 Expedited Planned Unit Development, Expedited Variance and Expedited Zone Change Application Procedures.

Section 72. Figure 9.0500 Window and Door Coverage Area attached as Exhibit P to this Ordinance is added in numeric order to the Figures and Maps Section of Chapter 9 of the Eugene Code, 1971.

Section 73. The findings set forth in Exhibit Q attached to this Ordinance are adopted as findings in support of this Ordinance.

Section 74. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 75. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by the Oregon Land Use Board of Appeals or a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof. Further, if this Ordinance is remanded back to the City Council for further action by the Oregon Land Use Board of Appeals or a court of competent jurisdiction, those sections, subsections, sentences, clauses, phrases, or portions that do not require action on remand shall be deemed separate, distinct, and independent provisions and such remand shall not affect their validity or effect.

Passed by the City Council this

___ day of _____, 20__

City Recorder

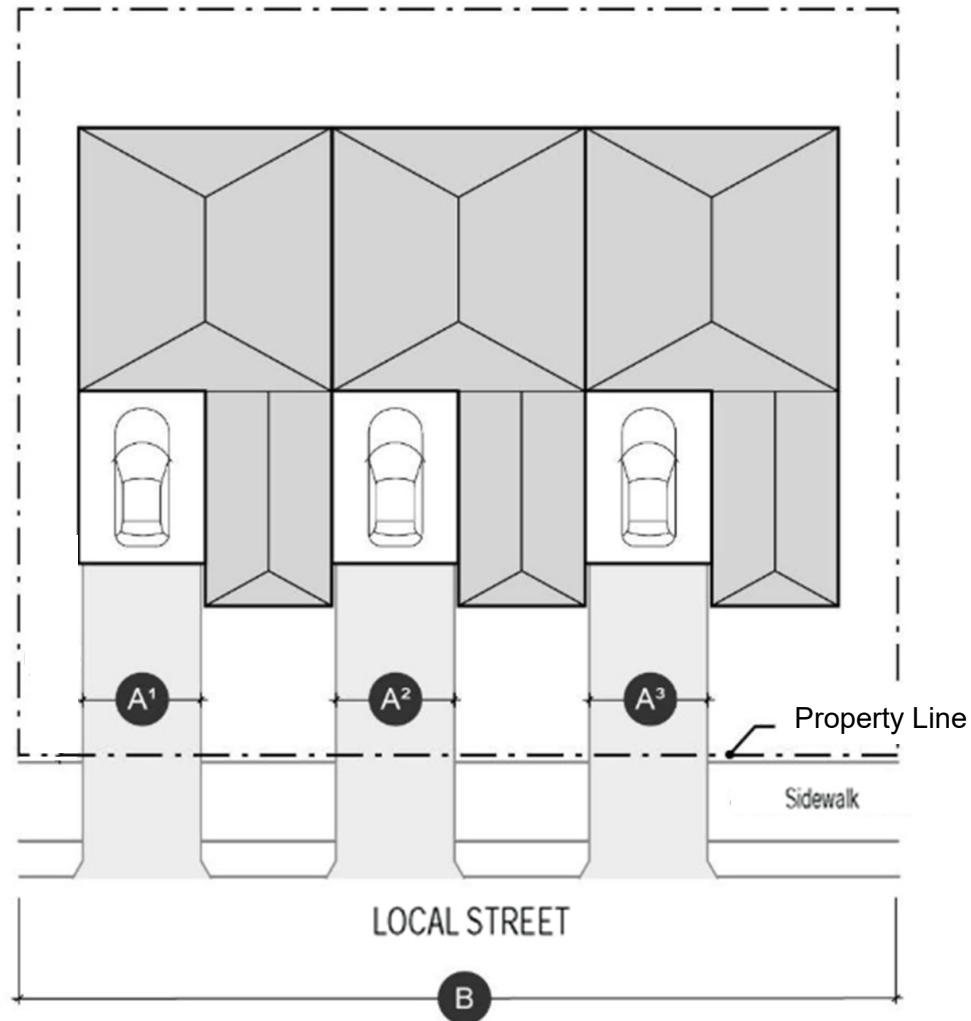
Approved by the Mayor this

___ day of _____, 20__

Mayor

**Figure
9.5550(4)(a)1.b.**

**Triplex/Fourplex Width of
Garages and Parking Areas**

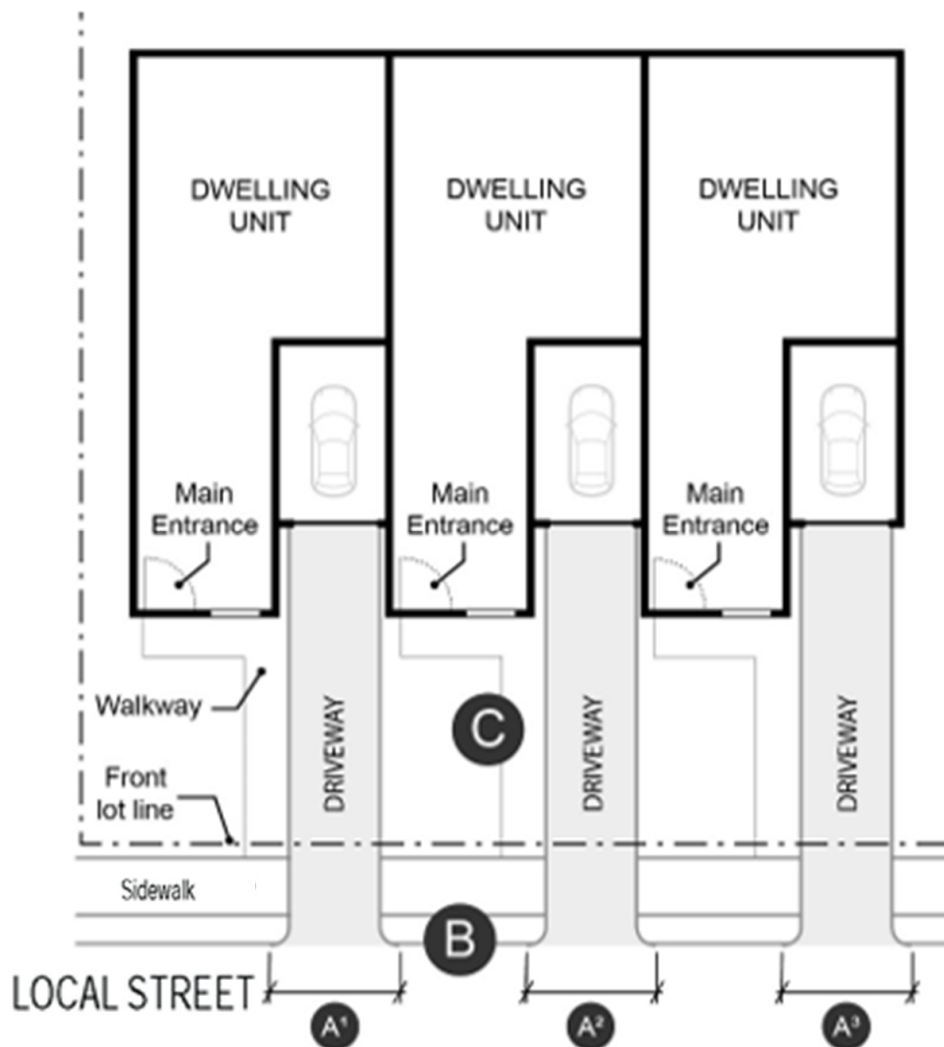


A Garage and on-site parking and maneuvering areas: $\frac{A^1 + A^2 + A^3}{B} \leq 50\%$

B Total street frontage

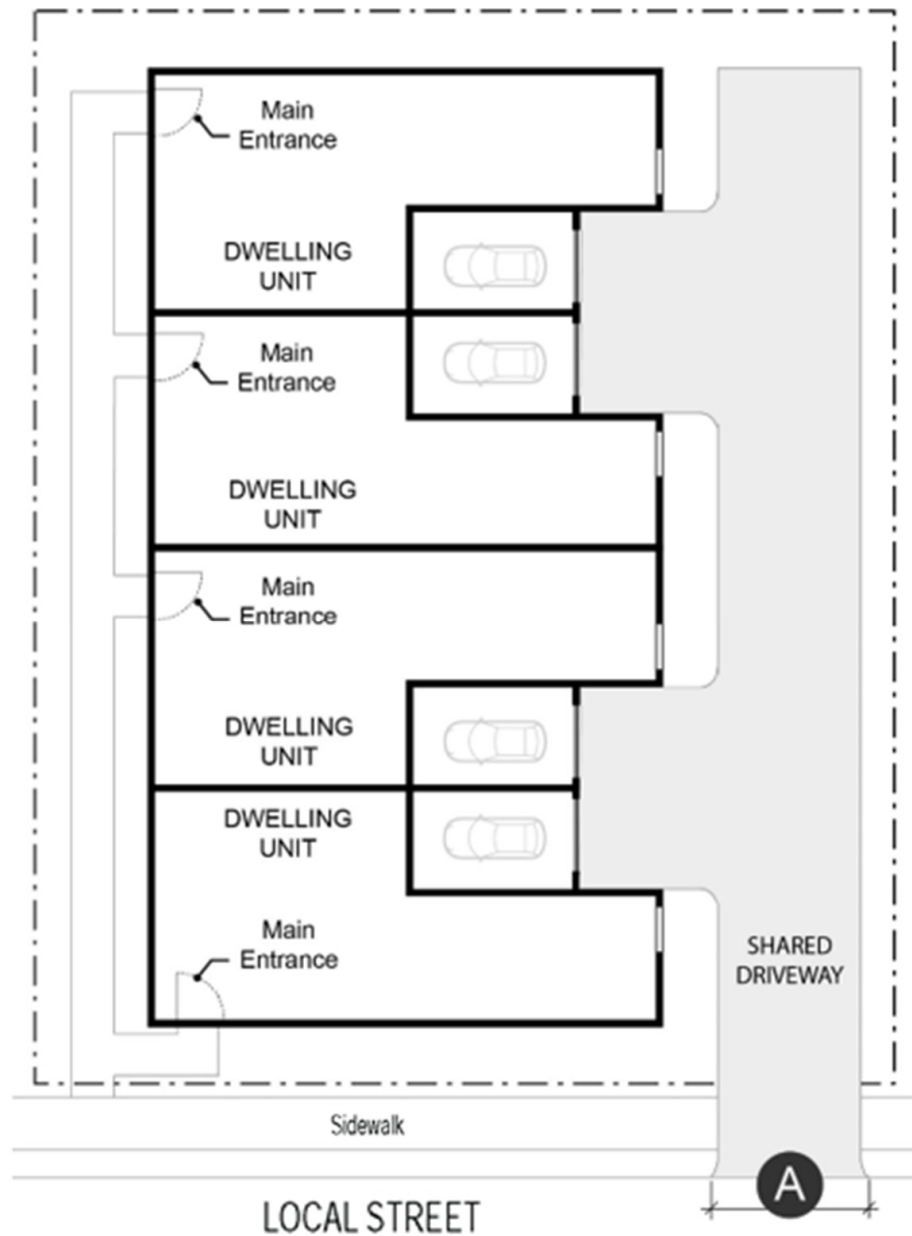
**Figure
9.5550(4)(b)2.**

**Triplex/Fourplex Access Connection Width
and Separation on Local Street**



- A** $A1 + A2 + A3$ must not exceed 32 feet per frontage
- B** Access connections must meet separation standards for local streets
- C** Walkway may abut driveway

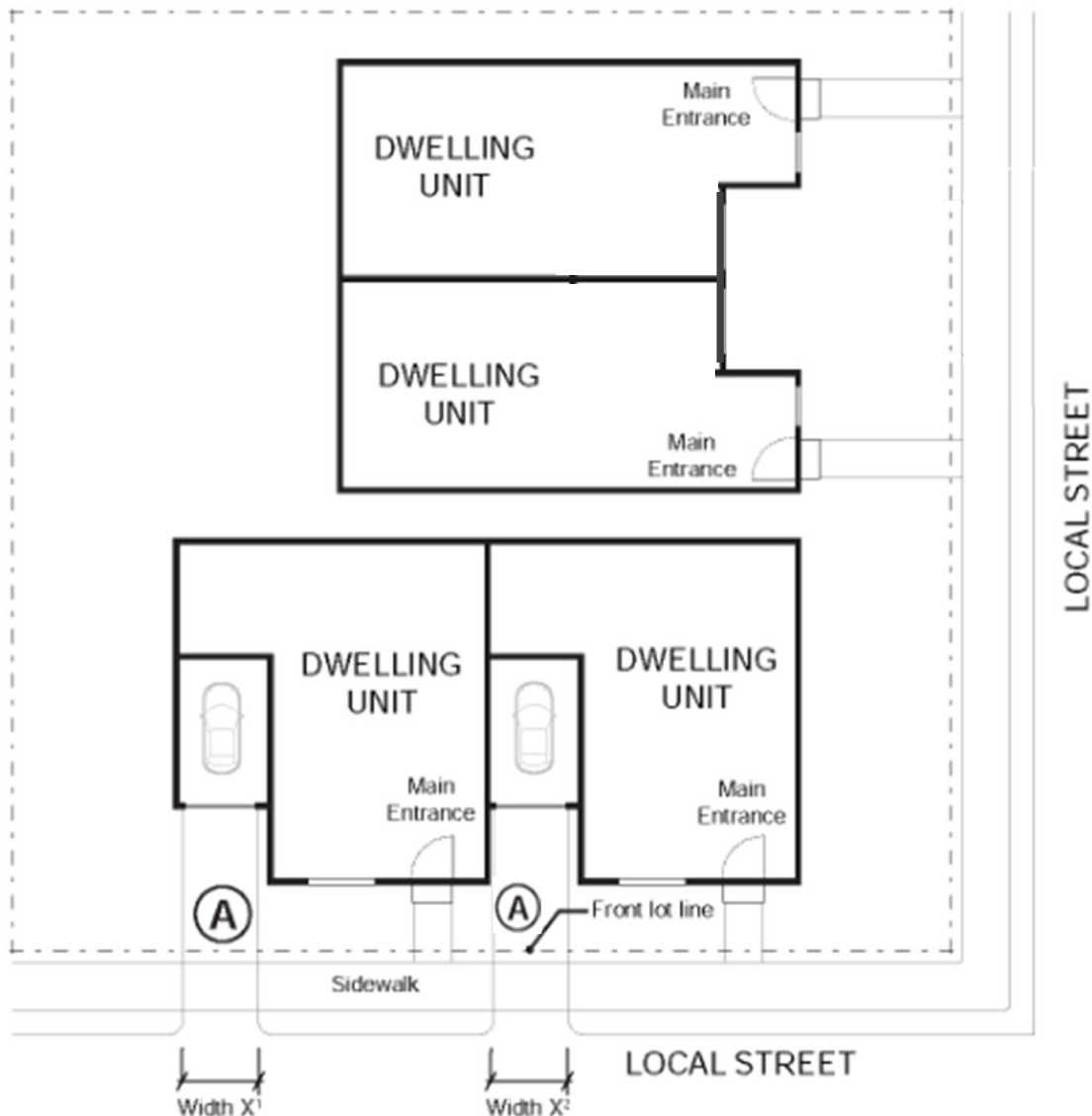
Figure 9.5550(4)(b)2. Triplex/Fourplex Access Connection Width with Shared Access on Local Street



A Maximum access connection width is 32 feet

**Figure
9.5550(4)(b)3.c.(1)**

**Triplex/Fourplex Access Connection for
Multiple Local Street Frontages –
Example Option: Two Access Connections
on One Street Frontage**

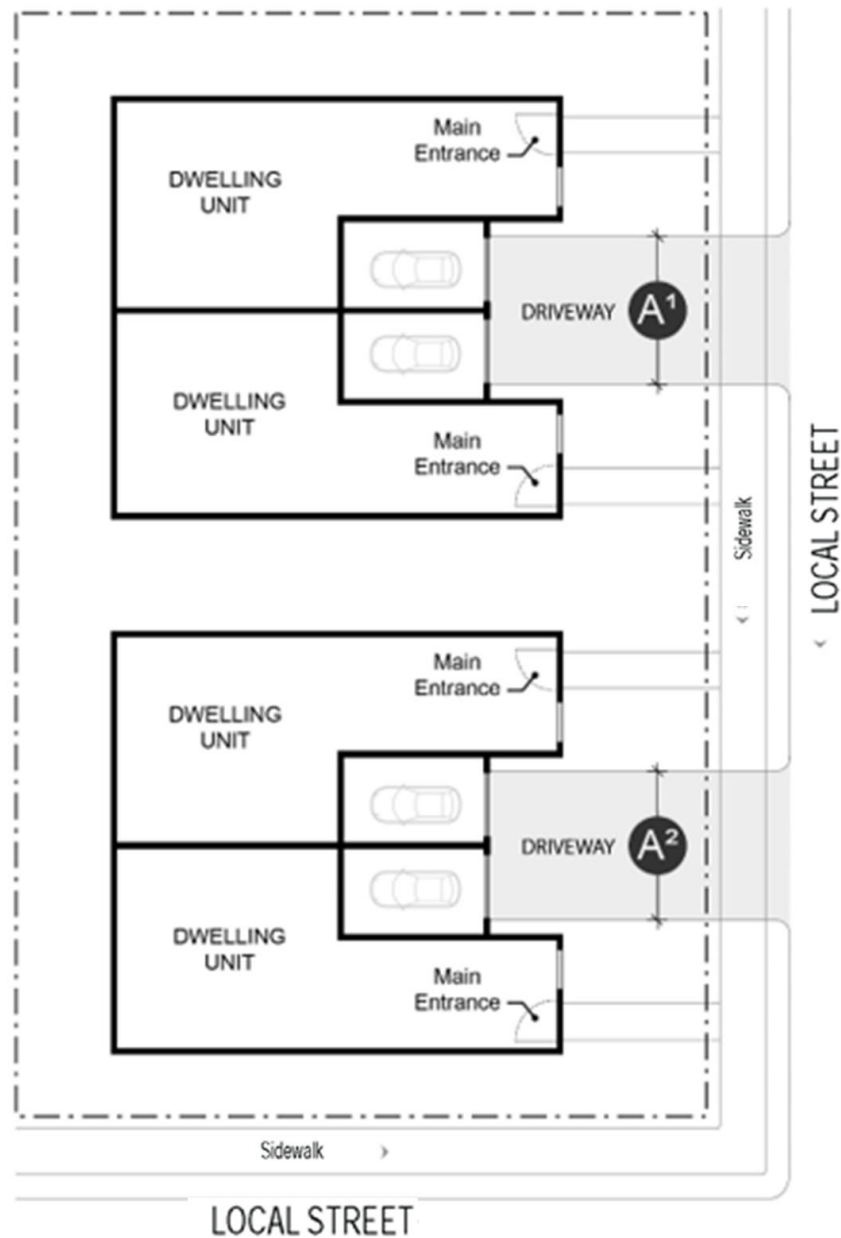


Example option for site with more than one frontage on local streets:

- Ⓐ Two access connections on one frontage not exceeding 32 feet in total width: $X^1 + X^2 \leq 32$ feet

**Figure
9.5550(4)(b)3.c.(1)**

**Triplex/Fourplex Access Connection for
Multiple Local Street Frontages –
Example Option: Connections on One
Local Street**

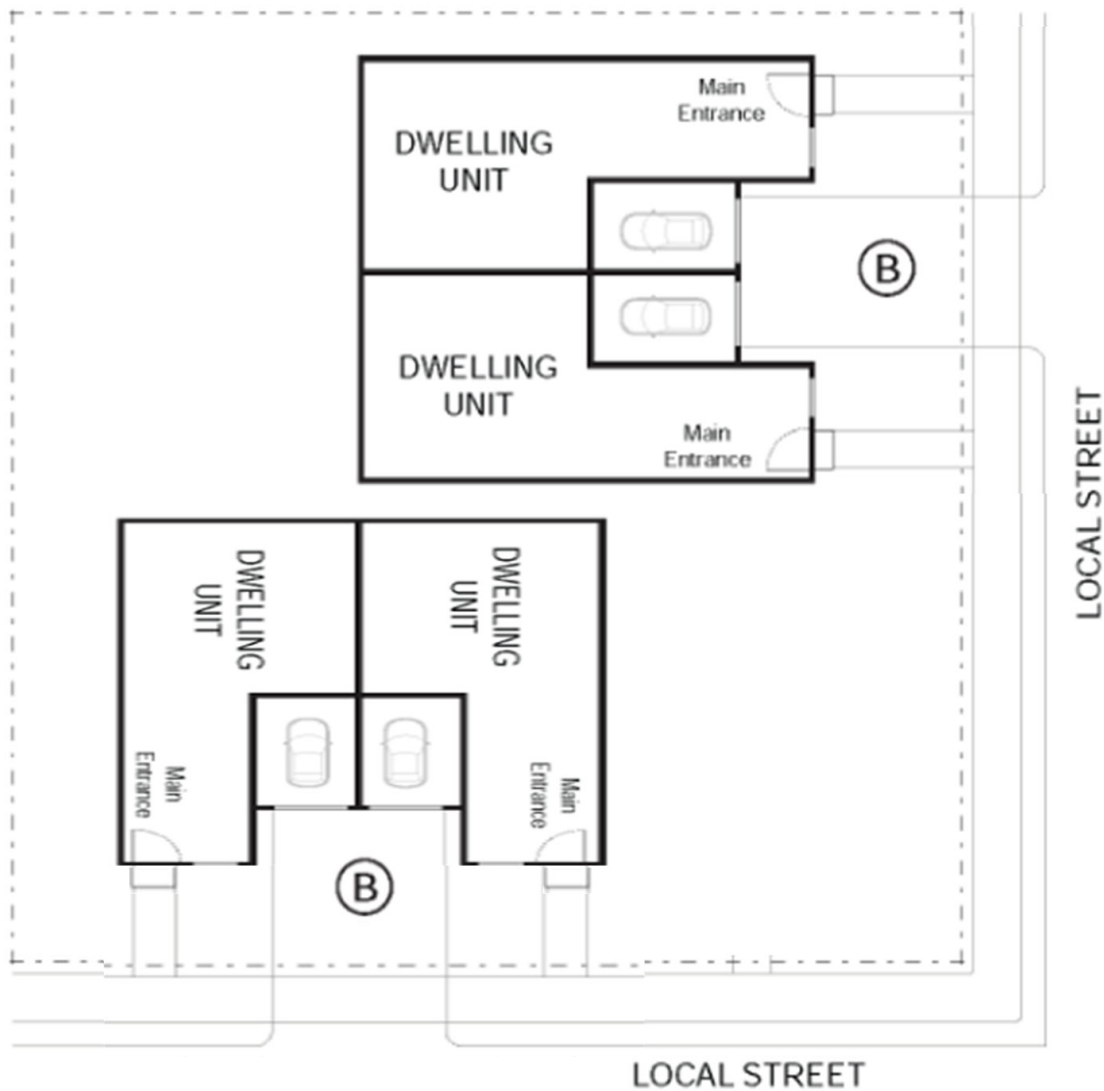


A

A1 + A2 must not exceed 32 feet

**Figure
9.5550(4)(b)3.c.(2)**

**Triplex/Fourplex Access Connection for
Multiple Local Street Frontages – Example
Option: One Connection Per Frontage**



Example option for site with more than one frontage on local streets:

- Ⓑ One maximum 16-foot-wide access connection per frontage

**Figure
9.5550(4)(c)1.b.(3)**

**Middle Housing Main Entrance
Opening onto a Covered Porch
or Patio**

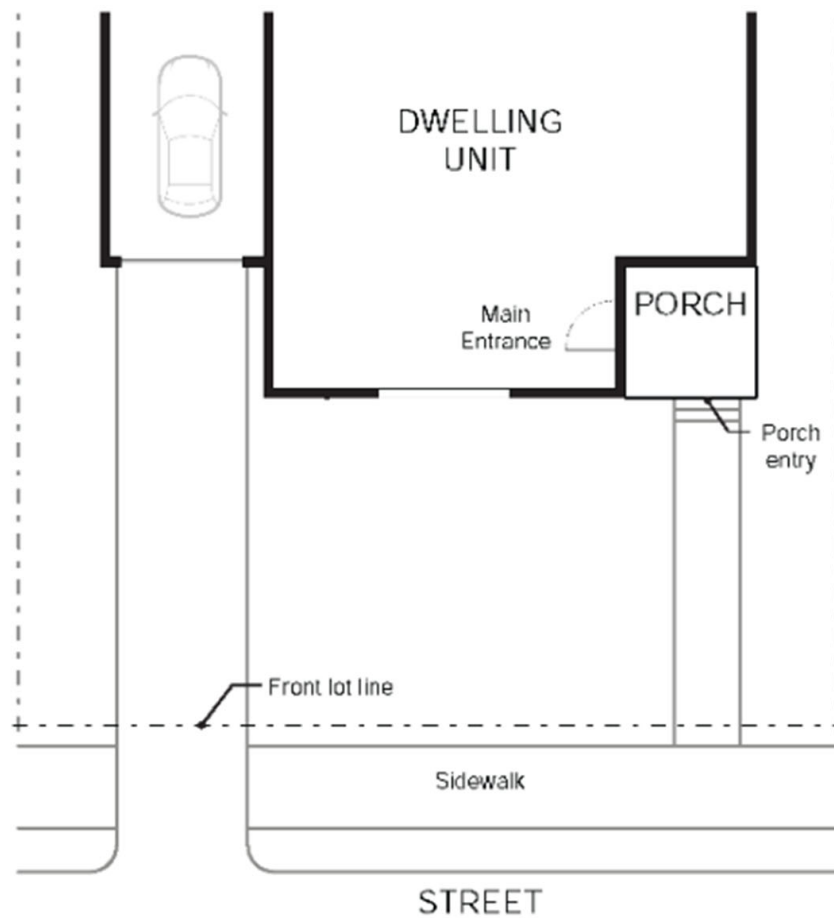


**Figure
9.5550(4)(c)2.**

**Middle Housing Window and Door
Coverage Area**



 Area subject to 15% or 10% window & entrance door coverage requirement

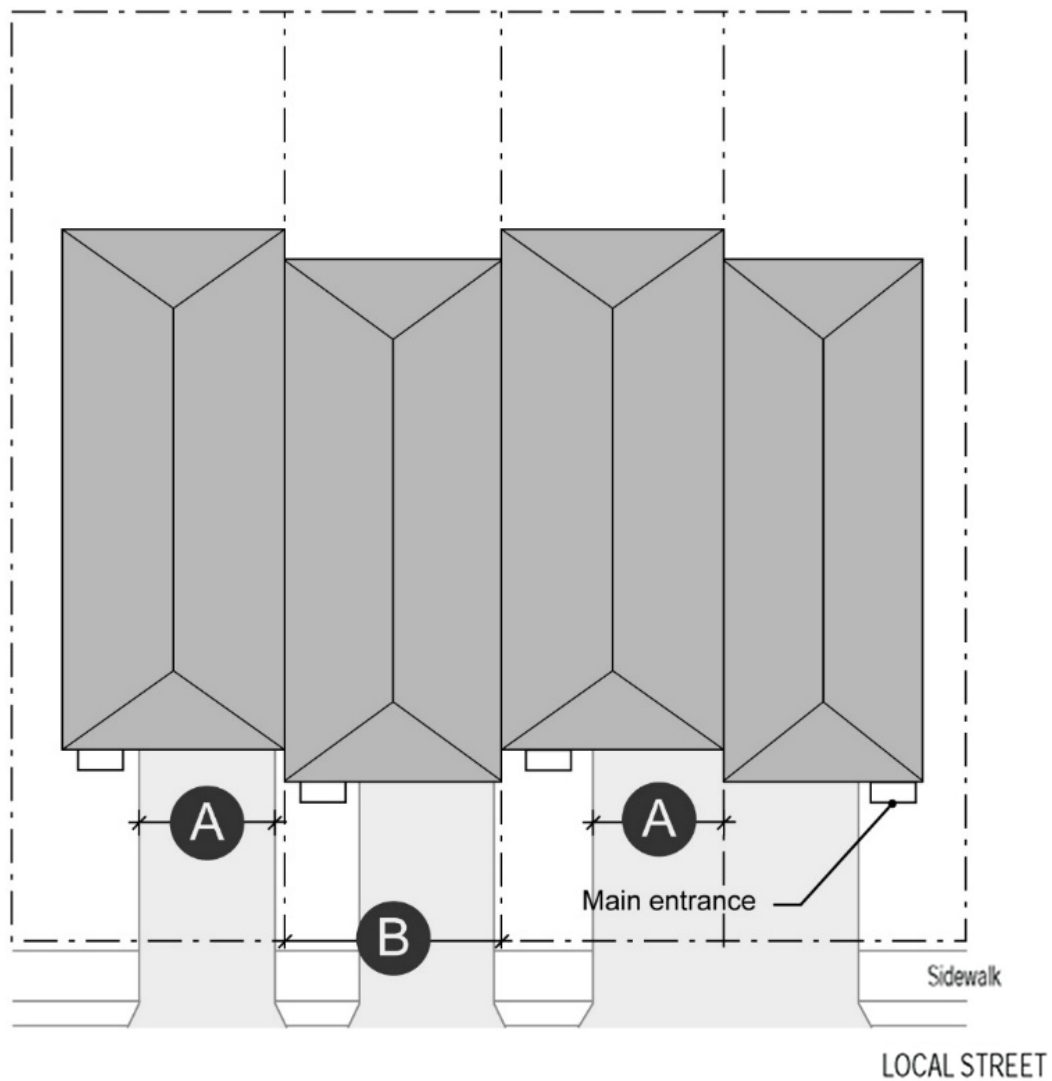


 Qualifying window coverage

 Qualifying door coverage

**Figure
9.5550(5)(b)1.**

**Townhouses with Parking
in Front Yard**



- A** Maximum width of driveway, parking or maneuvering area, or garage: 12 feet
- B** Minimum 15 feet of street frontage

**Figure
9.5550(5)(b)5.c.**

**Townhouse Structures with Optional
Example- Single Shared Driveway and
Access**

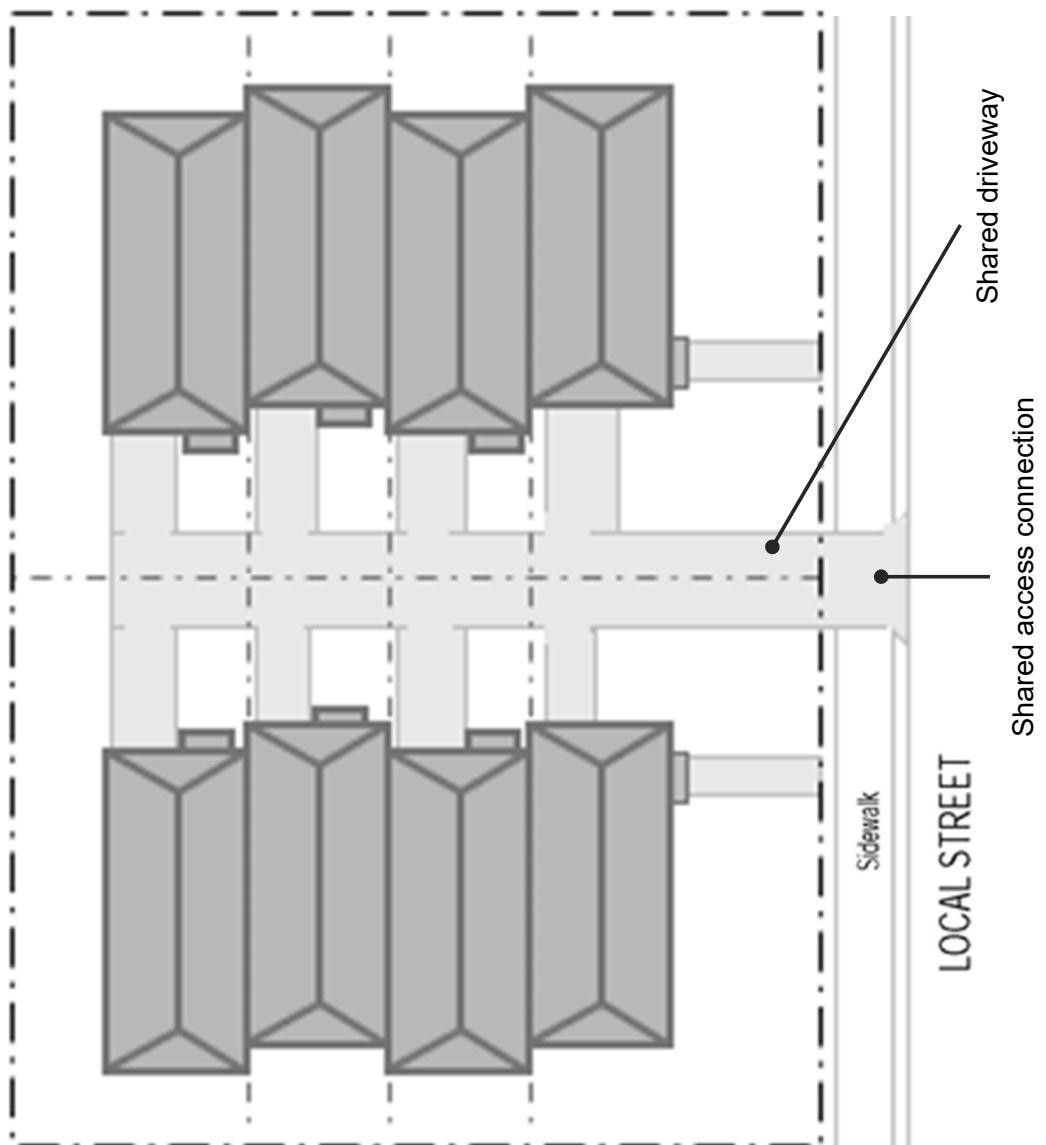


**Figure
9.5550(5)(b)5.c.1.**

**Townhouses on Corner Lot with
Shared Access**

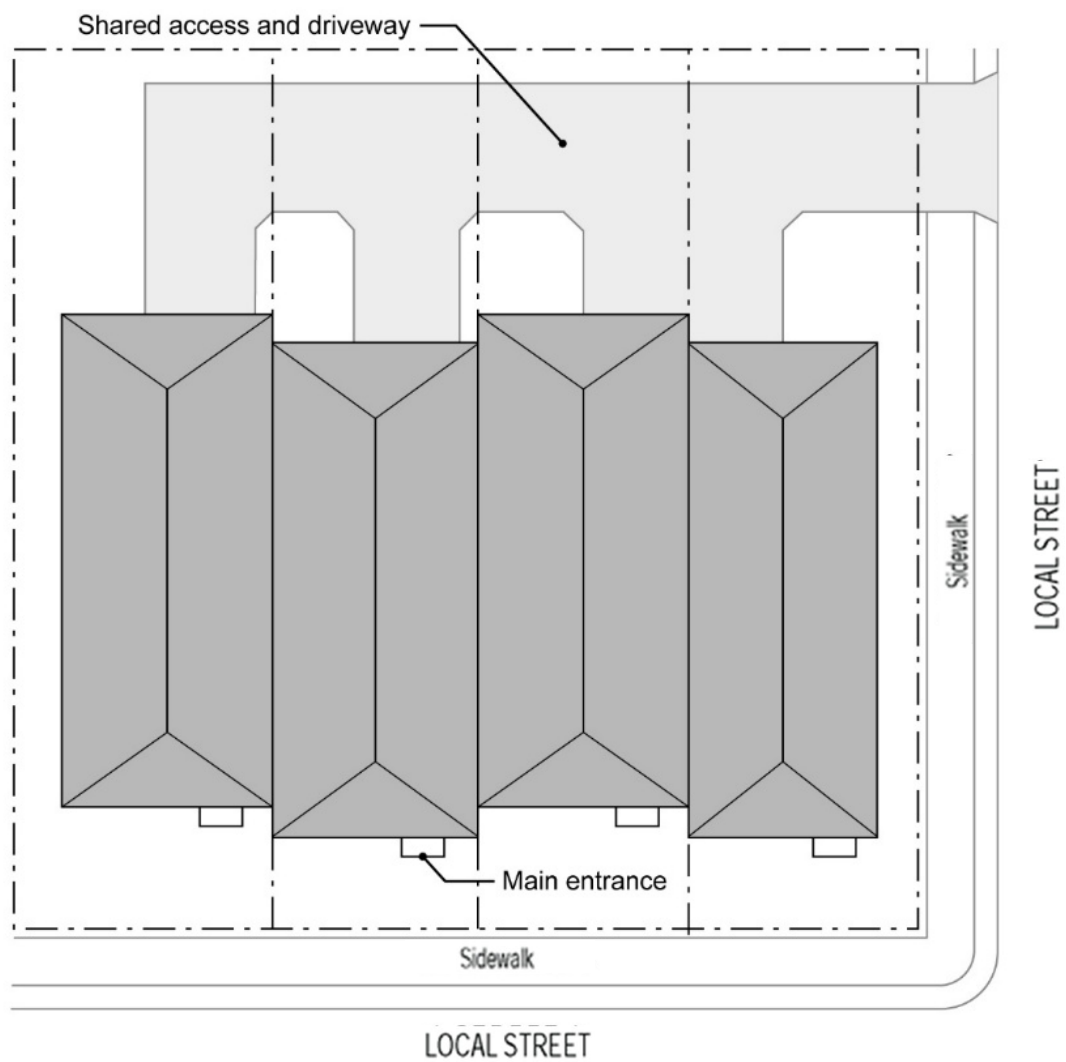


Figure
9.5550(5)(b)5.c.2.

Townhouses with Consolidated Access

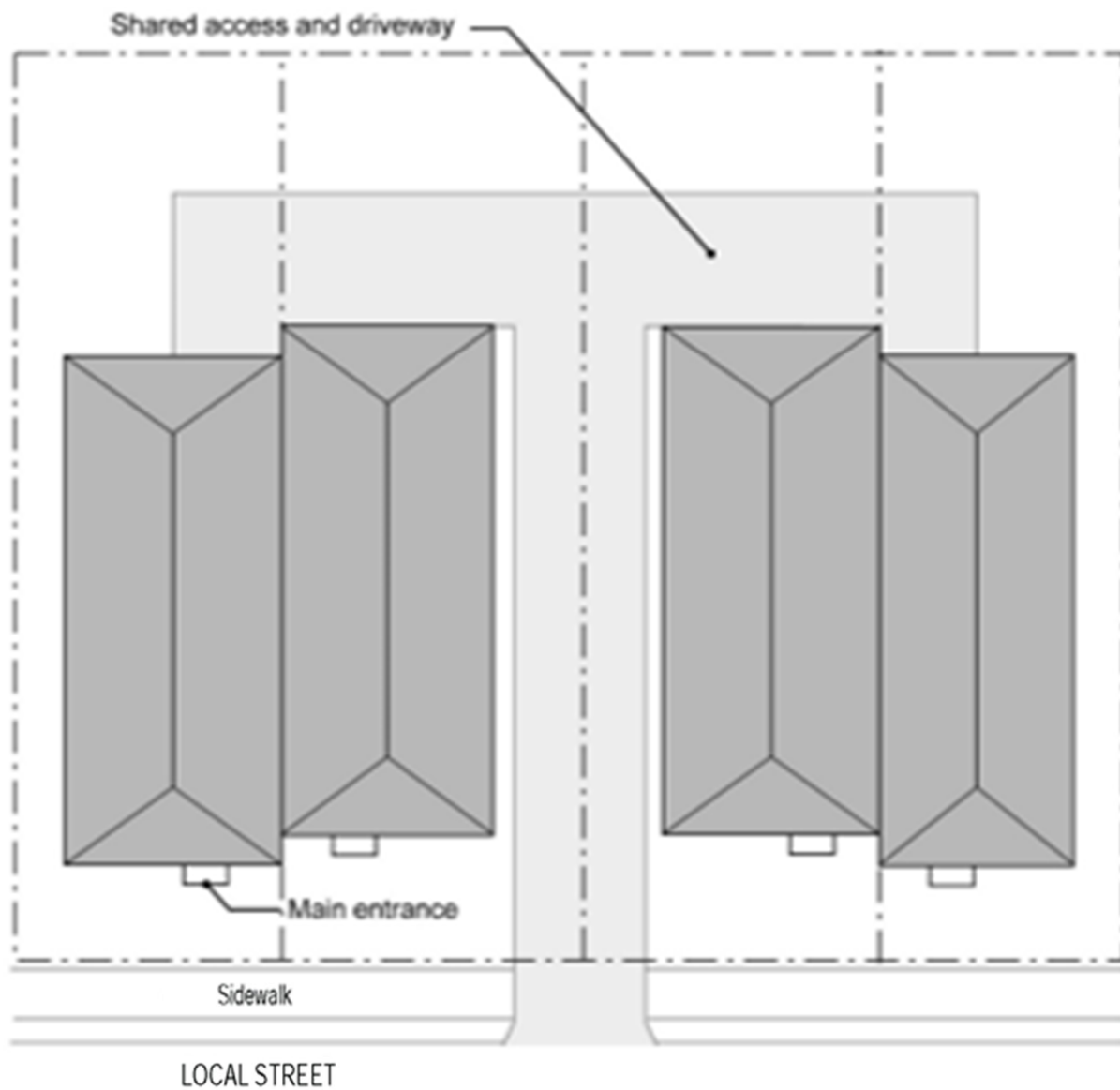


**Figure
9.5550(5)(b)6.**

**Townhouses with Access from Shared
Driveway and Access Easement or Tract**

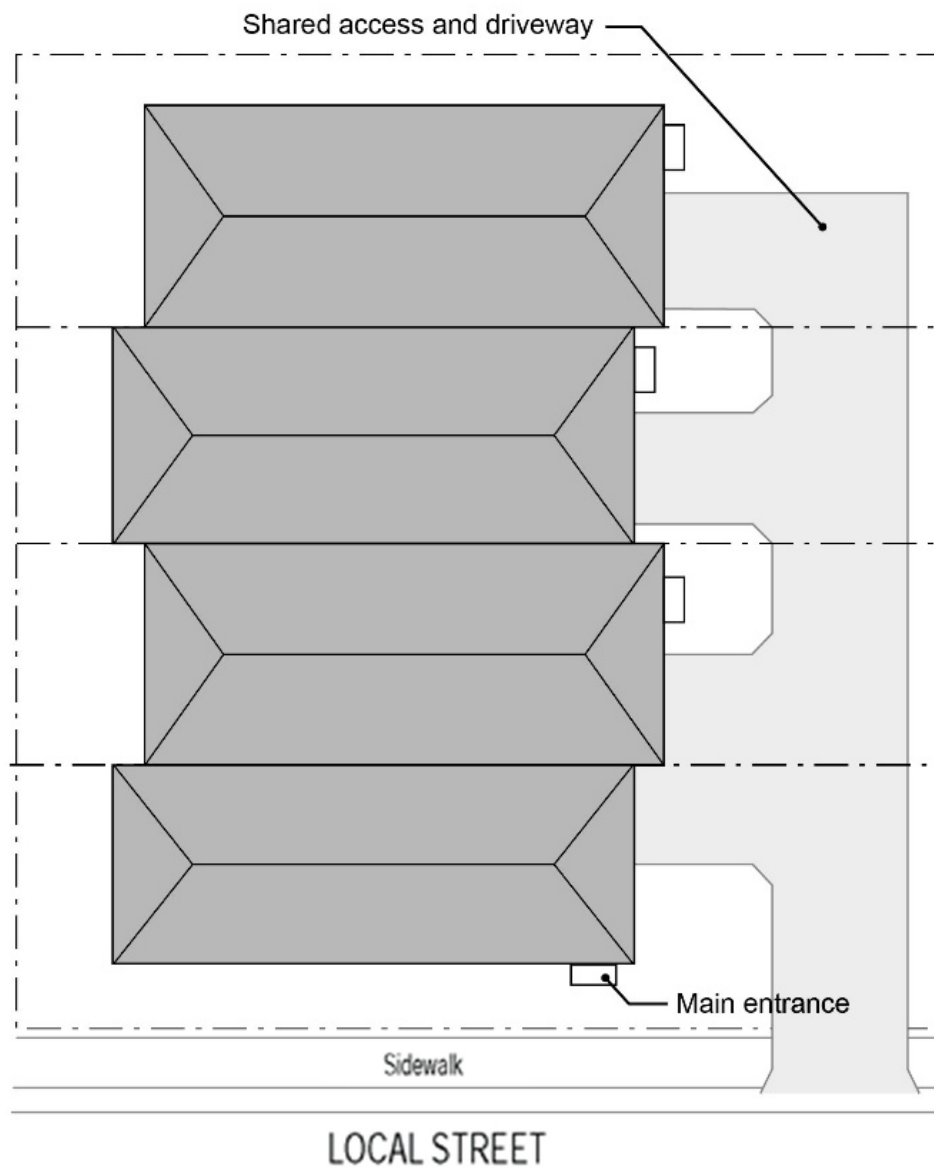
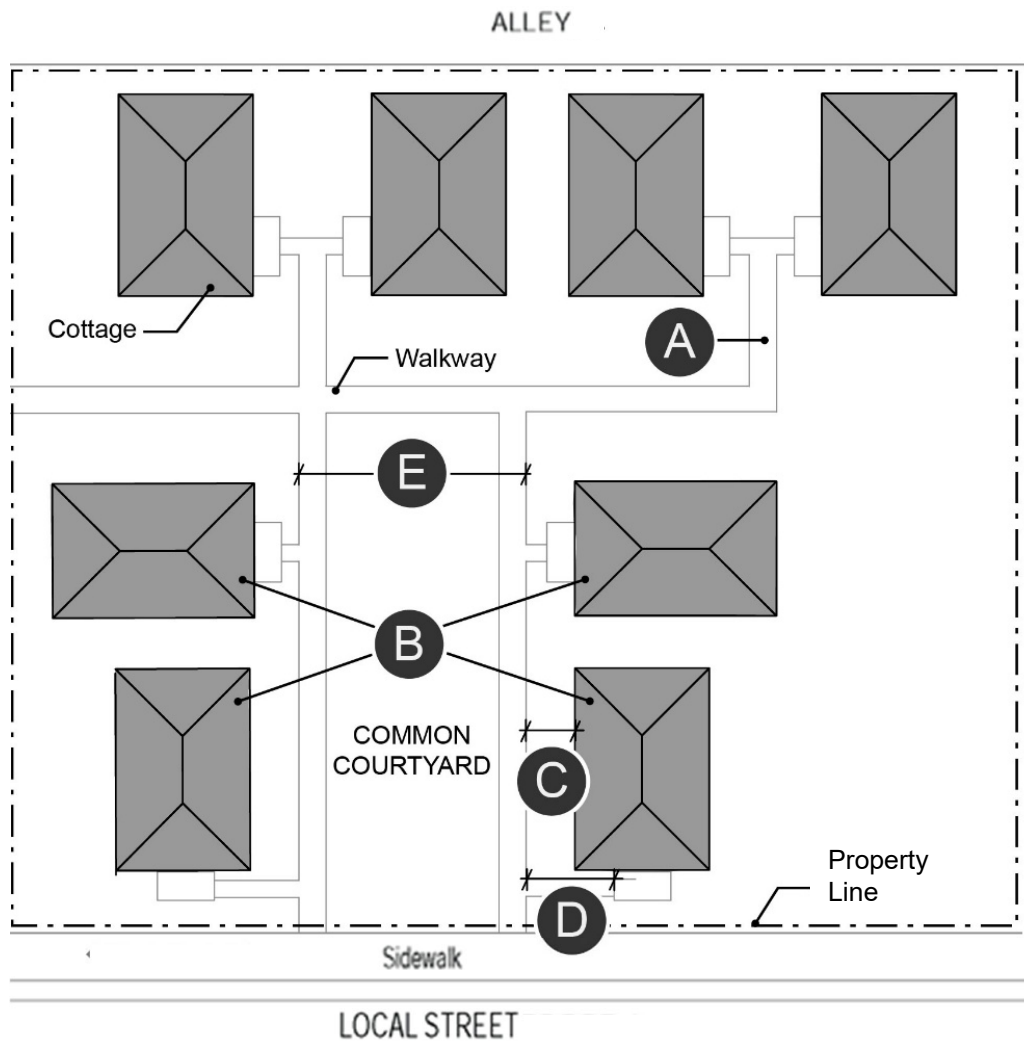


**Figure
9.5550(6)(b)-(c)**

**Cottage Cluster Orientation and
Common Courtyard Standards**



- A** All cottages connected to courtyard by walkway.
- B** Minimum 50% of cottages meet the orientation requirements illustrated by **C** and **D**.
- C** Maximum 10 feet from cottage to courtyard.
- D** Maximum 20 feet from entry to courtyard.
- E** Minimum 15 feet width at narrowest dimension.

Cottage Cluster Parking Design Standards

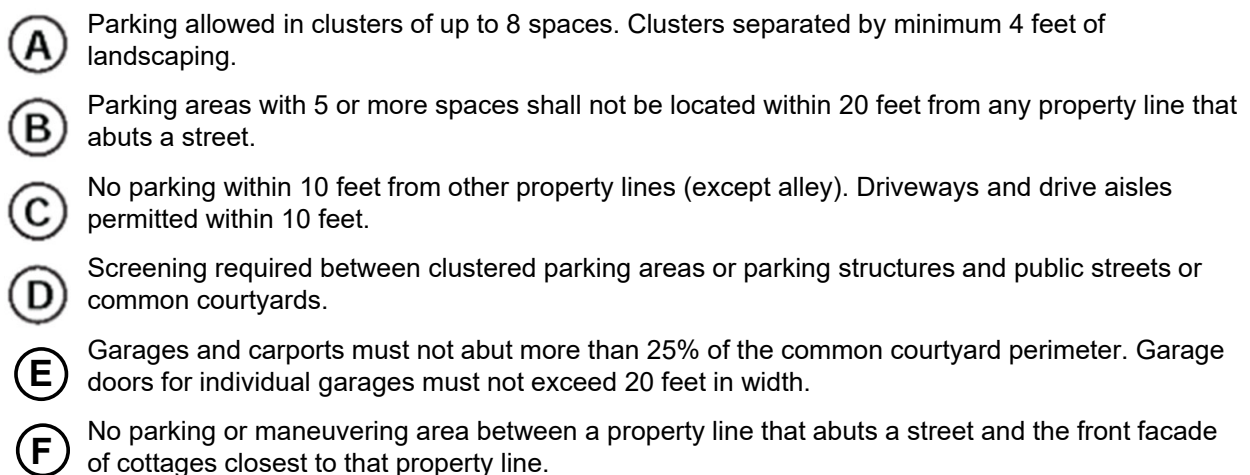


**Figure
9.0500**

**Window and Door Coverage
Area**



Area subject to window & entrance
door coverage requirement



Qualifying window coverage



Qualifying door coverage

Findings

Urban Growth Strategies Code Amendments for Housing and Jobs (City Files: 26-1, 26-2, 26-3, and 26-4)

This ordinance is the first step in a multi-year urban growth boundary analysis and collaborative effort that integrates state-required urban growth planning, equitable community engagement, and Council directed policy work, and which has been given the umbrella project name of Urban Growth Strategies.

According to the 2026 Oregon Housing Needs Analysis, Eugene needs nearly 26,000 new homes over the next 20 years. This ordinance takes the first step towards addressing the City's housing needs by amending the Eugene Code to remove barriers to housing and jobs development, increase housing choice, and comply with state law requirements.

The major components of the ordinance are:

- **Micro Village Housing and Single Room Occupancy Code Amendments-** These code amendments permit micro village housing and single room occupancy (SRO) developments in all residential, commercial, and special area zones that allow housing. The SRO standards respond to recent changes in state law regulating SROs, whereas micro village housing is a new housing type adopted in response to input from shelter providers and housing developers. Both housing types provide flexibility to respond to local needs. Adopting micro village as a new housing type will allow this model to be used as rental or homeownership housing, rather than only as temporary shelter.
- **Middle Housing Code Amendments-** These code amendments include changes to reduce the cost and complexity of developing middle housing, changes to improve clarity and resolve issues during building permit plan review, changes required to comply with and implement new state law requirements, and changes to align Eugene's middle housing requirements with the state's adopted Model Housing Code for Large Cities.
- **Day Care Code Amendments-** These code amendments allow adult and child day care centers and day care homes in more zones and respond to recent changes in state law that require a reduction of barriers to child care.
- **Residential Treatment Center Code Amendments-** These code amendments allow residential treatment homes, residential treatment facilities, and similar uses in more zones. The amendments align Eugene's code with recent changes in state law to reduce barriers to residential-care type housing by treating smaller residential care-type homes the same as single-unit housing and by treating larger residential care-type facilities the same as multi-unit housing.

- **Maximum Building Height in R-1 Low Density Residential Zone Code Amendments-** These code amendments increase the maximum allowed building height from 30 feet to 35 feet in the R-1 Low-Density Residential Zone for all housing types except cottage clusters and accessory dwellings. This proposed change is consistent with the State's adopted Model Housing Code for Large Cities and with height standards adopted by other Oregon cities, such as Springfield, Salem, and Bend.
- **Expedited Land Use Application Process Code Amendments-** These code amendments comply with state law requirements by adding a new expedited process for the following applications in residential or mixed-use zones: zone changes that result in a higher residential density, residential planned unit developments, and variances from a residential standard.

Please note, in these Findings, the Urban Growth Strategies Code Amendments for Housing and Jobs are alternately referenced as Code Amendments, code amendments and amendments,

Findings in Support of Urban Growth Strategies Code Amendments for Housing and Jobs

Eugene Code Section 9.8065 sets out the following approval criteria (in ***bold italics***) for a land use code amendment:

EC 9.8065(1) The amendment is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.

Based on the findings under each of the Statewide Planning Goals 1 through 19 below, the amendments are consistent with the Statewide Planning goals and this criterion is satisfied.

Statewide Planning Goal 1 – Citizen Involvement

Statewide Planning Goal 1 -- “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

The City’s acknowledged procedures for adoption of legislative land use decisions, located in sections 9.7050 and 9.7500 through 9.7560 of the Eugene Code, ensure the opportunity for community members to be involved in all phases of the legislative land use decision-making process and set out the requirements for such involvement. These Urban Growth Strategies Code Amendments for Housing and Jobs (Code Amendments) do not amend or change the City’s adopted citizen involvement program. The process for adoption of these Code Amendments complies with Goal 1 because it is consistent with the City’s acknowledged procedures for legislative land use decisions.

These Code Amendments are part of a multi-year project to identify the tools, actions, policies, and land needed for the next 20 years for living wage jobs and housing that everyone can afford. In addition to compliance with the City’s acknowledged legislative land use decision-making procedures, the City also conducted significant community engagement prior to the date pre-adoption notice was provided to the Department of Land Conservation and Development (DLCD), as described below:

The Urban Growth Strategies Community Engagement Plan was approved by the Eugene Planning Commission, the City of Eugene’s Committee for Citizen Involvement, on February 13, 2024. The plan outlines the City’s goals for equitable engagement, engagement activities and timeline, communication tools, and interested and impacted communities and organizations in order to understand the needs, strategies, and priorities for housing and jobs in Eugene.

The City engaged with about 1,400 people between 2024 and 2026 through 64 community events and opportunities (not including meetings with boards and commissions) designed to understand the needs and priorities of the Eugene community for housing, jobs, and compact development. Events ranged from tabling at community events, to presentations for neighborhood association leaders. The City administered six digital surveys, provided regular project updates through the EUG Planning Newsletter and social media platforms, and regularly updated the project website with current project information. City staff also engaged with City of Eugene, Lane County, and Lane Transit District boards and commissions to provide project updates, receive input, and seek advice when appropriate. Lastly, City staff conducted focused engagement with members of Eugene’s historically underrepresented communities through focus groups, interviews, and listening sessions. Key takeaways from each

community event and opportunity were shared with the public and decision makers through annual Community Engagement Summary Reports.

The 2024, 2025, and 2026 Community Engagement Summary Reports support these findings. These reports contain more specific details on engagement activities and input received and also contain more specific details on the key themes expressed by the community. Many community members in Eugene are having a difficult time finding housing they can afford, with the qualities they are looking for, and located where they want to live. Many people in Eugene want to live in a neighborhood that has high-quality walking, biking, and transit infrastructure, that is welcoming and connected to grocery options, jobs, trees, parks and open spaces, and that includes places for social interactions.

These Code Amendments incorporate much of the information collected through community engagement and include actions intended to accelerate the production of housing, to help create more housing that is affordable to lower- and middle-income households, and to increase housing choice by providing more housing options in places people want to live. These Code Amendments also implement recent changes to state law requirements, including requirements related to middle housing, single room occupancies, expedited residential land use applications, residential care homes and facilities, and child care. These Code Amendments also increase opportunities for jobs through a reduction in land use barriers to day care and residential care.

Prior to the formal adoption process, the Eugene Planning Commission participated in 10 work sessions on Urban Growth Strategies and the Eugene City Council participated in 5 work sessions on Urban Growth Strategies. These work sessions also informed the development of these Code Amendments.

The Eugene Planning Commission held a public hearing on the proposed Code Amendments on June 23, 2026. Consistent with land use code requirements, the Planning Commission public hearing on the proposal was duly noticed to all neighborhood organizations in Eugene, as well as community groups and individuals who requested notice. Notices were provided at the following times and to inform the public of the following meetings:

May 19, 2026:	The City's proposed Urban Growth Strategies Code Amendments and notice of Planning Commission public hearing on the proposed amendments were filed with the Oregon Department of Land Conservation and Development.
May 21, 2026:	Notice of the Planning Commission's public hearing on the proposed amendments was mailed to the parties listed in section 9.7520(2) of the Eugene Code and to the individuals and entities on the City's interested parties list.
June 1, 2026:	Notice of the Planning Commission public hearing was published in the Register Guard Newspaper.
June 23, 2026:	The Planning Commission held a public hearing on the Urban Growth Strategies Code Amendments.
July 28, 2026:	The Planning Commission adopted a recommendation that the City Council approve the Code Amendments.

The Eugene City Council held a public hearing on the Urban Growth Strategies Code Amendments on October 19, 2026. Consistent with land use code requirements, notice of the City Council public hearing was mailed to persons that provided oral or written testimony in a timely manner during the Planning Commission hearing procedures, as well as to persons that requested notice of the Planning Commission's decision. Notice of the City Council public hearing was published in the Register-Guard newspaper on October 4, 2026. Notice of the City Council public hearing, as well as the text of the Code Amendments was posted on the City's website on October 2, 2026. The City Council continued to accept written public comment until its decision on the Code Amendments.

These processes afforded ample opportunity for citizen involvement consistent with Goal 1. Therefore, these Code Amendments are consistent with Statewide Planning Goal 1.

Statewide Planning Goal 2 – Land Use Planning

Statewide Planning Goal 2 -- "To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Eugene's land use code specifies the formal adoption procedure and approval criteria that were used in considering the Code Amendments. The record shows that there is an adequate factual basis for the amendments to the land use code. The Goal 2 coordination requirement is met when the City engages in an exchange, or invites an exchange between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of citizens.

To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of the Code Amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development, as well as to Lane County and the City of Springfield. There are no exceptions to Statewide Planning Goal 2 required for these amendments. Therefore, these Code Amendments are consistent with Statewide Planning Goal 2.

Statewide Planning Goal 3 – Agricultural Lands

Statewide Planning Goal 3 -- "To preserve and maintain agricultural lands."

The Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for agricultural use. To the extent that there are properties within the city currently zoned for agricultural use the Code Amendments do not force a discontinuance of agricultural practices. The Code Amendments are intended to reduce barriers to the development of housing and jobs within the city; therefore, they have the potential to reduce the need to expand the City's urban growth boundary in a way that could impact agricultural land in the future. For all these reasons, the Code Amendments are consistent with Statewide Planning Goal 3.

Statewide Planning Goal 4 – Forest Lands**Statewide Planning Goal 4 -- “To conserve forest lands. . .”**

The Urban Growth Strategies Code Amendments will only affect properties located within the City of Eugene and therefore do not affect any lands designated by the comprehensive plan for forest use. The amendments are intended to reduce barriers to the development of housing and jobs within the city; therefore, they have the potential to reduce the need to expand Eugene’s urban growth boundary in a way that impacts forest lands. For all these reasons, the Code Amendments are consistent with Statewide Planning Goal 4.

Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces**Statewide Planning Goal 5 -- “To protect natural resources and conserve scenic and historic areas and open spaces.”**

OAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

The Code Amendments do not create or amend the City’s list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site, and do not amend the acknowledged urban growth boundary. Therefore, the Code Amendments are consistent with Statewide Planning Goal 5.

Statewide Planning Goal 6 – Air, Water and Land Resources Quality**Statewide Planning Goal 6 -- “To maintain and improve the quality of the air, water and land resources of the state.”**

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from the impacts of those discharges. The Code Amendments do not affect the City’s ability to provide for clean air, water or land resources. Therefore, the Code Amendments are consistent with Statewide Planning Goal 6.

Statewide Planning Goal 7 – Areas Subject to Natural Hazards**Statewide Planning Goal 7 -- “To protect people and property from natural hazards.”**

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, earthquakes and related hazards, tsunamis, and wildfires. To the extent that the Code Amendments allow for increased residential density on residentially zoned and designated properties, including those residential properties that may be located in proximity to potential natural hazards, many of the amendments are required by state law, and the residential development allowed by the Code Amendments will be subject to the City’s existing policies and regulations that protect people and property from natural hazards.

The Code Amendments do not amend or repeal any policies or regulations that protect people and property from natural hazards. The Code Amendments will not reduce or repeal adopted natural hazard protections. Therefore, the Code Amendments are consistent with Statewide Planning Goal 7.

Statewide Planning Goal 8 – Recreation Needs**Statewide Planning Goal 8 -- “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”**

Goal 8 ensures that recreational facilities are provided to Oregon citizens and is primarily concerned with the provision of recreational facilities in non-urban areas of the state. The Code Amendments do not affect the City’s provisions for, or citizens’ access to, recreation areas, facilities, or recreational opportunities. Therefore, the Code Amendments are consistent with Statewide Planning Goal 8.

Statewide Planning Goal 9 – Economic Development**Statewide Planning Goal 9 – “To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.”**

Goal 9 requires local governments to evaluate the supply and demand of commercial land relative to community economic objectives. Goal 9 and Chapter 660, division 009 of the Oregon Administrative Rules, which implements the requirements of Goal 9, require the City to provide, through an adopted comprehensive plan, at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses within the UGB. The Envision Eugene Employment Land Supply Study (2012-2032) (adopted in 2017) was adopted by the City of Eugene in 2017 as a refinement of the Envision Eugene Comprehensive Plan and complies with the requirements of Goal 10 and Chapter 660, division 009 of the Oregon Administrative Rules. The Envision Eugene Employment Land Supply Study (2012-2032) includes an acknowledged inventory of land for economic growth and activity within Eugene’s UGB. That inventory is expected to address the City’s needs for such land

through 2032. The City's policies pertaining to employment are located in the Envision Eugene Comprehensive Plan.

The Code Amendments do not impact the City's adopted supply of commercial or industrial lands for employment development. The Code Amendments allow for adult and child day care centers and day care homes to be permitted (outright or with use restrictions) in more zones. The amendments related to child day care homes and child day care centers are required by ORS 197.671. Removing barriers to day care allows for additional opportunities for economic activities that are vital to the health, welfare, and prosperity of Oregon's residents. Day care provides health and safety to those receiving care, as well as opportunities for caregivers to participate in the workforce, pursue education, and maintain economic stability.

To the extent that the Code Amendments allow or make it easier to develop certain residential uses (micro-village, single-room occupancy, and residential care homes and facilities) on land zoned for employment, the acknowledged inventory of land for economic growth and activity within Eugene's UGB Envision Eugene Employment Land Supply Study (2012-2032) assumes that some residential uses would occur on employment land. Based on these findings, the Code Amendments are consistent with Statewide Planning Goal 9.

Statewide Planning Goal 10 – Housing

Statewide Planning Goal 10 -- "To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The Envision Eugene Residential Land Supply Study (2012-2032) was adopted by the City of Eugene in 2017 as a refinement of the Envision Eugene Comprehensive Plan and complies with the requirements of Goal 10 and Chapter 660, division 008 of the Oregon Administrative Rules.

The Envision Eugene Residential Land Supply Study (2012-2032) includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The Code Amendments do not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the amendments do not otherwise diminish the amount of land available for residential use.

Goal 10 also requires the City to conduct an analysis of housing need to assess whether the City's estimated housing needs for a 20-year planning period can be satisfied. The Envision Eugene Residential Land Supply Study (2012-2032) includes a forecast that Eugene's population will increase by 33,778 people between 2012 and 2032. Based on the analysis of housing need in the Envision Eugene Residential Land Supply Study (2012-2032), Eugene will need 15,105 dwellings to accommodate this growth. However, following the adoption of the Envision Eugene Residential Land Supply Study (2012-

2032), the State of Oregon adopted a new methodology for calculating housing need (the Oregon Housing Needs Analysis or OHNA) which includes current underproduction as well as anticipated population growth in the calculation of housing need. According to the 2026 Oregon Housing Needs Analysis, Eugene needs nearly 26,000 new homes over the next 20 years to account for both anticipated population growth and current housing underproduction.

The Code Amendments address the City's housing need by increasing the capacity of existing residential land through the reduction of barriers to development of more dwelling units on residential land throughout the city. More specifically, the Code Amendments reduce barriers to the development of middle housing, single room occupancies, and micro village housing types in areas where those housing types were previously prohibited or limited, and will increase allowed maximum building height in the R-1 low-density residential zone, which will allow for taller buildings that can accommodate more dwelling units. The Code Amendments will increase the overall capacity for dwellings on land designated for residential uses at a variety of affordability levels in locations across the city. The Code Amendments also increase housing options and advance housing choice for Eugene residents, by allowing for more flexibility in the housing types, densities, and locations allowed on land designated for residential uses. The Code Amendments also reduce barriers to housing development by simplifying the process for certain residential land use applications.

ORS 197A.430 requires the City to allow the development of single room occupancies (SROs) with up to six units on each lot or parcel zoned to allow for the development of a detached single-unit dwelling and up to three times the number of units allowed by the maximum density standards of a lot of parcel where multi-unit housing with five or more dwelling units is allowed. To the extent that the Code Amendments would increase the amount of SROs occurring beyond the amount previously assumed in the Residential Land Supply Study (2012-2032), the Code Amendments are consistent with ORS 197A.430 and Goal 10.

The Urban Growth Strategies Code Amendments also allow for adult and child day care centers, and residential care homes and facilities, to be permitted outright in more zones. The Envision Eugene Residential Land Supply Study (2012-2032) accounted for some new employment development, like day care, and some group-style living, like residential care homes or facilities, to occur on residential land. To the extent that the Code Amendments increase the amount of child day care occurring on residential land beyond the amount assumed, in the Envision Eugene Residential Land Supply Study (2012-2032), the child day care amendments are required by ORS 197.671. To the extent that the Code Amendments would increase the number of residential care homes and residential care facilities occurring on residential land beyond the amount assumed in the Envision Eugene Residential Land Supply Study (2012-2032), the amendments are required by ORS 197.665, ORS 197.667 and 197A.385.

Based on these findings, the Code Amendments are consistent with Statewide Planning Goal 10.

Statewide Planning Goal 11 – Public Facilities and Services

Statewide Planning Goal 11 -- "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."

The Eugene/Springfield Public Facilities and Services Plan (PFSP) is the adopted and acknowledged public facility plan for areas within Eugene's urban growth boundary with respect to water, wastewater, and stormwater services. The Eugene 2035 Transportation Plan (TSP), which was adopted pursuant to chapter 660, division 12 of the Oregon Administrative Rules (OARS), fulfills the requirements for transportation facilities planning in ORS 197.172(2)(e), Statewide Planning Goal 11, and OAR chapter 660, division 11. The Code Amendments do not make changes to the PFSP or the 2035 TSP, nor do they allow development that is insufficiently served by public facilities.

The City Council hereby adopts and incorporates into these findings, the following finding from the PFSP and the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) regarding the provision of public facilities and services within the city limits:

The Public Facilities and Services Plan finds that almost all areas within the city limits of Eugene and Springfield are served or can be served in the short term (0-5 years) with water, wastewater, stormwater, and electric service. Exceptions to this are stormwater service to portions of the Willow Creek area and southeast Springfield and full water service at some higher elevations in Eugene's South Hills. Service to these areas will be available in the long term. Service to all areas within city limits are either in a capital improvement plan or can be extended with development. With the improvements specified in the Public Facilities and Services Plan project lists, all urbanizable areas within the Eugene-Springfield urban growth boundary can be served with water, wastewater, stormwater, and electric service at the time those areas are developed.

Goal 11 defines a "timely, orderly, and efficient arrangement" as a public facility plan "that coordinates the type, locations, and delivery of public facilities and services in a manner that best supports [both] existing and proposed land uses." (Emphasis added). The City Council finds that the PFSP, consistent with the requirements of Goal 11, contemplates not only the infrastructure that was needed to serve the development existing at the time the PFSP was adopted, but also the impact of new development and of increased development densities through infill and redevelopment. Eugene Code sections 9.6000 through 9.6870 contain a set of standards that apply at the time of any development. EC 9.6505 requires that "all developments shall make and be served by" the following infrastructure improvements: water supply, sewage, streets and alleys, sidewalks, and bicycle paths and accessways. EC 9.6505 sets out specific requirements for each of the listed infrastructure types. For example, "[a]ll developments shall be served by the wastewater sewage system of the city, complying with the provisions of Chapter 6 of this Code." EC 9.6505(2). In addition to the standards in EC 9.6505, EC 9.6790 through 9.6797 provide a set of stormwater standards that must be met at the time of development. Additionally, the middle housing development standards in the Eugene Code specifically require that an applicant wishing to develop middle housing must demonstrate that the following level of public services is already provided or will be provided, upon submittal of a middle housing development application:

- Connection to a public sewer system capable of meeting established service levels.
- Connection to a public water system capable of meeting established service levels.
- Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.
- Storm drainage facilities capable of meeting established service levels for storm drainage.

Consistent with OAR 660-046-0010(3)(e), the City will continue to work to ensure that infrastructure serving areas where middle housing is allowed, including any undeveloped or underdeveloped areas as defined in OAR 660-046-0320(8), is appropriately designed and sized to serve the land uses allowed by the City's comprehensive plan and land use regulations, including middle housing uses.

The City Council finds that the provisions and requirements of Eugene's adopted and acknowledged PFSP and 2035 TSP, together with the infrastructure requirements of the Eugene Code provide an adequate factual base to show that the development allowed by the Code Amendments will not be allowed on a lot or parcel for which there is insufficient infrastructure.

For all the reasons stated above, the Code Amendments are consistent with Goal 11.

Statewide Planning Goal 12 – Transportation

Statewide Planning Goal 12 -- "To provide and encourage a safe, convenient and economic transportation system."

The Transportation Planning Rule (OAR 6600120060) contains the following requirement:

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:**
 - (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**
 - (b) Change standards implementing a functional classification system; or**
 - (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection. * * ***
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;**
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or**
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.**

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. The Code Amendments will not significantly affect a planned or existing transportation facility, and no changes to existing, adopted land use designations or zoning of properties are proposed. The Code Amendments will not change the

functional classification of an existing or planned transportation facility, nor will they change any standards implementing a functional classification system. Further, the Code Amendments will not result in levels of travel or access which are inconsistent with the functional classification of an existing or planned transportation facility or degrade the performance standards of an existing or planned transportation facility so that it will not meet the performance standards identified in the City's adopted transportation system plan. Based on the above findings, these Code Amendments are consistent with Statewide Planning Goal 12.

Statewide Planning Goal 13 – Energy Conservation

Statewide Planning Goal 13 -- “To conserve energy.”

Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, compatibility, and availability of light, wind, and air.

The Code Amendments affecting micro village housing, single room occupancies, middle housing, R-1 building height, and expedited land use applications, all encourage development of denser housing types housing options and could reduce the need to rely on an automobile for transportation. Consistent with the guidance in Goal 13, the Code Amendments include standards that have a material impact on energy efficiency, including, but not limited to: building height, bulk, and surface area; and density of housing. The Code Amendments do not change the solar access requirements in EC 9.2790 and EC 9.2795. Based on the findings above the Code Amendments are consistent with Goal 13.

Statewide Planning Goal 14 – Urbanization

Statewide Planning Goal 14 -- “To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

The Code Amendments do not affect the City's provisions regarding the transition of land from rural to urban uses. Therefore, the Code Amendments are consistent with Statewide Planning Goal 14.

Statewide Planning Goal 15 – Willamette Greenway

Statewide Planning Goal 15 -- “To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.”

The Code Amendments do not contain any changes to the City's Willamette River Greenway regulations; therefore, Statewide Planning Goal 15 does not apply.

Statewide Planning Goal 16 – Estuarine Resources**Statewide Planning Goal 17 - Coastal Shorelands****Statewide Planning Goal 18 - Beaches and Dunes****Statewide Planning Goal 19 - Ocean Resources**

There are no coastal, ocean, estuarine, or beach and dune resources related to the lands affected by the Code Amendments. Therefore, these goals are not relevant, and the Code Amendments will not affect compliance with Statewide Planning Goals 16 through 19.

EC 9.8065(2) Is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.

Metro Plan Policies

The following policies from the Metropolitan Residential Land Use and Housing Element of the Eugene-Springfield Metropolitan Area General Plan (Metro Plan): (identified below in **bold** and *italics*) are applicable to these Code Amendments. To the extent that the following policies constitute mandatory approval criteria, based on the findings provided below, the Code Amendments are consistent with and supported by the applicable provisions of the Metro Plan.

Residential Land Use and Housing Element

Policy A.9 Establish density ranges in local zoning and development regulations that are consistent with the broad density categories of this plan.

Low density: Through 10 dwelling units per gross acre (could translate up to 14.28 units per net acre depending on each jurisdictions implementation measures and land use and development codes)

Medium density: Over 10 through 20 dwelling units per gross acre (could translate to over 14.28 units per net acre through 28.56 units per net acre depending on each jurisdictions implementation measures and land use and development codes)

High density: Over 20 dwelling units per gross acre (could translate to over 28.56 units per net acre depending on each jurisdiction's implementation measures and land use and development codes)

The maximum residential densities established in this policy A.9, do not apply to the following housing types located within the City of Eugene: duplexes, triplexes, quadplexes, cottage clusters, and townhouses. A maximum residential density established by a refinement plan policy (whether through a limit on the number of dwelling units per acre, a minimum lot size requirement, a limit on total number of dwelling units in an area, or by any other similar regulation that has the effect of limiting density), may not be applied to the development of duplexes, triplexes, quadplexes, cottage clusters, or townhouses. The City of Eugene may incorporate maximum residential density requirements applicable to duplexes, triplexes, quadplexes, cottage clusters, and townhouses into the Eugene Code (including limits on the number of dwelling units per acre and minimum lot size requirements), as long as those requirements comply with Oregon state law. If an adopted refinement plan policy is inconsistent with this policy, this policy will prevail.

Micro Village Housing and SROs

ORS 197A.430 requires the City to allow the development of single room occupancies (SRO) of up to six units on each lot or parcel zoned to allow the development of a detached single-unit dwelling. In the case of lots or parcels that may be developed with multi-unit housing, ORS 197.430 requires the City to allow up to three times the number of SRO units allowed by the maximum density applicable to the lot or parcel. The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments provide that four SRO or micro village units equal one dwelling unit for purposes of determining compliance with the residential density requirements in the Eugene Code. Micro village units are subject to the residential density requirements in the Eugene Code, which in turn are consistent with the density requirements of policy A.9. To comply with both ORS 197A.430 and policy A.9, the Code Amendments provide that when calculating the 4:1 density ratio for SROs, fractional units must be rounded down to the previous whole number. For example, six SRO units, divided by four, equals 1.5 units, so after rounding down to the previous whole number, six SRO units equal one dwelling unit for purposes of the residential density requirements in the Eugene Code.

Middle Housing

The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments exempt townhouses from the Eugene Code's maximum residential density requirements, consistent with Policy A.9 which provides that the maximum residential densities in that policy do not apply to townhouses. Consistent with ORS 197A.421, the Code Amendments also allow certain middle housing developments which include an accessible or income-qualified unit to add one to two additional bonus units. These changes are also consistent with policy A.9 of the Metro Plan, which provides that the maximum residential densities in that policy do not apply to middle housing.

Residential Treatment Centers and Residential Care Homes

The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments treat residential care homes the same as single-unit housing and residential care facilities the same as multiple-unit housing, both by allowing the uses

outright in the same zones and by requiring residential care facilities to comply with the density requirements applicable to those zones, which are consistent with the density requirements in policy A.9.

Based on the findings above, the Code Amendments are consistent with Metro Plan policy A.9.

A.10 Promote higher residential density inside the UGB that utilizes existing infrastructure, improves the efficiency of public services and facilities, and conserves rural resource lands outside the UGB.

The Code Amendments affecting middle housing remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions. The Code Amendments implementing the expedited land use application procedures required by state law remove barriers to the development of housing across the city by simplifying the process for some residential land use applications. The Code Amendments allow for development of more infill middle housing and reduce barriers to development of housing city-wide, which is likely to increase the overall density within the UGB, which will reduce the need to expand the urban growth boundary for residential purposes, as further supported by the findings for Goal 10, incorporated here by reference. The increased infill opportunities facilitated by these Code Amendments will utilize existing infrastructure when feasible, and improve the efficient use of public services and facilities by allowing more people within the city limits to access those services and facilities.

The increased density supported by these Code Amendments will utilize existing infrastructure where possible, improve efficient use of public services and facilities, and help to conserve the rural resource lands outside the UGB. For all these reasons, the Code Amendments are consistent with Metro Plan policy A.10.

A.11 Generally locate higher density residential development near employment or commercial services, in proximity to major transportation systems or within transportation-efficient nodes.

The Code Amendments will remove regulatory barriers, clarify standards, include technical code fixes, allow micro village development, and address compliance with state law requirements related to middle housing development, middle housing land divisions, and SROs, all of which support increased housing density throughout Eugene's residentially designated lands, including residentially designated lands located near employment and commercial services. In addition, the Code Amendments allow micro village housing, a relatively dense type of residential development in all commercial zones. Commercially zoned land is specifically zoned to encourage employment and commercial services and tends to be located in proximity to major transportation systems. For all these reasons, the Code Amendments are consistent with Metro Plan policy A.11.

A.12 Coordinate higher density residential development with the provision of adequate infrastructure and services, open space, and other urban amenities.

The Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements. Existing adopted City policies and regulations, including, but not limited to, the Eugene/Springfield Public Facilities and Services Plan (PFSP), the Eugene 2035 Transportation System Plan (TSP), the Parks and Recreation System Plan, and the land use code, regulate the provision of adequate infrastructure and services, open space, and other urban amenities within the city limits. The Code Amendments do not apply to areas that are within the City's urban growth boundary but outside of the city limits. Properties located outside the city limits but within the UGB will be evaluated for their ability to access urban facilities and services at the time of future annexation. Consistent with the PFSP and the 2035 TSP, the City will continue to plan and develop public facilities to support the land uses designated in the City's acknowledged comprehensive plan, including public facility projects that support the uses allowed and affected by the Code Amendments.

In addition, as discussed in the findings regarding compliance with Goal 11, and incorporated herein, the City Council finds that the City's adoption "sufficient infrastructure" requirements, provides an adequate factual base to show that the middle housing development potentially allowed by the Code Amendments will not be allowed on a lot or parcel for which there is no demonstration of sufficient infrastructure. For all these reasons, the Code Amendments are consistent with Metro Plan policy A.12.

A.13 Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.

The Code amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law. The Code Amendments include standards that support more effectively designed middle housing infill and redevelopment, such as providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional middle housing "bonus" units by providing relief to certain development standards.

Consistent with state law, the Code Amendments allow detached SROs, which creates more flexibility in site design. Also consistent with state law, the Code Amendments allow SROs of up to six units on each lot or parcel zoned to allow the development of a detached single-unit dwelling. In the case of lots or parcels that may be developed with multi-unit housing, the Code Amendments allow up to three times the number of SRO units allowed by the maximum density applicable to the lot or parcel. Additionally, the Code Amendments allow this relatively dense housing type in all residential and commercial zones, potentially increasing residential density in both residential and commercial zones across the city.

In addition, the Code Amendments allow micro village housing, a new housing type composed of small residential units that may each include kitchens or may share common kitchen facilities. This new housing type also allows for greater flexibility in site design, and the Code Amendments allow this

relatively dense housing type in all residential and commercial zones, potentially increasing residential density in both residential and commercial zones across the city.

Because the density of micro village and SRO units is calculated using a 4:1 ratio, the development of those housing types will not affect the density of housing on a lot or parcel as calculated pursuant to the Eugene Code. However, the number of micro village units and SRO units allowed by the Code Amendments is likely to increase the overall number of housing units available across the city.

ORS 197A.420 requires cities to allow “a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings” and to allow “[a]ll middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings.” Therefore, the City cannot refuse to allow middle housing where it is required by state law based on impacts to historic, existing and future neighborhoods. Notwithstanding state law requirements, the City Council finds that the standards for middle housing, micro village housing, and SROs included in the land use code amendments render those housing types visually compatible with existing and future residential neighborhoods in the city through development standards including lot coverage, parking standards, and building orientation. However, consistent with OAR 660-046-0010(3)(a)(B), the amendments do not alter the development standards within special area zones or overlay zones that provide protection to historic areas and developments, such as the Historic Blair Special Area Zone.

To the extent that the development of middle housing, micro village housing, and SROs alter or affect the character of existing neighborhoods, the City Council finds that the benefit of the opportunities for effectively designed infill and redevelopment created by the Code Amendments outweighs the minor impacts to existing residential neighborhoods. For all the reasons above, the Code Amendments are consistent with Metro Plan policy A.13.

A. 14 Review local zoning and development regulations periodically to remove barriers to higher density housing and to make provision for a full range of housing options.

The micro village housing and SRO Code Amendments are the result of a review of the City’s land use code and development regulations, and the amendments remove barriers to the development of smaller housing options. The Code Amendments allow for SROs and micro village housing to be developed in both residential and commercial zoned and designated areas, as well as special area zones that allow residential uses; allowing for a wider range of housing options across the city. The development standards applicable to SROs and micro village housing were selected to encourage housing options for people whose needs are not met by multi-unit housing, single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both.

Many of the middle housing Code Amendments are the result of a review of the City’s land use code and development regulations and are intended to remove regulatory barriers, clarify standards, make technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions in residential zones, commercial zones and special area zones that allow middle housing. By removing barriers to the development of middle housing on land that has historically been developed with detached single-unit housing (like R-1 Low Density Residential zoned land), the land use code amendments remove barriers to development of a wider range of

housing options within the city and will likely result in the development of more duplexes, triplexes, fourplexes, townhouses and cottage clusters in addition to detached single-unit homes and large multi-unit developments. In addition, the amendments simplify the middle housing land division process, consistent with HB 2138.

Based on these findings, the Code Amendments are consistent with Metro Plan Policy A.14.

A. 16 Allow for the development of zoning districts which allow overlap of the established Metro Plan density ranges to promote housing choice and result in either maintaining or increasing housing density in those districts. Under no circumstances, shall housing densities be allowed below existing Metro Plan density ranges.

The Code Amendments do not create new zones or rezone property. Generally, the Code Amendments remove regulatory barriers for a wider range of housing types throughout Eugene's residential and commercial zones, which supports more housing options and promotes housing choice. None of the Code Amendments permit housing densities that are lower than the existing Metro Plan density ranges. Therefore the Code Amendments are consistent with Metro Plan Policy A.16.

Housing Type and Tenure Policies

A.17 Provide opportunities for a full range of choice in housing type, density, size, cost, and location.

Micro Village Housing and SROs

The micro village housing and SRO Code Amendments provide the opportunity for the development of small, more affordable housing units in all residential and commercial zones, which supports more housing options and promotes housing choice.

The Code Amendments establish new development standards for SROs, which will be allowed in more zones and in more configurations (i.e., attached or detached units) than under Eugene's current code. These changes will lower barriers and expand opportunities for development of SROs throughout Eugene.

The Code Amendments also allow micro village housing, a new housing type encompassing smaller units with shared community facilities, and the option to provide on-site supportive services or workforce development opportunities through on-site commercial uses. The amendments allow micro village housing in all residential and commercial zones citywide, allow for a variety of configurations, and include size bonuses for affordable or accessible dwellings. Together, these amendments will support a new housing type that provides for smaller housing options at lower costs and in a variety of locations. Based on these findings, the amendments are consistent with Metro Plan Policy A.17.

Middle Housing

The middle housing Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and

middle housing land divisions in residential zones, commercial zones, and applicable special area zones where middle housing is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottages in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. To qualify for the bonus units, the middle housing development must include either one accessible unit or one homeownership unit available for purchase to households earning at or below 120% of the area median income (this may include slightly more households than the minimum state rules which require the homeownership unit be available to households earning below 120% of the area median income). The Code Amendments also reduce the land use application procedures for Expedited Land Divisions and Middle Housing Land Divisions, consistent with ORS 197A.140 – ORS 197A.142. Reducing land use application procedures and process can reduce development costs which can reduce financial barriers to housing development and the ultimate rental or sales price of the housing. Overall, the Code Amendments remove regulatory barriers to middle housing development, which may provide opportunities for more middle housing types across Eugene and allow for more choice in housing size, type, cost and location. Based on these findings, the amendments are consistent with Metro Plan policy A.17.

Expedited Land Use Application Process

The Expedited Land Use Application Process Code Amendments establish a new expedited land use application process for some residential developments including zone changes to a higher density, planned unit developments and variances to residential standards, consistent with ORS 197A.146. An expedited process removes regulatory barriers for housing development. Reducing land use application procedures and process can reduce development costs and the ultimate rental or sales price of the housing. Based on these findings, the amendments are consistent with Metro Plan policy A.17.

A.18 Encourage a mix of structure types and densities within residential designations by reviewing and, if necessary, amending local zoning and development regulations.

Micro Village Housing and SROs

As discussed in the findings under Policy A.17, incorporated herein by reference, the micro village housing and SRO Code Amendments allow for the development of small, more affordable housing types on residentially zoned and designated properties throughout Eugene. The Code Amendments will allow a mix of structure types within residential designations in the city. Based on these findings, the amendments are consistent with Metro Plan Policy A.18.

Middle Housing

As discussed in the findings under policy A.17, incorporated herein by reference, most of the Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions in residential zones, commercial zones and applicable special area zones where middle housing

is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottage clusters in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. By removing barriers to middle housing development, there is more opportunity for a mix of housing types to serve a diverse population across the city. Based on these findings, the amendments are consistent with Metro Plan policy A.18.

Design and Mixed Use Policies

A.22 Expand opportunities for a mix of uses in newly developing areas and existing neighborhoods through local zoning and development regulations.

The Code Amendments allow for neighborhood commercial uses to be permitted (outright or through a conditional use permit process) within a micro village development site in all residential zones. Under the current Eugene Code, neighborhood commercial uses are only allowed through a planned unit development in R-1 or through a conditional use permit in R-2, R-3, and R-4. These amendments expand opportunities for neighborhood commercial uses co-located with housing in both newly developing and existing neighborhoods, consistent with this Metro Plan Policy A.22.

The Code Amendments also allow for adult and child day care centers and day care homes to be permitted (outright or with use restrictions) in more zones, including commercial, employment and industrial, public land, residential, and special area zones. The amendments expand opportunities for day care use in both newly developing and existing neighborhoods, consistent with Metro Plan policy A.22. Allowing child care centers that are co-located with civic centers, public recreational centers, public parks, places of worship, schools, colleges, libraries, or similar institutional uses also allows for more opportunities for a mix of uses in new and existing neighborhoods. Based on these findings, the Code Amendments are consistent with Metro Plan policy A.22.

A.23 Reduce impacts of higher density residential and mixed-use development on surrounding uses by considering site, landscape, and architectural design standards or guidelines in local zoning and development regulations.

Micro Village Housing and SROs

The micro village housing and SRO Code Amendments allow neighborhood commercial uses in residential zones, either permitted outright or through a conditional use permit. The conditional use permit process includes consideration of impact on surrounding uses through location, design, and other features. Additionally, the neighborhood commercial use would not be required to be sited along or oriented to the street, as is currently required by the Eugene Code for neighborhood commercial uses in residential zones, which would reduce the potential impact on neighboring uses. Based on these findings, the amendments are consistent with this Metro Plan Policy A.23.

Middle Housing

The middle housing Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions in residential zones, commercial zones and applicable special area zones where middle housing is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottages in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. However, middle housing development continues to be subject to siting and design standards including, but not limited to, setbacks, lot coverage, open space, window coverage, entry orientation, building orientation and parking area requirements. Duplexes are subject to the same siting and design standards and single-unit detached housing. These siting and design standards will reduce visual and other impacts of middle housing on surrounding uses. The allowance of additional bonus units and reduced development standards to accommodate their development is required ORS 197A.421 and is based on the state’s adopted Model Housing Code for Large Cities. Based on these findings, the amendments are consistent with Metro Plan policy A.23.

Affordable, Special Need, and Fair Housing Policies

A.28 Seek to maintain and increase the supply of rental housing and increase home ownership options for low- and very low-income households by providing economic and other incentives, such as density bonuses, to developers that agree to provide needed below market and service-enhanced housing in the community.

Micro Village Housing and SROs

The micro village housing and SRO Code Amendments provide the opportunity for the development of small, more affordable housing units in all residential and commercial zones. The amendments include size bonuses for micro village dwellings available to households earning less than 80% of area median income. This size bonus provides additional flexibility for developers providing affordable rental or homeownership housing units. The Code Amendments require a community building to support the micro homes, which is intended to be a space for community building and provision of shared facilities, including but not limited to support services for residents. In addition, the Code Amendments allow for micro village housing to be co-located with support services and workforce development opportunities through neighborhood commercial uses, such as recycling, clinics, meal services, personal services, and retail or wholesale trades. Based on these findings, the amendments are consistent with this Metro Plan Policy A.28.

Middle Housing

The middle housing Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and

middle housing land divisions in residential zones, commercial zones, and applicable special area zones where middle housing is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottages in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. To qualify for a bonus unit, the middle housing development must provide either one accessible unit or one homeownership unit available for purchase to households earning at or below 120% of the area median income. The Code Amendments also include reduced land use application procedures for Expedited Land Divisions (which are available to higher density and/or affordable housing developments) and Middle Housing Land Divisions (which provide an avenue for more affordable homeownership opportunities due to the smaller size of middle housing dwellings and middle housing lots), consistent with ORS 197A.140 – ORS 197A.142. These examples along with the other code amendments that reduce regulatory barriers to middle housing, provide economic and other incentives to developers to support increasing the rental housing supply and increasing home ownership options for low and very low-income households. Based on these findings, the amendments are consistent with this Metro Plan Policy A.28.

A.30 Balance the need to provide a sufficient amount of land to accommodate affordable housing with the community's goals to maintain a compact urban form.

Micro Village Housing and SROs

The micro village housing and SRO Code Amendments provide the opportunity for the development of very small housing units in attached, detached, or a mix of configurations. Detached units will likely be less dense than other small housing types, such as the existing attached SRO model of rooms within a building, or small studio units in a multi-unit housing development. The Code Amendments allow both SROs and micro village housing as detached, micro unit models with shared facilities, which help to advance other community goals including housing with support services and deeply affordable housing for lower income households.

The amendments include size bonuses for affordable micro village dwellings available to households earning less than 80% of area median income. This size bonus provides additional flexibility for developers providing affordable rental or homeownership housing units. The Code Amendments also include a required minimum of 8 micro village dwellings on the site, ensuring a sufficient residential density. Because the amendments allow for flexibility in the development and site design of micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types.

It is unlikely that high-capacity and high-value land will be developed with detached micro village or SRO housing. Instead, these housing types are most likely to be developed on lots with existing development, infill sites, or land in public or nonprofit ownership that is otherwise unlikely to see higher density residential development. Based on these findings, the amendments are consistent with this Metro Plan Policy A.30.

Middle Housing

The middle housing Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions in residential zones, commercial zones, and applicable special area zones where middle housing is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottages in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. The code amendments also include reduced land use application procedures for Expedited Land Divisions and Middle Housing Land Divisions, consistent with ORS 197A.140 – ORS 197A.142. Reducing land use application procedures and process can reduce development costs which can reduce financial barriers to housing development and provide less expensive homeownership opportunities. By removing barriers to middle housing development, the overall density, infill and compact form within the UGB is likely to increase due to middle housing types’ smaller square footage per unit, particularly in areas that historically developed with single-unit housing. In addition, the Code Amendments include incentives for middle housing developments with at least one homeownership unit available for purchase to households earning at or below 120% of the area median income. Based on these findings, the amendments are consistent with this Metro Plan Policy A.30.

A.31 Consider the unique housing problems experienced by special needs populations, including the homeless, through review of local zoning and development regulations, other codes and public safety regulations to accommodate these special needs.

Micro Village Housing and SROs

The micro village housing and SRO Code Amendments directly respond to the need for affordable housing for people exiting homelessness by providing a low-cost, flexible housing model that is affordable by design. Micro village housing can include detached micro units and can be co-located with support services and workforce development opportunities through neighborhood commercial uses, such as recycling, clinics, meal services, personal services, and retail or wholesale trades. Affordable housing and shelter providers provided feedback to the City that a detached housing type, with opportunities to build community, was specifically important for people who have previously lived unhoused. The micro village housing model is currently used by shelter providers in the community. Based on these findings, the amendments are consistent with this Metro Plan Policy A.31.

Residential Treatment Center

The residential treatment center Code Amendments directly respond to the needs of persons seeking residential care type-housing along with treatment and/or training. The Code Amendments implement ORS 197.665, ORS 197.667 and ORS 197A.385 which require cities to allow residential care type homes

and facilities in more places with fewer restrictions by: treating residential care homes the same as single-unit housing and residential care facilities the same as multiple-unit housing; allowing the uses outright in the same zones; and requiring residential care facilities to comply with density requirements. Allowing these residential use types outright in more zones will create more opportunity for these residential use types, citywide. Based on these findings, the amendments are consistent with Metro Plan Policy A.31.

A.32 Encourage the development of affordable housing for special needs populations that may include service delivery enhancements on-site.

Micro Village Housing and SROs

As discussed in the findings under Policy A.31, incorporated herein by reference, the Code Amendments allow for micro village housing that is co-located with support services and is tailored for low-income households and people exiting homelessness. Based on these findings, the amendments are consistent with this Metro Plan Policy A.32.

Residential Treatment

As discussed in the findings under policy A.31, incorporated herein by reference, the Code Amendments will allow residential care type homes and facilities in more places with fewer restrictions by treating residential care homes the same as single-unit housing and residential care facilities the same as multiple-unit housing and allowing the uses outright in the same zones. Based on these findings, the amendments are consistent with Metro Plan Policy A.32.

A.33 Consider local zoning and development regulations impact on the cost of housing.

Micro Village Housing and SROs

The micro village Housing and SRO Code Amendments directly respond to the need for affordable housing by providing a low-cost, flexible housing model that is affordable by design. The new development standards included in the Code Amendments significantly reduce potential development costs by offering clear standards, as well as a size bonus for affordable micro village dwellings. This incentive will encourage affordable units available to rent or purchase for households with incomes at or below 80% of the area median income. Based on these findings, the amendments are consistent with this Metro Plan Policy A.33.

Middle Housing

The middle housing Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions in residential zones, commercial zones, and applicable special area zones where middle housing is allowed. Middle housing includes a variety of housing types, including duplexes, triplexes, fourplexes, townhomes, and cottages in all residential, commercial, and special area zones that allow middle housing. The Code Amendments make it easier to develop middle housing types and

to reduce development cost by: providing more flexibility in site and building design through adding more exceptions to development standards and accommodating existing dwellings that will be retained; reducing some development standards; and allowing and incentivizing additional “bonus” units by providing relief from certain development standards. To qualify for the bonus units, the middle housing development must include either one accessible unit or one homeownership unit available for purchase to households earning at or below 120% of the area median income. The Code Amendments also include reduced land use application procedures for Expedited Land Divisions (which are available to higher density and/or affordable housing developments) and Middle Housing Land Divisions (which provide an avenue for more affordable homeownership opportunities due to the smaller size of middle housing dwellings and middle housing lots), consistent with ORS 197A.140 – ORS 197A.142. Reducing land use application procedures and process can reduce development costs which can reduce financial barriers to housing development and ultimately reduce the rental rates or the purchase price. Overall, most of the middle housing Code Amendments remove regulatory barriers to middle housing development, which may reduce development costs for housing and translate into housing that is less expensive to rent or buy. Based on these findings, the amendments are consistent with Metro Plan policy A.33.

Expedited Land Use Application Process

The expedited land use application process Code Amendments establish a new expedited land use application process for some residential developments including zone changes to a higher density, planned unit developments and variances to residential standards, consistent with ORS 197A.146. An expedited process removes regulatory barriers for housing development. Reducing land use application procedures and process can reduce development costs which can reduce financial barriers to housing development and ultimately reduce rental rates or the purchase price. Based on these findings, the amendments are consistent with Metro Plan policy A.33.

Envision Eugene Comprehensive Plan

The following policies from the Economic Development chapter of the Envision Eugene Comprehensive Plan (identified below in **bold** and *italics*) are applicable to these Urban Growth Strategies Code Amendments. To the extent that the following policies constitute mandatory approval criteria, based on the findings provided below, the amendments are consistent with and supported by the applicable provisions of the Envision Eugene Comprehensive Plan.

3.6 Responsible economic development. Support economic development initiatives that reflect long-term priorities, improve community resilience to climate change and natural hazards, improve energy efficiency or reduce greenhouse gas emissions, and enhance opportunities to borrow, rent, or otherwise make better use of underutilized public and private assets.

Day Care

The Day Care Code Amendments remove barriers to day care. Removing barriers to day care, particularly day care for children, reflects a long-term priority for both Oregon and the Eugene community. Day care plays an essential role in Eugene's economy, making it possible for parents and caregivers to work. Allowing co-location of child care centers with civic centers, public recreational centers, public parks, places of worship, schools, colleges, libraries, or similar institutional uses can make for better use of underutilized public and private assets, consistent with Comprehensive Plan policy 3.6.

3.35 Neighborhood vitality. Recognize the vital role of commercial facilities that provide services and goods in complete, walkable neighborhoods throughout the community. Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners across all neighborhoods.

Day Care

The Day Care Code Amendments allow day care centers and day care homes to be permitted in more zones in the city. Day care is a community asset and having access to day care in more areas of the city will allow families to utilize day care services in closer proximity to their home or work locations (possibly in a walkable neighborhood), consistent with Comprehensive Plan policy 3.35.

In conclusion, these findings demonstrate that the Code Amendments are consistent with the applicable provisions of the Metro Plan and Envision Eugene Comprehensive Plan.

Applicable Refinement Plans

To the extent that policies in the City's adopted refinement plans constitute mandatory approval criteria, a discussion of the policies that appear to be relevant is provided below. The plan the policy is from is listed in **(bold)** followed by policies in ***(bold italics)*** and applicable findings.

Bethel-Danebo Refinement Plan (1982):

Recommendations: General Land Use

Policy 1. The following land use designations in the Eugene-Springfield Metropolitan Area General Plan shall be maintained:

- a. low-density residential development in most of the plan area;***
- b. a commercial node on Highway 99 North and three commercial/residential development nodes in the plan area;***

c. medium-density residential development around the Highway 99 North commercial node, and the three development nodes.

This policy aligns the Bethel-Danebo Refinement Plan land use designations with those of the Metro Plan. No changes are being made to the land use designations in the Metro Plan or to the land use designations of properties located within the refinement plan area. Based on these findings, the Code Amendments are consistent with the Bethel-Danebo Refinement Plan General Land Use Policy 1.

Eugene Downtown Plan (2004):

Living Downtown

1. Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including residentially zoned properties in the downtown core and on the edges of downtown. The amendments reduce barriers to the development of micro village housing, SROs, and middle housing, all of which include multiple dwelling units. The Code Amendments include incentives for affordable units, encouraging more units that are affordable to people with low or very low incomes. Micro village housing could be developed as rental housing or using a community land trust model, offering more opportunities for homeownership. Middle housing can be developed for rental or for sale. As a result, the Code Amendments will increase the opportunity for a variety of housing types and tenure within the plan area. Based on these findings, the Code Amendments are consistent with this Eugene Downtown Plan Living Downtown Policy 1.

Fairmount/U of O Special Area Study (1982):

Land Use, General Policies

1. The City of Eugene will use the Land Use Diagram and the policies of this plan along with other City policies in making land use and other decisions regarding the plan area. The Land Use Diagram is a generalized map and graphic depiction of the policies and proposals of this plan and the Community Goals and Policies. It is a supplement to and a refinement of the Metropolitan Area General Plan Diagram.

The Code Amendments make no changes to the Metro Plan's Land Use Diagram or to the land use designations of properties within the refinement plan area. The definition of "low-density" residential as used in the plan's Land Use Diagram provides that the area shown as "low-density" on the Land Use Diagram "is to remain in low-density residential use with emphasis on preserving and maintaining the single-family character which currently exists." The City Council finds that nothing in the amendments prevents the area shown as "low-density" on the plan's Land Use Diagram from remaining in low-density

residential use. Further, the City Council finds that the development standards applicable to micro village housing, SROs, and middle housing help to ensure that those housing types will blend in with the existing character in the plan area. Finally, the City Council finds that to the extent this plan policy would prohibit the development of SROs and/or middle housing within the area shown as “low-density” on the Land Use Diagram, that prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules. Based on these findings, the Code Amendments are consistent with this Fairmount/University of Oregon Special Area Study Land Use Policy 1.

5. There will continue to be opportunity for residents to be involved in land use decisions that affect them.

As noted in the findings regarding compliance with Statewide Planning Goal 1, hereby incorporated into these findings, the City has provided many opportunities for public involvement in both the drafting and consideration of the Code Amendments.

As required by ORS 197A.416, the Code Amendments reduce notice and appeal rights related to Expedited Land Division and Middle Housing Land Division applications. As required by ORS 197A.146, the Code Amendments allow applicants for certain planned unit developments, variances, and zone changes to choose review under either a Type II or Type III process. Planned unit development, variance and zone change applications previously were only reviewed using the Type III process. Both the Type II and Type III processes provide for public notice, public comment and include appeal rights; however, the Type II process only provides for written public comment – it does not allow for a public hearing. The Code Amendments do not otherwise reduce or repeal any opportunities for plan area residents to be involved in land use decisions that affect them.

Based on these findings, the Code Amendments are consistent with this Fairmount/University of Oregon Special Area Study Land Use Policy 5.

East Campus Area Policy 4: The City shall encourage the University to develop its high- and medium- density residential units with concern for adequate parking and appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood.

To the extent this policy impacts the development of micro village housing, SROs, or middle housing types, nothing in the Code Amendments discourages or prohibits the University from developing its high- and medium-density residential units with concern for adequate parking and appropriate parking solutions, regard for landscaping and consideration of the impact on the rest of the neighborhood. Therefore, the Code Amendments are consistent with this Fairmount/University of Oregon Special Area Study East Campus Area Policy 4.

Jefferson/Far West Refinement Plan:***Land Use Element, Residential Policies******2.0 Increase the opportunity for home ownership within the area.***

The Code Amendments will create more opportunities for home ownership in the plan area by reducing barriers to development of housing types available for home ownership, including middle housing and micro village housing. Micro village housing can be developed using a community land trust model, offering opportunities for ownership of micro village units. Middle housing units may be sited on their own small lots through a middle housing land division, allowing for the individual sale of the units. Additionally, the Code Amendments include incentives for providing homeownership units available for purchase by households earning at or below 120% of the area median income. Based on these findings, the Code Amendments are consistent with this Jefferson/Far West Refinement Plan Land Use Element Policy 2.0.

3.0 Encourage a mixture of housing densities and types to allow a diverse population group to live within the area.

The Code Amendments will encourage a mixture of housing densities and types to allow a diverse population group to live within the plan area by allowing for micro village housing and reducing barriers to SRO and middle housing development. The Code Amendments also allow for the development of residential treatment homes and facilities in more places, creating more opportunity for those residential uses. The Code Amendments encourage housing for a diverse population whose needs are not met by multi-unit housing or single-unit detached housing. As a result, the code amendments will increase the opportunity for a variety of housing densities and types within the plan area. Based on these findings, the Code Amendments are consistent with this Jefferson Far West Refinement Plan Land Use Residential Policy 3.0.

Far West, Residential Areas***1. North Low-Density Residential Area***

The City shall continue to recognize the area as suitable for low-density housing. Efforts shall be made to maintain and improve existing housing stock through both public and private investments. In an effort to allow additional residential units and yet maintain the character of the area, the City shall encourage block planning, infilling, and shared housing. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

Nothing in the Code Amendments is inconsistent with the recognition of the area as suitable for low-density housing. Middle housing, micro village housing, and SROs are permitted in low-density residential zones, and the City Council finds that the development of middle housing is consistent with

the term “low-density housing” as it is used in this policy. Nothing in the amendments prohibits efforts to maintain and improve existing housing stock. Because the amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted into shared housing. The plan does not define “shared housing;” however, the City Council finds that development of SROs and micro village housing is consistent with the idea of shared housing, as both housing types allow for the development of multiple units on a lot with some shared facilities. The City Council further finds that development of middle housing is consistent with the idea of shared housing in that middle housing units may be attached, and multiple attached or detached middle housing units may be developed on a lot.

The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the residential character of the area. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the North Low-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules. Based on these findings, the Code Amendments are consistent with this Jefferson Far West Refinement Plan Residential Area Policy 1.

2. Central Low-Density Residential Area

The low-density designation recognizes the existing residential development and land uses. The City shall continue to recognize the residential character of the area and provide incentives for public and private rehabilitation of rundown structures. In addition, the City shall encourage block planning, infilling, and shared housing. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

Nothing in the Code Amendments is inconsistent with recognition of the residential character of the area. The amendments do not rezone or re-designate any properties in the area. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the residential character of the area. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs, or micro village housing within the Central Low-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules.

Because the amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted into shared housing. The plan does not define “shared housing;” however, the City Council finds that development of SROs and micro village housing is

consistent with the idea of shared housing, as both housing types allow for the development of multiple units on a lot with some shared facilities. The City Council further finds that development of middle housing is consistent with the idea of shared housing in that middle housing units may be attached, and multiple attached or detached middle housing units may be developed on a lot. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 2.

3. West Medium-Density Residential Area

This area shall be recognized as appropriate for medium density housing. The City shall consider rezoning land designated PL Public Land and in use as Westmoreland Family Housing to reflect existing development. The City shall improve and maintain public access for bicyclists and pedestrians along the Amazon Canal and crossing the Amazon Canal easement.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for medium density housing. The amendments do not rezone or re-designate any properties in the area. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs and micro village housing is consistent with the term “medium density housing” as used in this policy. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs or micro village housing within the West Medium-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan West Residential Area Policy 3.

4. South Low-Density Residential Area

This area shall be recognized as appropriate for low-density residential use. The City shall encourage the rehabilitation of rundown structures, block planning, and infilling, and shared housing.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for low-density residential use. The amendments do not rezone or re-designate any properties in the area. Middle housing, SROs, and micro village housing are all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs and micro village housing is consistent with the term “low-density residential use” as used in this policy. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs, or micro village housing within the South Low-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules.

Because the amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted into shared housing. The plan does not define “shared housing;” however, the City Council finds that development of SROs and micro village housing is consistent with the idea of shared housing, as both housing types allow for the development of multiple units on a lot with some shared facilities. The City Council further finds that development of middle housing is consistent with the idea of shared housing in that middle housing units may be attached, and multiple attached or detached middle housing units may be developed on a lot. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 4.

11. West Low-Density Residential Area

Encourage additional residential development that will maintain the character of the area by pursuing the application of block planning and allowing additional housing units on undeveloped or underutilized sites, division of existing single-family structures in to duplexes, and access to additional housing units off of alleys.

The Code Amendments are consistent with this policy’s decision to encourage residential development, to allow additional housing units on undeveloped or underutilized sites, and to allow division of existing single-unit detached structures into duplexes. The amendments do not rezone or re-designate any properties in the area. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the character of the area. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs or micro village housing within the West Low-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules. Because the amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on underutilized or other infill lots that may have constraints that could inhibit the development of other housing types. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Area Residential Area Policy 11.

12. West Medium-Density Residential Area

This area is appropriate for medium-density residential use.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for medium-density residential use. The amendments do not rezone or re-designate any properties in the area. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs and micro village housing is consistent with the term “medium-density residential use” as it is used in this

policy. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs, or micro village housing within the West Medium-Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 12.

13. Low-Density Residential Area – South of the Fairgrounds

This area shall remain a low-density residential area. Efforts shall be made to maintain and improve the quality of the existing housing stock.

Nothing in the Code Amendments will prevent this area from remaining a low-density residential area. The amendments do not rezone or re-designate any properties in the area. Middle housing, SROs, and micro village housing are all housing types that are permitted in low-density residential zones. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs or micro village housing within the Low-Density Residential Area – South of the Fairgrounds. Because the amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted into shared housing. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 13.

14. Low to Medium Density Residential Area

This area shall be recognized as appropriate for low-to medium-density residential development.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for low-to medium-density residential development. The amendments do not rezone or re-designate any properties in the area. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the development of both low- and medium-density residential housing types and that middle housing, SROs, and micro village housing are all housing types that are allowed in both low- and medium-residential zones. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 14.

15. Low- to Medium-Density Residential Area

This area shall be recognized as a low- to medium-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining

the character of the area. Residential densities beyond ten units per acre shall be allowed, subject to an approved block plan or rezoning to R-2 in conjunction with site review.

The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.

Nothing in the Code Amendments is inconsistent with recognition of the area as a low- to medium-density residential area. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the development of both low- and medium-density residential housing types and that middle housing, SROs and micro village housing are all housing types that are allowed in both low- and medium-residential zones. The City Council further finds that development of middle housing, SROs, and micro village housing is consistent with the residential character of the area. The City Council does not interpret this policy to require the preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, SROs or micro village housing within the Low-to-Medium Density Residential Area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430, and Chapter 660, division 46 of the Oregon Administrative Rules.

Because the amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted into shared housing. The plan does not define “shared housing;” however, the City Council finds that development of SROs and micro village housing is consistent with the idea of shared housing, as both housing types allow for the development of multiple units on a lot with some shared facilities. The City Council further finds that development of middle housing is consistent with the idea of shared housing in that middle housing units may be attached, and multiple attached or detached middle housing units may be developed on a lot.

The Code Amendments are also consistent with the policy’s direction to encourage an increase in residential density. As required by ORS 197A.421, the amendments allow certain middle housing developments to add one to two additional bonus units. Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 15.

16. East Medium Density Residential Area

This area shall be recognized as appropriate for medium-density residential development. Efforts shall be made to preserve the existing residential structures by encouraging rehabilitation, infilling, or relocation of structures within the neighborhood.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for medium-density residential development. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the development of medium-density residential housing types and that middle housing, SROs and micro village housing are all housing types that are allowed in both low- and medium-residential zones. The City Council finds that the development of middle housing, micro village housing, and SROs is consistent with the term “medium density residential development” as it is used in this policy. Because the amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be rehabilitated or converted. Nothing in the Code Amendments removes the existing allowance for conversion of existing residential structures into middle housing, and the Code Amendments allow certain existing residential structures to be included in a middle housing land division, both of which are consistent with the language of this policy regarding preservation and rehabilitation of residential structures. Based on these findings, the amendments are consistent with this policy. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 16.

17. High-Density Residential Area

This area shall be recognized as appropriate for high-density residential uses. Proposed rezonings to higher residential densities within this area shall be evaluated based on criteria such as parcel size, proposed development, and impact on surrounding uses. Site review shall be required in conjunction with rezonings.

Nothing in the Code Amendments is inconsistent with recognition of the area as appropriate for high-density residential uses. Middle housing, micro village housing, and SROs are all permitted in high-density residential zones. Nothing in the Code Amendments requires rezoning or re-designation of property. Based on these findings, the Code Amendments are consistent with Jefferson Far West Refinement Plan Residential Area Policy 17.

Laurel Hill Neighborhood Plan (1982):

Land Use and Future Urban Design Policies

1. *Approval of Valley development will take into consideration:*

- a. *Density*
- b. *Size*
- c. *Dispersal*

a) *Density*

The appropriate density for residential development shall be determined based on 1) the provision of the Metropolitan Area General Plan calling for an overall density range of one to ten units per acre; and 2) provisions of the South Hills Study, including those limiting density to five units per acre for sites above 500 feet in elevation.

Micro Village Housing and SROs

ORS 197A.430 requires the City to allow the development of single room occupancies (SRO) of up to six units on each lot or parcel zoned to allow the development of a detached single-unit dwelling. In the case of lots or parcels that may be developed with multi-unit housing, ORS 197.430 requires the City to allow up to three times the number of SRO units allowed by the maximum density applicable to the lot or parcel. The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments provide that four SRO or micro village units equal one dwelling unit for purposes of determining compliance with the residential density requirements in the Eugene Code. Micro village units are subject to the residential density requirements in the Eugene Code, which in turn are consistent with the density requirements of Metro Plan policy A.9. In order to comply with both ORS 197A.430 and policy A.9, the Code Amendments provide that when calculating the 4:1 density ratio for SROs, fractional units must be rounded down to the previous whole number. For example, six SRO units, divided by four, equals 1.5 units, so after rounding down to the previous whole number, six SRO units equal one dwelling unit for purposes of the residential density requirements in the Eugene Code.

Middle Housing

The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments exempt townhouses from the Eugene Code's maximum residential density requirements, consistent with Metro Plan Policy A.9 which provides that the maximum residential densities in that policy do not apply to townhouses. Consistent with ORS 197A.421, the Code Amendments also allow certain middle housing developments which include an accessible or income-qualified unit to add one to two additional bonus units. These changes are also consistent with policy A.9 of the Metro Plan, which provides that the maximum residential densities in that policy do not apply to middle housing.

The City Council finds that the Code Amendments are consistent with policy A.9 of the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls. Based on these findings, the Code Amendments are consistent with this Laurel Hill Neighborhood Plan Land Use and Future Urban Design Policy 1a.

5. New land divisions shall be planned to respect the present topography and ensure solar potential to the extent possible. Developers shall be encouraged to investigate techniques other than grid-type division of land when planning for development.

The Code Amendments do not amend the existing solar standards, which apply at the time of development or at the time of partition or subdivision.

Based on these findings, the Code Amendments are consistent with this Laurel Hill Neighborhood Plan Land Use and Future Urban Design Policy 5.

Transportation Policies

2. All future construction in the Valley or East Laurel Hill shall include adequate off-street parking to accommodate not only permanent residents but a reasonable number of visitors. Although on-street parking should be discouraged, in some areas pull-out facilities for parking should be developed, particularly where congestion exists.

In 2023, consistent with state law requirements, the City Council adopted Ordinance No. 20699 which removed minimum off-street parking requirements city-wide. Consistent with the findings supporting Ordinance No. 20699, the City Council interprets references to "adequate" or "sufficient" off-street parking in the Laurel Hill Neighborhood Plan to mean "adequate" or "sufficient" off-street parking as determined by the property owner or developer consistent with the requirements of the Eugene Code, 1971 and applicable state law. Therefore, the City Council finds that a development application that is not required by the Eugene Code to include off-street parking and does not propose off-street parking is consistent with refinement plan policies requiring or referencing "adequate" or "sufficient" parking. Nothing in the Code Amendments prevents future development from providing off-street parking to accommodate residents and visitors. Therefore, the Code Amendments are consistent with this Laurel Hill Neighborhood Plan Transportation Policy 2.

Relationship to the City Policies

2. The City will communicate to the recognized neighborhood group its general information pertaining to programs and projects that may have a physical impact on the Valley, in order that the association can participate in the public discussion.

As noted in the findings regarding compliance with Statewide Planning Goal 1, which are incorporated herein, the City has provided many opportunities for community engagement in both the drafting and consideration of the Code Amendments, including specifically reaching out to neighborhood associations.

As required by ORS 197A.416, the Code Amendments reduce notice and appeal rights related to Expedited Land Division and Middle Housing Land Division applications. As required by ORS 197A.146,

the Code Amendments allow applicants for certain planned unit developments, variances, and zone changes to choose review under either a Type II or Type III process. Planned unit development, variance and zone change applications previously were only reviewed using the Type III process. Both the Type II and Type III processes provide for public notice, public comment and include appeal rights; however, the Type II process only provides for written public comment – it does not allow for a public hearing. The Code Amendments do not otherwise reduce or repeal any opportunities for plan area residents to be involved in land use decisions that affect them. The Code Amendments are consistent with Policy 2.

East Laurel Hill Area

Land Use and Future Urban Design Policies

1. The density within East Laurel Hill with the exception of the commercial/residential node shall be consistent with the low-density designation of the Metro Plan. The development node's medium-density residential/professional designation is an exception and may allow up to 20 units per acre, subject to consideration of the South Hills Study or future amendments to that plan. All low-density areas at elevations greater than 500 feet are subject to South Hills Study development guidelines. Controlled-income-and-rent housing subsidized under Federal, State, or City programs would be allowed in accordance with City policy.

Micro Village Housing and SROs

As discussed in the findings for the Laurel Hill Neighborhood Plan Land Use and Future Urban Design Policy 1a and incorporated herein, ORS 197A.430 requires the City to allow the development of single room occupancies (SRO) of up to six units on each lot or parcel zoned to allow the development of a detached single-unit dwelling. In the case of lots or parcels that may be developed with multi-unit housing, ORS 197.430 requires the City to allow up to three times the number of SRO units allowed by the maximum density applicable to the lot or parcel. The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments provide that four SRO or micro village units equal one dwelling unit for purposes of determining compliance with the residential density requirements in the Eugene Code. Micro village units are subject to the residential density requirements in the Eugene Code, which in turn are consistent with the density requirements of policy A.9. In order to comply with both ORS 197A.430 and policy A.9, the Code Amendments provide that when calculating the 4:1 density ratio for SROs, fractional units must be rounded down to the previous whole number. For example, six SRO units, divided by four, equals 1.5 units, so after rounding down to the previous whole number, six SRO units equal one dwelling unit for purposes of the residential density requirements in the Eugene Code.

Middle Housing

The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments exempt townhouses from the Eugene Code's maximum residential density requirements, consistent with Metro Plan Policy A.9 which provides that the maximum residential densities in that policy do not apply to townhouses. Consistent with ORS

197A.421, the Code Amendments also allow certain middle housing developments which include an accessible or income-qualified unit to add one to two additional bonus units. These changes are also consistent with policy A.9 of the Metro Plan, which provides that the maximum residential densities in that policy do not apply to middle housing.

The City Council finds that to the extent this refinement plan policy are inconsistent with Metro Plan policy A.9, the Metro Plan controls. Based on these findings, the Code Amendments are consistent with Laurel Hill Neighborhood Plan East Laurel Hill Area Land Use and Future Urban Design Policy 1.

South Hills Study (1974):

The South Hills Study utilizes the term “Recommendations” instead of “Policies.” The recommendations below constitute relevant policies from the South Hills Study.

Ridgeline Park – Specific Recommendations

That all vacant property above an elevation of 901’ be preserved from an intensive level of development, subject to the following exceptions:

- 1. Development of individual residences on existing lots; and*
- 2. Development under planned unit development procedures when it can be demonstrated that a proposed development is consistent with the purposes of this section.*

Micro Village Housing and SROs

As required by ORS 197A.430, the City must allow the development of single room occupancies (SRO) with up to six units on each lot or parcel zoned to allow for the development of a detached single-unit dwelling. The Code Amendments implement the requirements of ORS 197A.430. The City Council interprets this plan policy consistently with ORS 197A.430 to allow the development of up to six SRO units on existing lots above 901 feet within the boundaries of the South Hills Study. The Code Amendments include an amendment to EC 9.8325(8) to reflect the Council’s finding that up to six SRO units are allowed on existing lots above 901 feet within the South Hills Study area.

Middle Housing

The Code Amendments exempt townhouses from maximum density (the other middle housing types are already exempt from maximum density) and allow certain middle housing developments to add one to two additional bonus units, as required by ORS 197A.421. Metro Plan policy A.9 exempts middle housing from the maximum residential densities identified in the Metropolitan Residential Housing and Land Use Element of the Metro Plan as necessary to comply with the requirements of ORS 197A.420, ORS 197A.421 and Chapter 660, division 46 of the Oregon Administrative Rules. The Metro Plan Amendment also provides that a maximum residential density established by a refinement plan policy, whether by a limit on the number of dwelling units per acre, a minimum lot size requirement, or any other similar

regulation that has the effect of limiting density, may not be applied to the development of middle housing. The City Council interprets this plan policy consistently with ORS 197A.420, ORS 197A.421, Chapter 660, division 46 of the Oregon Administrative Rules and Metro Plan policy A.9 to allow the development of the middle housing on existing lots above 901 feet within the boundaries of the South Hills Study.

Based on these findings, the Code Amendments are consistent with the South Hills Study Specific Recommendations.

Density - Specific Recommendations

That in the area west of Friendly Street the maximum level of new development per gross acre be limited to 8 units per acre (the maximum figure of 8 units per gross acre being subject to positive findings under the planned unit development criteria and the density point system (if established) of the planned unit development provisions) of positive findings under the planned unit development criteria).

That in the area east of Friendly Street the maximum level of new development per gross acre be limited to 5 dwelling units per acre (the maximum figure of 5 dwelling units per gross acre being subject to positive findings under the planned unit development criteria and the density point system (if established) of the planned unit development provisions).

Micro Village Housing and SROs

As discussed in the findings for Metro Plan Policy A.9, and incorporated herein, ORS 197A.430 requires the City to allow the development of single room occupancies (SRO) of up to six units on each lot or parcel zoned to allow the development of a detached single-unit dwelling. In the case of lots or parcels that may be developed with multi-unit housing, ORS 197.430 requires the City to allow up to three times the number of SRO units allowed by the maximum density applicable to the lot or parcel. The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments provide that four SRO or micro village units equal one dwelling unit for purposes of determining compliance with the residential density requirements in the Eugene Code. Micro village units are subject to the residential density requirements in the Eugene Code, which in turn are consistent with the density requirements of policy A.9. In order to comply with both ORS 197A.430 and policy A.9, the Code Amendments provide that when calculating the 4:1 density ratio for SROs, fractional units must be rounded down to the previous whole number. For example, six SRO units, divided by four, equals 1.5 units, so after rounding down to the previous whole number, six SRO units equal one dwelling unit for purposes of the residential density requirements in the Eugene Code.

Middle Housing

The Code Amendments do not change the minimum or maximum density ranges applicable to any designations or zones. The Code Amendments exempt townhouses from the Eugene Code's maximum

residential density requirements, consistent with Metro Plan Policy A.9 which provides that the maximum residential densities in that policy do not apply to townhouses. Consistent with ORS 197A.421, the Code Amendments also allow certain middle housing developments which include an accessible or income-qualified unit to add one to two additional bonus units. These changes are also consistent with policy A.9 of the Metro Plan, which provides that the maximum residential densities in that policy do not apply to middle housing.

The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls. Based on these findings, the Code Amendments are consistent with these South Hills Study Density – Specific Recommendations.

River Road – Santa Clara Neighborhood Plan:

The River Road – Santa Clara Neighborhood Plan does not include any policies that constitute mandatory approval criteria. To the extent that these policies are applicable, the following findings are included:

Policy 12.1 Compatible Infill: Encourage innovative and creative housing options and infill, and incorporate pedestrian scale design through building design, size, scale, and site layout requirements through legislative updates to local land use regulations.

Micro Village Housing and SROs

The Code Amendments will encourage innovative and creative housing options and infill and will create more opportunities for housing within the plan area, by allowing for micro village housing (a new and innovative type of housing development) and by reducing barriers to SRO development. The Code Amendments directly respond to the need for affordable housing for people exiting homelessness by providing a low-cost, flexible housing model that is affordable by design. Micro village housing can include detached micro units and can be co-located with support services and workforce development opportunities through neighborhood commercial uses, such as recycling, clinics, meal services, personal services, and retail or wholesale trades. Micro village housing can be developed using a community land trust model, offering opportunities for ownership of micro village units. Middle housing units may be sited on their own small lots through a middle housing land division, allowing for the individual sale of the units. Additionally, the Code Amendments include incentives for providing homeownership units available for purchase by households earning at or below 120% of the area median income. Consistent with ORS 197A.430 the Code Amendments allow for detached as well as attached SRO units, which may allow for more creative and innovative site design.

By allowing for a wider range of housing options, the Code Amendments encourage housing for a diverse population whose needs are not met by multi-unit housing, single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both. As a result, the

Code Amendments will increase the opportunity for a variety of housing densities and types within the plan area.

Because the amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be rehabilitated or converted. Based on these findings, the amendments are consistent with the River Road – Santa Clara Neighborhood Plan Policy 12.1.

Middle Housing

The Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions including the following variety of housing types: duplexes, triplexes, fourplexes, townhouses and cottage clusters. The amendments are therefore consistent with the policy by providing the opportunity for diversity of housing types in the plan area. Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households with under 120% of the area median income (the Code Amendments also include units available for households at 120% of the area median income). The bonuses include allowing additional units and relief from some development standards to support the development of those units. Based on these findings, the amendments are consistent with River Road – Santa Clara Neighborhood Plan Policy 12.1.

Policy 12.2 Affordable Availability: Plan for affordable and moderate-income housing throughout the River Road and Santa Clara neighborhoods through strategies, funding, partnerships, and execution of the City and County's housing plans.

Micro Village Housing and SROs

The Code Amendments directly respond to the need for affordable housing for people exiting homelessness by providing a low-cost, flexible housing model that is affordable by design. Micro village housing can include detached micro units and can be co-located with support services and workforce development opportunities through neighborhood commercial uses, such as recycling, clinics, meal services, personal services, and retail or wholesale trades. Micro village housing can be developed using a community land trust model, offering opportunities for ownership of micro village units. Middle housing units may be sited on their own small lots through a middle housing land division, allowing for the individual sale of the units. Additionally, the Code Amendments include incentives for providing homeownership units available for purchase by households earning at or below 120% of the area median income. Consistent with ORS 197A.430 the Code Amendments allow for detached as well as attached SRO units, which may allow for more creative and innovative site design. Based on these findings, the code amendments are consistent with River Road – Santa Clara Neighborhood Plan Policy 12.2.

Middle Housing

The Code Amendments will remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions for development of the following variety of housing types: duplexes, triplexes, fourplexes, townhouses and cottage clusters. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own middle housing lot through a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Given the small size of both middle housing and middle housing lots, a single unit of middle housing on a middle housing lot is likely to sell at a lower price point than a traditional detached single-unit home. The City Council finds that the Code Amendments will allow for the development of more housing units in different configurations and at a greater range of price points within the plan area. Based on these findings, the Code Amendments are consistent with River Road – Santa Clara Neighborhood Plan Policy 12.2.

River Road – Santa Clara Urban Facilities Plan:***Residential Land Use Policies and Suggested Actions******1.0 Recognize and maintain the predominately low-density residential character of the area consistent with the Metropolitan Plan.***

Nothing in the Code Amendments is inconsistent with the recognition of the predominantly low-density residential character of the area. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “low-density residential character of the area” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan and therefore consistent with River Road Santa Clara Urban Facilities Plan Residential Land

Use Policy 1.0. Therefore, based on these findings, the Code Amendments are consistent with this River Road Santa Clara Urban Facilities Plan Residential Land Use Policy 1.0.

2.0 Provide a diversity of housing types in the area. Available techniques include encouraging reinvestment and rehabilitation of existing housing stock and the use of development standards that provide for clustering or planned unit development.

The Code Amendments allow development of a diversity of housing types within the plan area. The Code Amendments directly respond to the need for affordable housing for people exiting homelessness by providing a low-cost, flexible housing model that is affordable by design. Micro village housing can include detached micro units and can be co-located with support services and workforce development opportunities through neighborhood commercial uses, such as recycling, clinics, meal services, personal services, and retail or wholesale trades. Micro village housing can be developed using a community land trust model, offering opportunities for ownership of micro village units. Middle housing units may be sited on their own small lots through a middle housing land division, allowing for the individual sale of the units. Additionally, the Code Amendments include incentives for providing homeownership units available for purchase by households earning at or below 120% of the area median income. Consistent with ORS 197A.430 the Code Amendments allow for detached as well as attached SRO units, which may allow for more creative and innovative site design.

By allowing for a wider range of housing options, the Code Amendments encourage housing for a diverse population whose needs are not met by multi-unit housing, single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both. As a result, the Code Amendments will increase the opportunity for a variety of housing densities and types within the plan area.

Because the amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be rehabilitated or converted. The Code Amendments also allow some existing units to be located on their own middle housing lot through a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Given the small size of both middle housing and middle housing lots, a single unit of middle housing on a middle housing lot is likely to sell at a lower price point than a traditional detached single-unit home. The City Council finds that the Code Amendments will allow for the development of more housing units in different configurations and at a greater range of price points within the plan area. As a result, the Code Amendments will provide for a diversity of housing types within the plan area. Based on these findings, the code amendments are consistent with this River Road Santa Clara Urban Facilities Plan Residential Land Use Policy 2.0.

5.0 Permit medium-density housing (10 to 20 dwelling units/acre) in proximity to existing or planned urban facilities. Access to commercial development, transit, and

alternative modes of transportation, schools and parks, and open space should be considered. Medium-density residential development will be considered for the north Santa Clara area consistent with the above criteria.

Regarding access to commercial development, transit and alternative modes of transportation, schools, parks and open space, existing land use regulations ensure that this access is provided in a manner consistent with this policy. The Code Amendments do not alter the existing regulations; therefore, the code amendments are consistent with this River Road Santa Clara Urban Facilities Plan Residential Land Use Policy 5.0.

Nothing in the Code Amendments is inconsistent with the recognition of the predominantly medium-density residential character of the area. Nothing in the amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “medium-density residential development” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan.

Based on these findings, the Code Amendments are consistent with River Road Santa Clara Urban Facilities Plan Residential Land Use Policy 5.0.

Westside Neighborhood Plan (1987):

Land Use Element Policies/Implementation Strategies

1. Prevent erosion of the neighborhood's residential character.

The City Council finds that the Code Amendments will not contribute to the erosion of the neighborhood's residential character. The amendments do not rezone, re-designate, or otherwise change the character of the neighborhood's residentially zoned properties. Middle housing, micro village housing and SROs are all allowed residential uses. The City Council finds that development of middle housing, micro village housing, and SROs is consistent with the residential character of the neighborhood. The City Council does not interpret this policy to require preservation of the existing or predominant types of residential dwellings and densities in the neighborhood against other residential

dwelling types and densities specifically allowed by the zoning and land use designations of properties within the neighborhood. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules. Based on these findings, the Code Amendments are consistent with this Westside Neighborhood Plan Land Use Element Policy 1.

2. Support improving existing housing and reducing the number of substandard units.

Micro Village Housing and SROs

The Code Amendments support the improvement of existing housing by allowing conversion of existing housing into middle housing, micro village housing, or SROs.

The Code Amendments also support the improvement of existing housing by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Based on these findings, the amendments are consistent with Westside Neighborhood Plan Land Use Element Policy 2.

Central Residential Area

1. The City shall continue to recognize this area as appropriate for medium-density residential development and shall discourage nonresidential uses. This policy applies to all portions of the Central Residential Area, even those properties abutting major arterials such as Chambers Street and West 11th Avenue.

Nothing in the Code Amendments is inconsistent with the recognition of the predominantly low-density residential character of the area. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “medium-density residential development” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan.

The Code Amendments allow a limited set of non-residential uses as a part of a micro village development through the conditional use permit process; the same limited set of non-residential uses that the land use code already allows on residentially zoned properties via a conditional use permit. The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the Code Amendments are consistent with this Westside Neighborhood Plan Central Residential Area Policy 1.

2. The City shall encourage actions that will preserve existing residential structures, including rehabilitation, block planning, infilling, and shared housing.

The Code Amendments support the improvement of existing housing by allowing conversion of existing housing into middle housing, micro village housing, or SROs.

The Code Amendments also support the improvement of existing housing by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes.

Because the Code Amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, it is likely that those housing types will be developed on infill lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be rehabilitated or converted into shared housing. The plan does not define “shared housing;” however, the City Council finds that development of SROs and micro village housing is consistent with the idea of shared housing, as both housing types allow for the development of multiple units on a lot with some shared facilities. The City Council also finds that development of middle housing is consistent with the idea of shared housing in that middle housing units may be attached, and the Code Amendments will allow for development of multiple attached or detached units on a lot. Based on these findings, the amendments are consistent with Westside Refinement Plan Central Residential Area Policy 2.

Eastern Residential/Mixed Use Area

1. This area shall continue to be recognized as appropriate for medium-density residential development. Although there is currently a mixture of land uses in the area, any further rezonings that would promote the conversion of residential uses to nonresidential uses should be discouraged.

Nothing in the Code Amendments is inconsistent with the recognition of the area as appropriate for medium-density residential development. Nothing in the amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs and micro village housing

are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “medium-density residential development” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan.

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671.

Nothing in the Code Amendments requires the conversion of residential uses to nonresidential uses. Based on these findings, the Code Amendments are consistent with Westside Refinement Plan Eastern Residential/Mixed Use Area Policy 1.

Northern Residential Area

1. The City shall recognize this area as appropriate for medium density residential uses.

Nothing in the Code Amendments is inconsistent with the recognition of the area as appropriate for medium-density residential development. Nothing in the amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “medium-density residential development” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. Therefore the Code Amendments are consistent with the Westside Refinement Plan Northern Residential Area Policy 1.

*Transportation and Traffic Element**4. Recognize the negative impacts that insufficient parking in and close to the Westside Neighborhood can have on the vitality of commercial activities and the character of residential areas within the Westside Neighborhood.*

In 2023, consistent with state law requirements, the City Council adopted Ordinance No. 20699 which removed minimum off-street parking requirements city-wide. Consistent with the findings supporting Ordinance No. 20699, the City Council interprets "sufficient" parking to mean "sufficient" off-street parking as determined by the property owner or developer consistent with the requirements of the Eugene Code, 1971, and applicable state law. Therefore, the City Council finds that a development application that is not required by the Eugene Code to include off-street parking and does not propose off-street parking is consistent with refinement plan policies requiring or referencing "sufficient" parking. Nothing in the Code Amendments prevents future development from providing off-street parking to accommodate residents and visitors. Therefore, the amendments are consistent with this Westside Refinement Plan Transportation and Traffic Element Policy 4.

West University Refinement Plan (1982):*Land Use, Housing, and Commerce**3. The City of Eugene will update its Land Use Code and that effort shall particularly take into account the need to:*

- *reduce non-residential uses permitted in the R-3 and R-4 zones.*
- *redefine usable open space.*
- *enable infilling on newly created small lots.*
- *enable alley access as the primary access to newly created lots.*
- *reduce minimum lot size.*
- *increase the flexibility of the development standards (for example to enable more efficient use of open space, shared open space, and shared parking, and more extensive use of public rights-of-way).*
- *review parking requirements for residential development with the purpose of reducing the required number of spaces per unit in the plan area.*
- *amend the commercial zoning in the City Code to provide a greater range of commercial zones.*

Micro Village Housing and SROs

The Code Amendments support the following components of this policy; “enable infilling on newly created small lots” and “increase the flexibility of the development standards.” Because the amendments allow for flexibility in the design and development of micro village housing, and SROs, it is likely that those housing types will be developed on infill lots or smaller lots that may have constraints that could inhibit the development of other housing types, including on sites where the existing housing can be preserved or converted. By allowing for a wider range of housing options, these code amendments encourage housing for a diverse population whose needs are not met by multi-unit housing, single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both. As a result, the Code Amendments will increase the flexibility of development standards within the plan area. Therefore, the amendments are consistent with the West University Refinement Plan Land Use, Housing, and Commerce Policy 3.

Middle Housing

The Code Amendments support the following components of this policy; “enable infilling on newly created small lots” and “increase the flexibility of the development standards.” The code amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions, creating more opportunity for middle housing in Eugene’s residential zones, and generally making it easier to develop middle housing through infill on existing and new lots. Consistent with this policy, some of those standards include open space, site access, and parking. Because the amendments allow for flexibility in the design and development of middle housing, it is likely that middle housing will be developed on infill lots that may have constraints that could inhibit the development of other housing types. The Code Amendments offer design flexibility through the development standards applicable to the various middle housing types. Based on these findings, the amendments are consistent with the West University Refinement Plan Land Use, Housing, and Commerce Policy 3.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with the West University Refinement Plan Land Use, Housing, and Commerce Policy 3.

8. Efforts shall be made to save existing residential structures in the plan area. These efforts shall include rehabilitation, house moving, and infilling.

The Code Amendments support efforts to save existing residential structures in the plan area by allowing for flexibility in the design and development of middle housing, micro village housing, and SROs, thereby allowing development of those housing types on sites where the existing housing can be rehabilitated, preserved, and/or converted.

The Code Amendments also support infill development on lots with existing residential structures by clarifying that the definitions of duplexes, triplexes, and fourplexes, and cottage clusters include attached or detached units, by allowing some existing dwellings to be included in a middle housing development without requiring compliance with middle housing standards, and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Based on these findings, the amendments are consistent with West University Refinement Plan Land Use, Housing, and Commerce Policy 8.

9. The City will encourage residential uses in all parts of the plan area. The intent of this policy is to provide housing opportunities in all zoning districts in the plan area, but not to the exclusion of other uses in non-residential zones.

Micro Village Housing and SROs

The Amendments will create more opportunities for housing in Eugene's residential and commercial zones, including within the plan area, by allowing more diversity of housing options, including micro village housing and detached SROs. The Code Amendments do not limit or reduce non-housing uses in non-residential zones. Based on these findings, the amendments are consistent with the West University Refinement Plan Land Use, Housing, and Commerce Policy 9.

Middle Housing

The Code Amendments encourage increased diversity of housing types in the plan area by removing regulatory barriers, clarifying standards, adopting technical code fixes, and addressing compliance with state law requirements for middle housing development and middle housing land divisions for development of the following variety of housing types: duplexes, triplexes, fourplexes, townhouses and cottage clusters. The Code Amendments are focused on residential zones and do not limit or reduce housing opportunities in non-residential zoning districts within the plan area, nor do they limit or reduce non-housing uses in non-residential zones. Based on these findings, the amendments are consistent with West University Refinement Plan Land Use, Housing, and Commerce Policy 9.

11. The City and the neighborhood shall study ways to encourage a variety or mix of structure types providing both owner and rental opportunities and appealing to a diverse population.

Before developing the Code Amendments, the City engaged with about 1,400 people through 64 community events and opportunities (not including meetings with boards and commissions) designed to understand the needs and priorities of the Eugene community for housing, jobs, and compact development. Events ranged from tabling at community events to presentations for neighborhood association leaders. The City administered six digital surveys, provided regular project updates through the EUG Planning Newsletter and social media platforms, and regularly updated the project website with current project information. City staff also engaged with City of Eugene, Lane County, and Lane

Transit District boards and commissions to provide project updates, receive input, and seek advice when appropriate. Lastly, City staff conducted focused engagement with members of Eugene's historically underrepresented communities through focus groups, interviews, and listening sessions. Key takeaways from each community event and opportunity were shared with the public and decision makers through annual Community Engagement Summary Reports.

Many community members in Eugene are having a difficult time finding housing they can afford, that includes the qualities they are looking for, and that is located where they want to live. Many people in Eugene want to live in a neighborhood that has high-quality walking, biking, and transit infrastructure, that is welcoming and connected to grocery options, jobs, trees, parks and open spaces, and that includes places for social interactions.

These Code Amendments incorporate much of the information collected through community engagement and include actions intended to accelerate the production of housing, to help create more housing that is affordable to lower- and middle-income households, and to increase housing choice by providing more housing options in places people want to live.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential and commercial zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. By allowing for a wider range of housing options, these Code Amendments encourage housing for a diverse population whose needs are not met by multi-unit housing, single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both. Micro village housing could be developed as rental housing, or, by using a community land trust model, could offer more opportunities for homeownership. As a result, the Code Amendments will increase the opportunity for a variety of types and tenure within the plan area. Based on these findings, the amendments are consistent with the West University Refinement Plan Land Use, Housing, and Commerce Policy 11.

Middle Housing

The Code Amendments will remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions for development of the following variety of housing types: duplexes, triplexes, fourplexes, townhouses and cottage clusters. The Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. Also consistent with state law requirements, the amendments simplify the middle housing land division process and allow for some existing units to be retained on their own lot. Middle housing land divisions allow for the sale of individual units of middle housing, thereby facilitating home ownership. Given the small size of both the housing and the lot, a single unit of middle housing on a middle housing lot is likely to sell at a lower price point than a traditional detached single-unit home. The City Council finds that the Code Amendments will increase the opportunity for a variety of residential structures and for home ownership within the plan area by allowing for the development of more housing units in

different configurations and at a greater range of price points. Based on these findings, the amendments are consistent with West University Refinement Plan Land Use, Housing, and Commerce Policy 11.

14. The City shall prevent the number and scale of group care facilities from becoming so concentrated in the plan area that 1) the area loses its attractiveness as a residential setting and 2) the residents of group care homes are no longer living in a residential setting.

Residential Treatment

The Code Amendments implement ORS 197.665, ORS 197.667 and ORS 197A.385 which require cities to allow residential care type homes and facilities in more places with fewer restrictions by treating residential care homes the same as single-unit housing and residential care facilities the same as multiple-unit housing, allowing the uses outright in the same zones and requiring residential care facilities to comply with density requirements. Although these Code Amendment apply city-wide and therefore may result in residential care type facilities having a broader distribution across the city, the Code Amendments are required by state law and are consistent with state and federal fair housing requirements. The City Council therefore finds that residential care homes and residential care facilities located within the plan area consistent with the Code Amendments do not violate the concentration prohibitions in this policy. Based on these findings, the amendments are consistent with West University Refinement Plan Land Use, Housing, and Commerce Policy 14.

Whiteaker Plan (1994):

Land Use Element

3. In areas designated for medium- or high-density residential use, allow single-family housing that can be rehabilitated to help maintain a variety of dwelling unit types and densities.

Nothing in the Code Amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones.

The Code Amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, allowing development on sites where the existing housing can be rehabilitated, preserved, or converted.

Additionally, the amendments support the rehabilitation of existing single-family housing (as well as other structures) by clarifying that the definitions of detached duplexes, triplexes, fourplexes and cottage clusters include attached and detached units. The Code Amendments also support retention of

existing structures by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Based on these findings, the Code Amendments are consistent with Whiteaker Plan Land Use Element Policy 3.

10. Increase efforts to preserve and rehabilitate existing housing resources, and minimize conversion to non-residential uses or demolition.

The Code Amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, allowing development on sites where the existing housing can be rehabilitated, preserved, or converted. Nothing in the code amendments requires the conversion of existing housing to non-residential uses or demolitions.

The Code Amendments also support the rehabilitation of existing housing resources by clarifying that the definitions of duplexes, triplexes, and fourplexes and cottage clusters include both attached and detached units and by allowing for the conversion of existing structures into middle housing. The Code Amendments also support retention of existing structures by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. These allowances and flexibility mitigate required changes or alterations to existing structures that may have otherwise encouraged removal. Based on these findings, the amendments are consistent with Whiteaker Plan Land Use Element Policy 10.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with Whiteaker Plan Land Use Element Policy 10.

11. Explore and implement ways to increase owner-occupied housing within those portions of Whiteaker designated for residential use. Increase options/opportunities for purchase or home ownership to interested low-income renters.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. Micro village housing could be developed as rental housing or, by using a community land

trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the Code Amendments will increase the options for homeownership for low-income households. Based on these findings, the amendments are consistent with the Whiteaker Plan Land Use Element Policy 11.

Middle Housing

The Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. The reduction in process and costs for middle housing land divisions and the small size of both middle housing units and middle housing lots are likely to result in lower price points for homeownership of those units. Based on these findings, the amendments are consistent with Whiteaker Plan Land Use Element Policy 11.

West Blair Residential Area – Subarea 2

1. Recognize the West Blair Residential Area as primarily appropriate for low-density residential use (up to 10 units per acre), encourage home ownership and the preservation of sound historic properties, and discourage non-residential uses.

Nothing in the Code Amendments is inconsistent with the recognition of the area as primarily appropriate for low-density residential development. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “low-density residential use” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. Nothing in the amendments prohibits efforts to maintain and improve existing housing stock. Micro village housing could be developed as rental housing or, by using a community land trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the code amendments will increase the options for homeownership. Based on these findings, the amendments are consistent with the Whiteaker Plan West Blair Residential Area Subarea 2 Policy 1.

Middle Housing

Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. The reduction in process and costs for middle housing land divisions and the small size of both middle housing units and middle housing lots are likely to result in lower price points for homeownership of those units. Based on these findings, the amendments are consistent with Whiteaker Plan West Blair Residential Area Subarea 2 Policy 1.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with Whiteaker Plan West Blair Residential Area Subarea 2 Policy 1.

East Blair Residential Area – Subarea 3

1. Recognize the East Blair Residential Area as being appropriate for medium-density residential use (up to 20 units per acre), encourage home ownership and the preservation of sound historic properties, and discourage non-residential uses.

Nothing in the Code Amendments is inconsistent with the recognition of the area as appropriate for medium-density residential development. Nothing in the amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term "medium-density residential use" as it is used in this policy. The City Council does not interpret this policy to

require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. Nothing in the amendments prohibits efforts to maintain and improve existing housing stock. Micro village housing could be developed as rental housing or, by using a community land trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the code amendments will increase the options for homeownership. Based on these findings, the amendments are consistent with Whiteaker Plan East Blair Residential Area Subarea 3 Policy 1.

Middle Housing

Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. The reduction in process and costs for middle housing land divisions and the small size of both middle housing units and middle housing lots are likely to result in lower price points for homeownership of those units. Based on these findings, the amendments are consistent with Whiteaker Plan East Blair Residential Area Subarea 3 Policy 1.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with Whiteaker Plan East Blair Residential Area Subarea 3 Policy 1.

3. Make efforts to preserve single-family houses and large, older homes that now have multiple units that are in good condition or could be fixed up to maintain a variety of dwelling unit types and densities.

The Micro Village Housing and SRO Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to middle housing and SRO development. The Code Amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, allowing development on sites where the existing housing can be preserved or converted. The City Council does not interpret this policy to prohibit the development of new housing within the East Blair Residential Area.

The Code Amendments also support the preservation of existing residential structures consistent with ORS 197A.420 and ORS 197A.421 by clarifying that duplexes, triplexes, fourplexes, and cottage clusters include attached and detached units and by allowing for the conversion of existing structures into middle housing. The Code Amendments also support retention of existing structures by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. These allowances and flexibility mitigate changes or alterations to existing structures that may otherwise encourage removal. Nothing in the amendments prohibits efforts to maintain and improve existing housing stock. Based on these findings, the Code Amendments are consistent with the Whiteaker Plan East Blair Residential Area Subarea 3 Policy 3.

Rose Garden Residential Area – Subarea 7

1. Recognize the Rose Garden Residential Area as primarily appropriate for low-density residential use (up to 10 units per acre), encourage home ownership and the preservation of sound historic properties, and discourage non-residential uses in areas planned for residential use.

Nothing in the Code Amendments is inconsistent with the recognition of the area as primarily appropriate for low-density residential development. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs, and micro village housing are all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term "low-density residential use" as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative

Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. Nothing in the amendments prohibits efforts to maintain and improve sound historic properties. Micro village housing could be developed as rental housing or, by using a community land trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the code amendments will increase the options for homeownership. Based on these findings, the amendments are consistent with the Whiteaker Plan Rose Garden Residential Area Subarea 7 Policy 1.

Middle Housing

Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. The reduction in process and costs for middle housing land divisions and the small size of both middle housing units and middle housing lots are likely to result in lower price points for homeownership of those units. Based on these findings, the amendments are consistent with the Whiteaker Plan Rose Garden Residential Area Subarea 7 Policy 1.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with the Whiteaker Plan Rose Garden Residential Area Subarea 7 Policy 1.

Northwest Residential Area – Subarea 8

1. Recognize the Northwest Residential Area as appropriate for low-density residential use (up to 10 units per acre) with the exception of lots developed with residential densities that exceed those allowed under R-1 zoning.

Nothing in the Code Amendments is inconsistent with the recognition of the area as primarily appropriate for low-density residential development. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs, and micro village housing are

all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “low-density residential use” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Based on these findings, the amendments are consistent with Whiteaker Plan Northwest Residential Area Subarea 8 Policy 1.

West Skinner Butte Residential Area – Subarea 10

1. Recognize the West Skinner Butte Residential Area as appropriate for Medium-Density Residential use (up to 20 units per acre), encourage an increase in various types of home ownership, and promote new residential developments that are compatible with the Whiteaker neighborhood.

Nothing in the Code Amendments is inconsistent with the recognition of the area as appropriate for medium-density residential development. Nothing in the amendments requires rezoning or re-designation of medium-density residential properties. Middle housing, SROs and micro village housing are all housing types that are permitted in medium-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “medium-density residential use” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. Nothing in the amendments prohibits efforts to maintain and improve existing housing stock. Micro village housing could be developed as rental housing or, by using a community land trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the code amendments will increase the options for homeownership. Based on these findings, the amendments are consistent with Whiteaker Plan West Skinner Butte Residential Area Subarea 10 Policy 1.

Middle Housing

Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. The reduction in process and costs for middle housing land divisions and the small size of both middle housing units and middle housing lots are likely to result in lower price points for homeownership of those units.

The City Council finds that the standards for middle housing included in the Code Amendments render middle housing visually compatible with existing and future residential neighborhoods in the city through development standards including height limitations, lot coverage, building orientation, and off-street parking design requirements. Based on these findings, the amendments are consistent with Whiteaker Plan West Skinner Butte Residential Area Subarea 10 Policy 1.

East Skinner Butte Residential Area – Subarea 11

3. Particularly within the East Skinner Butte Historic District, encourage home ownership, preservation of historic structures and landscape features, and discourage non-residential use.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene's residential zones, including within the plan area, by allowing for micro village housing and reducing barriers to SRO development. The Code Amendments allow for flexibility in the design and development of middle housing, micro village housing, and SROs, allowing development on sites where the existing housing can be preserved or converted. Nothing in the amendments prohibits efforts to preserve historic structures and landscape features. Micro village housing could be developed as rental housing or, by using a

community land trust model, could offer more opportunities for homeownership, especially for lower income homeowners. As a result, the Code Amendments will increase the options for homeownership. Based on these findings, the amendments are consistent with the Whiteaker Plan East Skinner Butte Residential Area Subarea 11 Policy 3.

Middle Housing

Consistent with ORS 197A.420 and ORS 197A.421, the Code Amendments are clarifying that the definitions duplexes, triplexes, and fourplexes and cottage clusters include attached and detached units and allow for the conversion of existing structures into middle housing. The Code Amendments also support retention of existing structures by allowing some existing units to be included in a middle housing development without requiring compliance with middle housing standards and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. These allowances and flexibility mitigate changes or alterations to existing structures that may otherwise encourage removal.

Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Given the small size of both the housing and the lot, a single unit of middle housing on a middle housing lot is likely to sell at a lower price point than a traditional single-family home. The City Council finds that the Code Amendments will increase the opportunity for a variety of residential structures and for home ownership by allowing for the development of more housing units in different configurations and at a greater range of price points within the plan area. Based on these findings, the amendments are consistent with Whiteaker Plan East Skinner Butte Residential Area Subarea 11 Policy 3.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with Whiteaker Plan East Skinner Butte Residential Area Subarea 11 Policy 3.

Willakenzie Area Plan (1992):

Several policies in this plan require the City to recognize a particular area or set of properties as appropriate for low, medium or high-density uses and residential development. In response to those policies, the City Council finds that nothing in the Code Amendments is inconsistent with recognition of a particular area or set of properties as appropriate for low, medium or high-density uses, including residential development. Micro village housing, SROs, and middle housing types are permitted in low, medium, and high-density residential zones. Residential care-type homes and facilities are required to be allowed in the same zones and in the same manner as single-unit or multiple-unit housing is allowed as required by ORS 197.665, ORS 197.667, and ORS 197A.385. Based on these findings, the amendments are consistent with these “recognition” policies.

In addition, the City Council makes the following findings:

Land Use Policies and Proposed Actions

Policy 6. Minimize land use conflicts by promoting compatibility between low-density and high-density residential land uses as well as between residential and nonresidential land uses.

Micro Village Housing and SROs

The Code Amendments allow both micro village housing and SROs in low- and high-density residential zones. The existence of the same housing types in various residential zones promotes visual compatibility between the different zones. The Code Amendments include transition standards for SRO structures over 30 feet, and do not change existing transition standards between residential and non-residential land uses. Based on these findings, the amendments are consistent with this Willakenzie Area Plan Land Use Policy 6.

Middle Housing

The Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions which are allowed in low-density and high-density residential zones. The existence of the same housing types in various residential zones promotes visual compatibility between the differently zoned areas. To the extent that the Code Amendments include special development standards for middle housing types, those standards are either consistent with the requirements of ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules, or are intended to ensure that new middle housing development enhances the variety of housing options available to Eugene’s residents and to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape. The Code Amendments do not alter the standards applicable to multi-unit developments, a common use type in the high-density areas. The multi-unit standards require specific design elements intended to ensure that the multi-unit development enhances the character and livability of the neighborhood, such as landscaping screening, parking design, open space, and building

orientation. Based on these findings, the amendments are consistent with Willakenzie Area Plan Land Use Policy 6.

Day Care

The Code Amendments allow for adult and child day care centers to be permitted outright in more zones. To the extent that these Code Amendments would facilitate the conversion of existing housing resources into day care uses, the allowance for child day care homes and child day care centers is required by ORS 197.671. Based on these findings, the amendments are consistent with Willakenzie Area Plan Land Use Policy 6.

Residential Policies and Proposed Actions

1. Maintain the existing low-density residential character of existing Willakenzie neighborhoods, while recognizing the need to provide housing for all income groups in the city.

Nothing in the Code Amendments is inconsistent with the low-density residential character of the area. Nothing in the amendments requires rezoning or re-designation of low-density residential properties. Middle housing, SROs and micro village housing are all housing types that are permitted in low-density residential zones. The City Council finds that development of middle housing, SROs, and micro village housing is consistent with the term “low-density residential character” as it is used in this policy. The City Council does not interpret this policy to require preservation of the existing mix of housing stock in the area, and therefore to prohibit the development of new middle housing, micro village housing, or SROs within the area. The City Council finds that such a prohibition is contrary to the requirements of ORS 197A.420, ORS 197A.430 and Chapter 660, division 46 of the Oregon Administrative Rules.

Policy A.9 of the Metropolitan Residential Housing and Land Use Element of the Metro Plan (Metro Plan Amendment) exempts middle housing types from maximum residential density requirements as necessary to comply with ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules. The allowable densities for middle housing in the Code Amendments are consistent with the Metro Plan. The City Council finds that to the extent this refinement plan policy is inconsistent with Metro Plan policy A.9, the Metro Plan controls.

Based on these findings, the Code Amendments are consistent with Willakenzie Area Plan Residential Policy 1.

2. Require new medium density residential development in the Willakenzie area to achieve a minimum density level of 10 dwelling units per acre and new high-density residential development to achieve a minimum density level of 15 dwelling units per acre. If a future citywide code amendment establishes different minimum density levels than are established in this plan, the levels established in the code will take precedence,

except in the Chase Gardens High-Density Residential area. Development in this area shall achieve a minimum density level of no less than 15 dwelling units per acre.

Nothing in the Code Amendments is inconsistent with new housing achieving minimum densities appropriate for medium and high-density residential development. The City Council finds that the development of middle housing, micro village housing, and SROs is consistent with the term “medium density residential development” and “high density residential development” as it is used in this policy. Based on these findings, the Code Amendments are consistent with Willakenzie Area Plan Residential Policy 2.

4. Encourage a mixture of housing densities and types to address the housing needs of a diverse population.

Micro Village Housing and SROs

The Code Amendments will create more opportunities for housing in Eugene’s residential zones, including within the plan area, by allowing for micro village housing and by reducing barriers to SRO development. By allowing for a wider range of housing options, these code amendments encourage housing for a diverse population whose needs are not met by multi-unit housing, or single-unit detached housing, or middle housing, either due to affordability, lack of on-site supportive services, or both. As a result, the Code Amendments will increase the opportunity for a variety of housing densities and types within the plan area. Based on these findings, the amendments are consistent with this Willakenzie Area Plan Residential Policy 4.

Middle Housing

The Code Amendments will remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions for development of the following variety of housing types: duplexes, triplexes, fourplexes, townhouses and cottage clusters. Additionally, the Code Amendments will incentivize homeownership opportunities in more places in the city, including the plan area. Consistent with ORS 197A.421, the amendments provide bonuses for middle housing developments with at least one housing unit that is available for ownership and purchase by households earning at or below 120% of the area median income. The bonuses include allowing additional units and relief from some development standards to support the development of those units. The Code Amendments incentivize homeownership opportunities by simplifying the process for middle housing land divisions and by allowing some existing units to be located on their own lot at the time of a middle housing land division. Qualifying existing units include single-units, single-units with accessory dwellings, and duplexes. Given the small size of both the housing and the lot, a single unit of middle housing on a middle housing lot is likely to sell at a lower price point than a traditional detached single-unit dwelling. The City Council finds that the Code Amendments will encourage a mix of housing densities and types by allowing for the development of more housing units in different configurations and at a greater range of price points within the plan area. Based on these findings, the amendments are consistent with Willakenzie Area Plan Residential Policy 4.

Residential Treatment

The Residential Treatment Code Amendments implement ORS 197.665, ORS 197.667 and ORS 197A.385 which require cities to allow residential care type homes and facilities in more places with fewer restrictions by treating residential care homes the same as single-unit housing and residential care facilities the same as multiple-unit housing, allowing the uses outright in the same zones, and requiring residential care facilities to comply with density requirements. Removing barriers to residential care-type uses creates opportunities for more residential use types serving the needs of a diverse population citywide. Based on these findings, the amendments are consistent with Willakenzie Area Plan Residential Policy 4.

8. Promote compatibility between low-density residential land uses and medium- to high-density residential land uses.

Micro Village Housing and SROs

The Code Amendments allow both micro village housing and SROs in low, medium, and high-density residential zones. The existence of the same housing types in various residential zones promotes visual compatibility between the different zones. Based on these findings, the amendments are consistent with Willakenzie Area Plan Residential Policy 8.

Middle Housing

The Code Amendments remove regulatory barriers, clarify standards, include technical code fixes, and address compliance with state law requirements for middle housing development and middle housing land divisions. Middle housing types are allowed in low, medium, and high-density residential zones. The existence of the same housing types in various residential zones promotes visual compatibility between the differently-zoned areas. To the extent that the Code Amendments include special development standards for middle housing types, those standards are either consistent with the requirements of ORS 197A.420 and Chapter 660, division 46 of the Oregon Administrative Rules, or are intended to ensure that new middle housing development enhances the variety of housing options available to Eugene's residents and are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape. Based on these findings, the amendments are consistent with Willakenzie Area Plan Residential Policy 8.

Willagillespie Subarea Policies and Proposed Actions

2. The City shall encourage infilling of large, vacant residential parcels and residential parcels which have not yet been developed to their fullest capacity in order to accomplish a compact urban growth form.

As the Micro Village Housing and SRO Code Amendments allow for flexibility in the design and development of middle housing, micro village housing and SROs, it is likely that those housing types will be developed on infill lots that may not be developed to their fullest capacity and/or have constraints

that could inhibit the development of other housing types. Middle housing, micro village housing, and SROs all can be provided at a variety of housing densities and scales, allowing for a compact, urban form.

The Code Amendments allow for flexibility in the design and development of middle housing, including the ability to develop detached middle housing units and retain existing units as part of a middle housing development; therefore, it is likely that middle housing will be developed on infill lots that may not be developed to their fullest capacity and/or have constraints that could inhibit the development of other housing types. Based on these findings, the Code Amendments are consistent with the Willakenzie Area Plan's Willagillespie Subarea Policy 2.

Unincorporated Subarea Policies and Proposed Actions

8. The City shall recognize the area in the east side of Coburg Road at the intersection of Kinney Loop (Tax Lot 3600 – Assessor's Map 17-03-16-2 3) as depicted on the Willakenzie Land Use Diagram (and as refined by Inset Map C) as being appropriate for medium-density residential development. The area shall be limited to no more than ten units per acre.

This subarea is located outside the Eugene city limits so the Code Amendments do not apply to properties within this unincorporated subarea.

Coburg/Crescent Subarea Policies and Proposed Actions

7. The City shall encourage the development of commercial uses which provide direct services to employees and residents of the surrounding areas. Examples include restaurants, financial institutions, day-care centers, health clubs, grocery stores, delicatessens, drug stores, and recreational facilities. As part of an approved PUD, a drive-through facility may be permitted, but only for pharmaceutical prescription dispensing or financial services.

Day care

The Day Care Code Amendments allow day care centers to be permitted in more zones, including in this subarea. Day care centers provide direct services to surrounding employees and residents, consistent with this refinement plan policy. Based on these findings, the amendments are consistent with the Willakenzie Area Plan's Coburg/Crescent Subarea Policy 7.

In conclusion, the Code Amendments are consistent with the applicable provisions of the City's adopted refinement plans for the reasons addressed above.

EC 9.8065(3) in the case of establishment of a special area zone, is consistent with EC 9.0320 Criteria for Establishment of an S Special Area Zone.

The actions taken by this ordinance do not include establishment of a special area zone.

Oregon Administrative Rules

The following findings demonstrate compliance with the requirements of OAR 660-046-0030(2) (***in bold italics***).

OAR 660-046-0030(2): In adopting or amending regulations or amending a comprehensive plan to allow Middle Housing, a local government must include findings demonstrating consideration, as part of the post-acknowledgement plan amendment process, of methods to increase the affordability of Middle Housing through ordinances or policies that include but are not limited to:

(a) Waiving or deferring system development charges;

Eugene Code section 7.725 provides for an exemption from City-imposed system development charges (SDCs) for rental housing provided to persons with an income at or below 60 percent of the area median income and for housing for home ownership for persons with an income at or below 80 percent of the area median income as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.

In addition, the City's Transportation SDC methodology, adopted by Resolution No. 5254, provides for the following transportation SDC reductions:

- A 30% reduction for new residential-only buildings, additions to existing residential-only buildings, or changes of use of existing buildings to residential-only uses, which are located in the Downtown Plan boundary and which are designed with a minimum of 20 residential dwelling units per net acre (single-unit and duplex dwellings are excluded from this reduction);
- A 15% reduction for townhouses with frontage on "key corridors" as identified in Envision Eugene and which provide pedestrian corridors from the development to the key corridor right-of-way;
- A 10% reduction for townhouses located in Nodal Development areas;
- A 10% reduction for townhouses located wholly or partially within a quarter mile of the centerline of a Frequent Transit Network identified in the Transportation SDC Project Plan, unless a physical condition (e.g., a water body or intervening development) precludes direct pedestrian access between the development and the Frequent Transit Network;
- A 5% reduction for townhouses located wholly or partially within a half mile of the centerline of a Frequent Transit Network identified in the Transportation SDC Project Plan, unless a physical condition (e.g., a water body or intervening development) precludes direct pedestrian access between the development and the Frequent Transit Network; and
- An additional 10% reduction for a development that qualifies for any of the transportation SDC reductions listed above and has a signed Transportation Demand Management Agreement with the City pursuant to EC 9.8030(10) and reduces the number of parking spaces otherwise required by the Eugene Code.

The City's consideration and adoption of SDC reductions and/or exemptions applicable to certain types of middle housing demonstrate compliance with this requirement.

(b) Adopting or amending criteria for property tax exemptions under ORS 307.515 to ORS 307.523, ORS 307.540 to ORS 307.548 or ORS 307.651 to ORS 307.687 or property tax freezes under ORS 308.450 to ORS 308.481; and

Pursuant to ORS 307.515 to ORS 307.523, the City has adopted a Low-Income Rental Housing Property Tax Exemption program, codified in sections 2.937 through 2.940 of the Eugene Code. In addition, pursuant to ORS 307.540 to ORS 307.548, the City has adopted a Nonprofit Corporation Low Income Housing tax exemption, codified in sections 2.910 to 2.922 of the Eugene Code.

The City's consideration and adoption of property tax exemptions applicable to certain types of middle housing demonstrates compliance with this requirement.

(c) Assessing a construction tax under ORS 320.192 and ORS 320.195.

Pursuant to ORS 320.192 and ORS 320.195, the City has adopted a Construction Excise Tax, codified at EC 3.730 through 3.748.

The City's consideration and adoption of a construction excise tax demonstrates compliance with this requirement.

Additionally, the City has created the Housing Implementation Pipeline (HIP) a 5-year internal work plan to coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing across the full spectrum, from people experiencing homelessness to overall housing supply. The HIP is intended to lower the cost of housing, and more specifically, to prioritize, fund, and implement actions that will have an impact on the cost of housing. The HIP sets out the City's internal cross-departmental workplan related to housing through 2027. It creates a policy framework connecting funding sources and actions, while clearly showing how actions meet goals identified across the housing continuum. The HIP incorporates the City's existing tools and goals, and identifies opportunities to create new goals and explore implementation of new tools, including tools that will enable the City to work towards achieving housing affordability.

Furthermore, the City must adopt a Housing Production Strategy (HPS) within one year of adopting a Housing Capacity Analysis (due for adoption by December 31, 2027). The state-mandated HPS will be an 8-year work plan that includes specific actions the City plans to take to address housing needs, like changing regulations or offering financial incentives, to encourage the development of the necessary housing types identified in the analysis.

As the findings above demonstrate, the City has complied with the requirements of OAR 660-046-0030(2).

**URBAN GROWTH STRATEGIES ADOPTION PACKAGE 1
RECORD MATERIALS AND PUBLIC TESTIMONY**

City Files: CA 26-1, CA 26-2, CA 26-3, CA 26-4, CA 26-5

Record Materials as of October 6, 2026 at 5:00 p.m.

Materials related to the proposed land use regulations are available online at the following link:
<https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=CA-26-0001>.

The record materials will be provided to the City Council directly. A printed copy of the record materials are available for free inspection at the Eugene Planning and Development Department, 99 W 10th Avenue, Eugene, Oregon 97401, between 12:00-4:00 p.m. Monday-Friday. Please contact Elena Domingo at 541-682-5002 or by e-mail at EDomingo@eugene-or.gov to make an appointment outside of these times to review application materials in person.

The following links to testimony are provided as an easy way to access these materials:

Testimony

- Batch 1: <https://www.eugene-or.gov/DocumentCenter/View/83659/Batch-1-Testimony>
- Batch 2: <https://www.eugene-or.gov/DocumentCenter/View/83717/Batch-2-Testimony>
- Batch 3: <https://www.eugene-or.gov/DocumentCenter/View/83810/Batch-3-Testimony>
- Batch 4: <https://www.eugene-or.gov/DocumentCenter/View/86214/Batch-4-Testimony>

Batches 1-4 contain testimony received through October 6, 2026 at 5:00 p.m. New testimony will be posted on the Urban Growth Strategies webpage: <https://www.eugene-or.gov/5202/Urban-Growth-Strategies>

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearing: An Ordinance Concerning Time Extensions for Certain Approved Land Use Applications and Providing an Effective Date

Meeting Date: October 19, 2026

Agenda Item Number: 2

Department: Planning and Development

Staff Contact: Rebecca Gershow & Heather O'Donnell

www.eugene-or.gov

Phone: 541-682-5635

ISSUE STATEMENT

At this meeting, the Eugene City Council will hold public hearings to consider two ordinances that make up Urban Growth Strategies Adoption Package #1. Together, they are intended to remove barriers and increase housing choice and jobs development; align the Eugene Code with state law; and meet state-mandated end-of-year deadlines. The ordinance that is the subject of this public hearing will extend the expiration dates of certain land use approvals for three years. Action on this ordinance, as well as action on the ordinance concerning Urban Growth Strategies housing and jobs code amendments, which is subject to the first hearing, is scheduled for November 23, 2026.

BACKGROUND

Eugene is undertaking a multi-year urban growth boundary analysis and collaborative effort that integrates state-required urban growth planning, equitable community engagement, and Council-directed policy work, and which has been given the umbrella project name of [Urban Growth Strategies](#). The City of Eugene has been working on Urban Growth Strategies since 2024. This work builds off the [Envision Eugene Community Vision](#) to identify the tools, actions, policies, and land needed for housing, jobs, and other urban uses in Eugene for the next twenty years.

The focus of this public hearing is an ordinance extending the expiration dates of the following types of land use applications for three years: Type II and Type III land use approvals such as subdivisions and zone changes; and Expedited Land Division and Middle Housing Land Division approvals.

The three-year extension is proposed in response to the housing crisis and to remove barriers to housing and job development. City Council previously adopted similar three-year extensions to comparable land use approvals in 2020 as an economic recovery tool in response to the impacts from the COVID-19 pandemic, and in 2009 in response to the economic challenges brought on by the Great Recession. The proposed ordinance is provided in **Attachment A**.

For additional background, including detailed information on community outreach and engagement regarding the two ordinances in Urban Growth Strategies Adoption Package #1, please see the AIS for Agenda Item 1.

Planning Commission Recommendation

The ordinance in Attachment A was the subject of a Planning Commission Public Hearing held on June 23, 2026. On July 28, 2026, the Eugene Planning Commission voted 5:0:1 (5 in favor and one abstention) to recommend that the City Council approve the proposed code amendments in Urban

October 19, 2026 Public Hearing – Item 2

Growth Strategies Adoption Package #1, with the changes outlined in Recommendations 1-8 and 10 of Attachment H to the [Planning Commission AIS from July 28, 2026 \(pdf\)](#) Planning Commission meeting. The proposed ordinances provided to the City Council incorporate the recommendations of the Planning Commission.

Procedural Summary

The proposed land use regulations are subject to Type V (legislative) application procedures ([EC 9.7500 through EC 9.7560](#)) as well as the approval criteria in [EC 9.8065](#). The legislative process includes formal public notice and hearings before the Eugene Planning Commission and the Eugene City Council.

At this stage, the City Council role is to participate in public hearings and consider adoption of two ordinances which comprise Urban Growth Strategies Adoption Package #1. The adoption of these land use regulations must be based on the applicable approval criteria for the proposed amendments. The findings addressing the approval criteria are included in the public record as described below.

Record of Materials for Council Consideration

As a courtesy and for ease of reference, links to record materials for Urban Growth Strategies Adoption Package #1, including all public testimony received as of 5:00 p.m. on October 6, 2026, is included as **Attachment B**. A printed copy of the materials will be made available to the City Council in advance of the October 19, 2026, public hearing. As a courtesy, materials will also be available on the project website, and the complete record will be available for review by the public at the City of Eugene's Permit and Information Center at 99 W. 10th Avenue.

Next Steps

After the public hearing, the City Council will hold deliberations and consider adoption of the ordinance in **Attachment A**. City Council deliberations are currently scheduled for November 23, 2026.

Community members are encouraged to speak at the public hearing and to send their written comments to UGS@eugene-or.gov. All written comments received on or before October 6, 2026 at 5 p.m. will be included in the materials provided to the City Council prior to the public hearing. Written comments received after October 6, 2026, at 5 p.m. will be provided to the Council in batches and included in the record for their review in advance of action.

RELATED CITY POLICIES

The Urban Growth Strategies project is broad reaching and related to or implements several City plans and policies regarding housing, homelessness, employment, land use, transportation, urban services/facilities, climate and sustainability, and growth management. The project supports the following strategies within the [City's 2026-2028 Strategic Plan Framework](#):

- Thriving, Livable Community
 - Expand Economic and Job Opportunity for Shared Prosperity
- Housing and Homelessness
 - Increase and Accelerate Production of Diverse Housing Types

- Remove Barriers to Housing Production

Key related plans include:

- [Envision Eugene Comprehensive Plan](#)
- [Housing Implementation Pipeline](#)
- [Eugene 2035 Transportation System Plan](#)
- [Eugene's Community Climate Action Plan \(CAP\) 2.0](#)
- [Eugene-Springfield 2025 Consolidated Plan](#)

PREVIOUS COUNCIL DIRECTION

[April 27, 2026 Meeting](#)

City Council formally initiated the adoption process at two meetings, with direction on this ordinance provided below:

Councilor Leech, seconded by Councilor Kashinsky, moved to initiate a land use code amendment to extend unexpired Type II, Type III, Expedited Land Division and Middle Housing Land Division land use approvals for three years.
Passed 8:0

COUNCIL OPTIONS

This item is scheduled for public hearing only. Council deliberations and action on the proposed ordinance is scheduled for November 23, 2026.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTION

None.

ATTACHMENTS

- A. Proposed Ordinance: An Ordinance Concerning Time Extensions for Certain Approved Land Use Applications and Providing an Effective Date
- B. Links to Record Materials and Public Testimony, received as of 5:00 pm on October 6, 2026

FOR MORE INFORMATION

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October 19, 2026 Public Hearing – Item 2

Staff Contact: Heather O'Donnell, Senior Planner
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Staff E-Mail: hodonnell@eugene-or.gov

ORDINANCE NO. _____

AN ORDINANCE CONCERNING TIME EXTENSIONS FOR CERTAIN APPROVED LAND USE APPLICATIONS AND PROVIDING AN EFFECTIVE DATE.

The City Council of the City of Eugene finds that:

A. In response to the housing crisis and to help remove barriers to housing and job development, the City Council wishes to be proactive and programmatic in granting a three-year extension to those unexpired development approvals that were granted by the City after a process that included a public notice and comment period.

B. For land use approvals that include an extended phasing plan, the City Council intends that the three-year extension be applied to the current phase of development and that the time periods for all future development phases be adjusted to accommodate the one-time extension granted by this Ordinance.

NOW, THEREFORE, based on the above findings,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The legislative findings attached as Exhibit A hereto are adopted in support of this Ordinance.

Section 2. The expiration dates for all Type II land use application approvals, Type III land use application approvals, Expedited Land Divisions, and Middle Housing Land Divisions in effect on the date this Ordinance takes effect are hereby extended by three years. Further extensions for these land use approvals may be sought pursuant to Chapter 9 of the Eugene Code, 1971.

Section 3. For an executed performance agreement required by EC 9.7025 and in effect on the date this Ordinance takes effect, each reference to a specific year within in the

Time Schedule section of said performance agreement (referencing a commencement or a completion year) is hereby extended by three additional years.

Section 4. This Ordinance shall take effect pursuant to Section 32 of the Eugene Charter 2002, or on the date of its acknowledgement as provided in ORS 197.625, whichever is later.

Passed by the City Council this

____ day of _____, 2026

City Recorder

Approved by the Mayor this

____ day of _____, 2026

Mayor

FINDINGS IN SUPPORT OF AN ORDINANCE CONCERNING TIME EXTENSIONS FOR CERTAIN APPROVED LAND USE APPLICATIONS AND PROVIDING AN EFFECTIVE DATE

City File Name: Urban Growth Strategies Adoption Package 1: Land Use Application Extensions
City File Number: CA 26-05

Eugene Code (EC) Section 9.8065 requires that the proposed ordinance comply with the following approval criteria (in **bold**):

EC 9.8065(1): [The ordinance] Is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.

Findings addressing consistency with applicable statewide planning goals (shown in *italics*) are provided below.

Goal 1 Citizen Involvement. To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The City's acknowledged procedures for adoption of legislative land use decisions, located in EC 9.7050 and 9.7500 through 9.7560, ensure the opportunity for community members to be involved in all phases of the legislative land-use decision process and set out the requirements for such involvement. This ordinance was adopted following the process for Type V land use applications as laid out in the City's land use code, including requirements for public notice and comment. Additionally, the land use applications affected by this ordinance also underwent their own separate public involvement processes that included public comment and/or hearings and appeal opportunities. This ordinance does not amend or change the City's adopted citizen involvement program. The process for adoption of this ordinance complies with Goal 1 because it is consistent with the City's acknowledged procedures for legislative land use decisions.

On May 19, 2026, the City provided notice of the proposed ordinance to the Oregon Department of Land Conservation and Development (DLCD). A public hearing conducted by the Planning Commission was held on June 23, 2026. On July 28, 2026, the Planning Commission voted to recommend that the City Council approve this ordinance.

On October 19, 2026, the City Council held public hearing on this ordinance. Consistent with land use code requirements, on ____, 2026, notice of the City Council public hearing was mailed to persons that provided oral or written testimony in a timely manner during the Planning Commission hearing procedures, as well as persons that requested notice of the

Planning Commission's decision. Notice of the City Council public hearing was published in the Register-Guard newspaper on _____, 2026. Notice of the City Council public hearing, as well as the text of this ordinance, was posted on the City's website on _____, 2026. The City Council continued to accept written public comment until its decision on this ordinance.

These processes afford ample opportunity for citizen involvement consistent with Goal 1. Therefore, the proposed ordinance is consistent with Statewide Planning Goal 1.

Goal 2 - Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Eugene's land use code specifies the formal adoption procedures and approval criteria that were used in considering this ordinance. These findings and the record show that there is an adequate factual basis for extension of land-use application approvals. This ordinance does not change the planning process, policy framework, or information relied on in making decisions and taking actions related to land-use applications. The ordinance extends the time that already approved Type II land use applications, Type III land use applications, Expedited Land Divisions, and Middle Housing Land Divisions are effective.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites an exchange, between the City and any affected governmental unit and when the City uses the information obtained in the exchange to balance the needs of the citizens. To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to the Oregon Department of Land Conservation and Development (DLCD), Lane County, and the City of Springfield.

There are no Goal 2 Exceptions required for the ordinance. Therefore, the ordinance is consistent with Statewide Planning Goal 2.

Goal 3 - Agricultural Lands. To preserve agricultural lands.

The ordinance will only affect properties located within the City of Eugene and therefore does not affect any lands designated by the comprehensive plan for agricultural use. The ordinance is consistent with Statewide Planning Goal 3.

Goal 4 - Forest Lands. To conserve forest lands.

The ordinance will only affect properties located within the City of Eugene and therefore does not affect any lands designated by the comprehensive plan for forest use. The ordinance is consistent with Statewide Planning Goal 4.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources. To conserve open space and protect natural and scenic resources.

OAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.

The ordinance does not create or amend the City's adopted inventory of Goal 5 resources, does not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, does not allow new uses that could be conflicting uses with a significant Goal 5 resource site, and does not amend the City's acknowledged urban growth boundary. Therefore, the ordinance is consistent with Statewide Planning Goal 5.

Goal 6 - Air, Water and Land Resource Quality. To maintain and improve the quality of the air, water and land resources of the state.

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from impacts from those discharges. The ordinance does not affect the City's ability to provide for clean air, water or land resources. Therefore, the ordinance is consistent with Statewide Planning Goal 6.

Goal 7 - Areas Subject to Natural Disasters and Hazards. To protect life and property from natural disasters and hazards.

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, wildfires and earthquakes and related hazards. The ordinance does not make changes to policies or regulations that protect people and property from natural hazards. The ordinance only extends the effective dates for land-use applications that have already been approved. Therefore, the ordinance is consistent with Statewide Planning Goal 7.

Goal 8 - Recreational Needs. To satisfy the recreational needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 8 ensures that recreational facilities are provided to Oregon citizens and is primarily concerned with the provision of recreational facilities in non-urban areas of the state. The ordinance does not affect the City's provisions for, or citizen's access to, recreation areas, facilities, or recreational opportunities. Therefore, the ordinance is consistent with Statewide Planning Goal 8.

Goal 9 - Economic Development. *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Goal 9 requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The *Envision Eugene* Employment Land Supply Study (2012-2032) was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 9 and Chapter 660, Division 009 of the Oregon Administrative Rules.

The ordinance does not affect the amount of land designated or zoned for commercial or industrial use and will not rezone or re-designate any properties. The ordinance is specifically intended to help applicants overcome economic hardships by extending the expiration period for certain already approved land-use applications. Therefore, to the extent it is applicable, the ordinance is consistent with Statewide Planning Goal 9.

Goal 10 - Housing. *To provide for the housing needs of citizens of the state.*

Goal 10 requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The *Envision Eugene* Residential Land Supply Study (2012-2032) was adopted by the City of Eugene in 2017 as a refinement of the *Envision Eugene Comprehensive Plan* and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The *Envision Eugene* Residential Land Supply Study includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land to meet the identified land need. The ordinance does not impact the City's supply of residential buildable land. No land is being re-designated from a residential use to a non-residential use, and the ordinance does not otherwise diminish the amount of land available for residential use. The ordinance is specifically intended to remove barriers to the production of housing by extending the expiration period for certain already approved land-use applications. Therefore, the ordinance is consistent with Statewide Planning Goal 10.

Goal 11- Public Facilities and Services. *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The ordinance does not affect the planning or development of future public facilities or

services. The ordinance does not make changes to the City's provision of public facilities and services or to the City's adopted and acknowledged Eugene/Springfield Public Facilities and Services Plan (PFSP). Consistent with the PFSP, the City will continue to plan and develop public facilities to support the land uses designated in the City's acknowledged comprehensive plan. The ordinance does not change the allowed uses or densities for any properties within the City. The ordinance is consistent with Statewide Planning Goal 11.

Goal 12- Transportation. To provide and encourage a safe, convenient and economic transportation system.

Goal 12 is implemented through the Transportation Planning Rule (TPR), OAR Chapter 660, Division 12. Eugene's adopted and acknowledged 2035 Transportation System Plan provides the policy framework through which the TPR is implemented at the local level. The TPR includes the following requirements at OAR 660-012-0060:

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) Change standards implementing a functional classification system; or*
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or,*
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance*

standards identified in the TSP or comprehensive plan.

The TPR requires that land use changes that would significantly affect a transportation facility provide mitigation measures to address the anticipated impacts. The proposed ordinance will not significantly affect any planned or existing transportation facility, and no changes to existing, adopted land use designations or zoning of properties are proposed. The ordinance will not change the functional classification of an existing or planned transportation facility, nor will it change any standards implementing a functional classification system. Further, because the ordinance does not alter or affect the land uses allowed, the extensions allowed by the ordinance will not result in levels of travel or access which are inconsistent with the functional classification of an existing or planned transportation facility nor will they degrade the performance standards of an existing or planned transportation facility so that it will not meet the performance standards identified in the City's adopted transportation system plan.

This ordinance is limited to extending the expiration period for previously approved Type II land use application approvals, Type III land use application approvals, Expedited Land Divisions, and Middle Housing Land Divisions, which were reviewed according to existing code and zoning regulations. As such, the developments either have been or will be reviewed for compliance with applicable code provisions and regulations for maintaining a safe, convenient, and economic transportation system. The extension of land-use application expiration dates will not significantly affect a planned or existing transportation facility, therefore, the ordinance is consistent with Statewide Planning Goal 12.

Goal 13 - Energy Conservation. To conserve energy.

Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, and availability of light, wind, and air. The ordinance will not amend or otherwise affect any adopted land use regulations that implement this goal. Therefore, the ordinance is consistent with Statewide Planning Goal 13.

Goal 14 - Urbanization. To provide for an orderly and efficient transition from rural to urban land use.

This ordinance is limited to extending the expiration period for previously approved Type II land use applications, Type III land use applications, Expedited Land Divisions, and Middle Housing Land Divisions. The approvals affected by this ordinance all apply to land that is already zoned and designated for urban uses. The ordinance does not affect the transition from rural to urban land uses, as all the property affected by the ordinance is located within the City limits. Therefore, the ordinance is consistent with Statewide Planning Goal 14.

Goal 15 - Willamette River Greenway. *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The ordinance does not include any changes to the City's Willamette River Greenway regulations; therefore, Statewide Planning Goal 15 does not apply.

Goals 16 through 19 - Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.

There are no coastal, ocean, estuarine, or beach and dune resources related to the lands affected by the ordinance. Therefore, these goals are not relevant, and the ordinance will not affect compliance with Statewide Planning Goals 16 through 19.

EC 9.8065(2): [The ordinance] Is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.

There are no policies or other applicable provisions in the Metro Plan, the Envision Eugene Comprehensive Plan or any other adopted refinement plans that serve as mandatory approval criteria in for this ordinance or that otherwise limit the expiration period for approved land use applications. Therefore, the proposed ordinance complies with the above criterion.

EC 9.8065(3): In the case of establishment of a special area zone, [the ordinance] is consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.

The proposed ordinance does not establish a special area zone. Therefore, this criterion does not apply.

CONCLUSION

Based on the available information and evidence, and the preceding findings of compliance, the ordinance complies with the applicable approval criteria.

**URBAN GROWTH STRATEGIES ADOPTION PACKAGE 1
RECORD MATERIALS AND PUBLIC TESTIMONY**

City Files: CA 26-1, CA 26-2, CA 26-3, CA 26-4, CA 26-5

Record Materials as of October 6, 2026 at 5:00 p.m.

Materials related to the proposed land use regulations are available online at the following link:
<https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=CA-26-0001>.

The record materials will be provided to the City Council directly. A printed copy of the record materials are available for free inspection at the Eugene Planning and Development Department, 99 W 10th Avenue, Eugene, Oregon 97401, between 12:00-4:00 p.m. Monday-Friday. Please contact Elena Domingo at 541-682-5002 or by e-mail at EDomingo@eugene-or.gov to make an appointment outside of these times to review application materials in person.

The following links to testimony are provided as an easy way to access these materials:

Testimony

- Batch 1: <https://www.eugene-or.gov/DocumentCenter/View/83659/Batch-1-Testimony>
- Batch 2: <https://www.eugene-or.gov/DocumentCenter/View/83717/Batch-2-Testimony>
- Batch 3: <https://www.eugene-or.gov/DocumentCenter/View/83810/Batch-3-Testimony>
- Batch 4: <https://www.eugene-or.gov/DocumentCenter/View/86214/Batch-4-Testimony>

Batches 1-4 contain testimony received through October 6, 2026 at 5:00 p.m. New testimony will be posted on the Urban Growth Strategies webpage: <https://www.eugene-or.gov/5202/Urban-Growth-Strategies>