



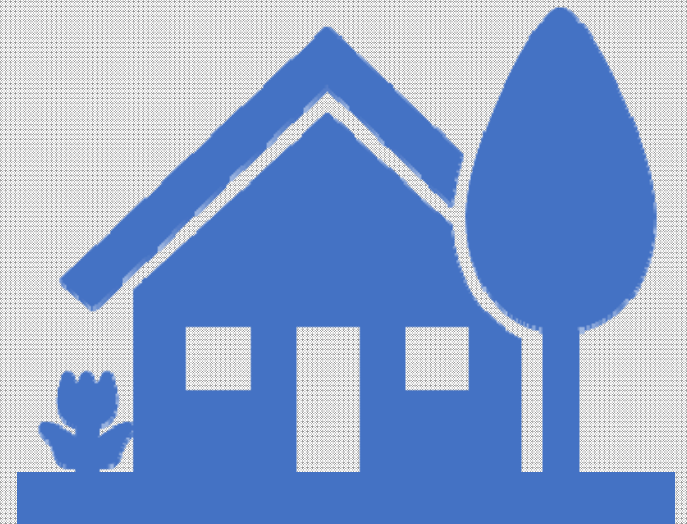
House Bill 2001

City Council Work Session

March 6, 2019

House Bill 2001 (2019 Legislative Session)

- What would HB 2001 do?
- What's allowed in Eugene's R-1 zone?
- Current Housing Related Projects
- Legislative Priorities



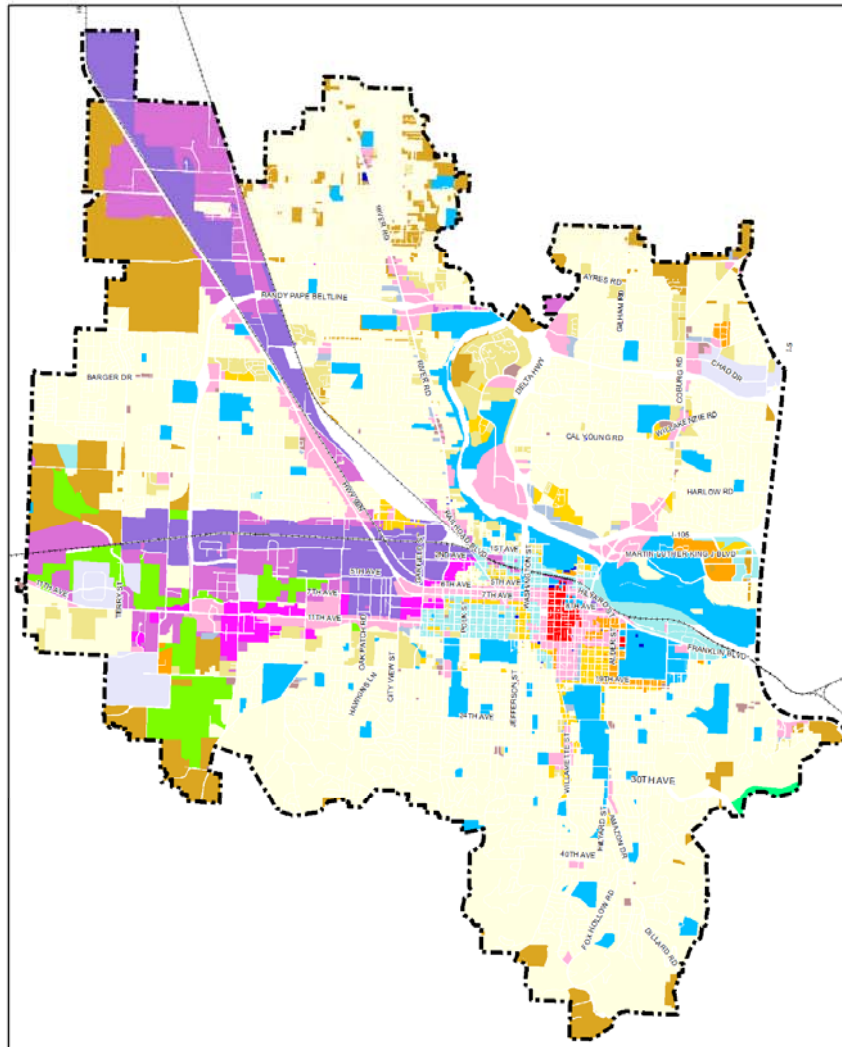
What would House Bill 2001 do?

1. Define “middle housing” as duplexes, triplexes, quadplexes and cottage clusters.
2. Require cities and counties of a certain size to allow for the development of at least one “middle housing” type on each lot in areas within urban growth boundaries zoned for detached single family dwellings, subject to reasonable local regulations related to siting and design.
3. Require that land use regulations be updated before January 1, 2021, to allow for “middle housing.” Cities that do not update their land use codes before January 1, 2021, will be required to apply the model middle housing code developed by the Land Conservation and Development Commission.

What would House Bill 2001 do?

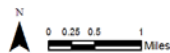
4. Direct the Department of Consumer and Business Services to adopt changes to building codes related to middle housing types.
5. Provide that system development charges (SDCs) for middle housing not be required to be paid prior to issuance of an occupancy permit for the dwelling.
6. Provide that an applicant to develop middle housing is entitled to attorney fees if the middle housing application is denied by the City but the applicant appeals and prevails at Land Use Board of Appeals.
7. Clarify that owner-occupancy and off-street parking requirements are not “reasonable regulations relating to siting and design” of accessory dwellings.

Eugene Zoning



- AG Agricultural
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Major Commercial
- E-2 Mixed Use Employment
- GO General Office
- PL Public Land
- E-1 Campus Employment
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- NR Natural Resource
- PRO Park, Recreation & Open Space
- R-1 Low-Density Residential
- R-1.5 Rowhouse
- R-2 Medium-Density Residential
- R-3 Limited High-Density Residential
- R-4 High-Density Residential
- S-H Historic
- S Special Area
- Urban Growth Boundary

All data layers current to date of map.
To verify zoning contact the Eugene Permit and Information Center.
This map does not show zoning overlays (such as site review, planned unit development, or density limitations) which can affect how property is developed.



Eugene Planning & Development
88 West 10th Avenue
Eugene, Oregon 97401



Lane Council of Governments
Lane Council of Governments
859 Willamette St., Suite 500
Eugene, Oregon 97401

What Housing Types are Allowed in Eugene's R-1 Zone?

R-1 Low Density Residential Zone

One-Family Dwelling (One per Lot)

Secondary (Accessory) Dwelling

Rowhouse

Duplex

Tri-plex

Four-plex

Multi-Family (3 or more units on same lot)

Manufactured Home Park

Controlled Income & Rent Housing

Duplexes in R-1

- Permitted on corner lot of at least 8,000 square feet
- Permitted on a lot identified in a subdivision as a duplex lot that is at least 8,000 square feet

Exception: New duplexes are prohibited within the boundaries of Amazon, Fairmount and South University neighborhood associations



Tri-Plexes in R-1

- Permitted on a lot identified in a subdivision as a tri-plex lot that is at least 12,000 square feet
- Through an approved Planned Unit Development

Exception: New tri-plexes are prohibited within the boundaries of Amazon, Fairmount and South University neighborhood associations



Four-Plexes in R-1

- Permitted on a lot identified in a subdivision as a four-plex lot that is at least 16,000 square feet
- Through an approved Planned Unit Development

Exception: New four-plexes are prohibited within the boundaries of Amazon, Fairmount and South University neighborhood associations



Cottage Clusters in R-1

- Planned Unit Development
- Controlled Income and Rent Housing
- Cluster Subdivision



R-1 Density of 14 units/acre



Multi-Family Development

R-1 Density of 13.6 units/acre



Cottage Cluster Subdivision



R-1 Density of 8 units/acre



Duplex



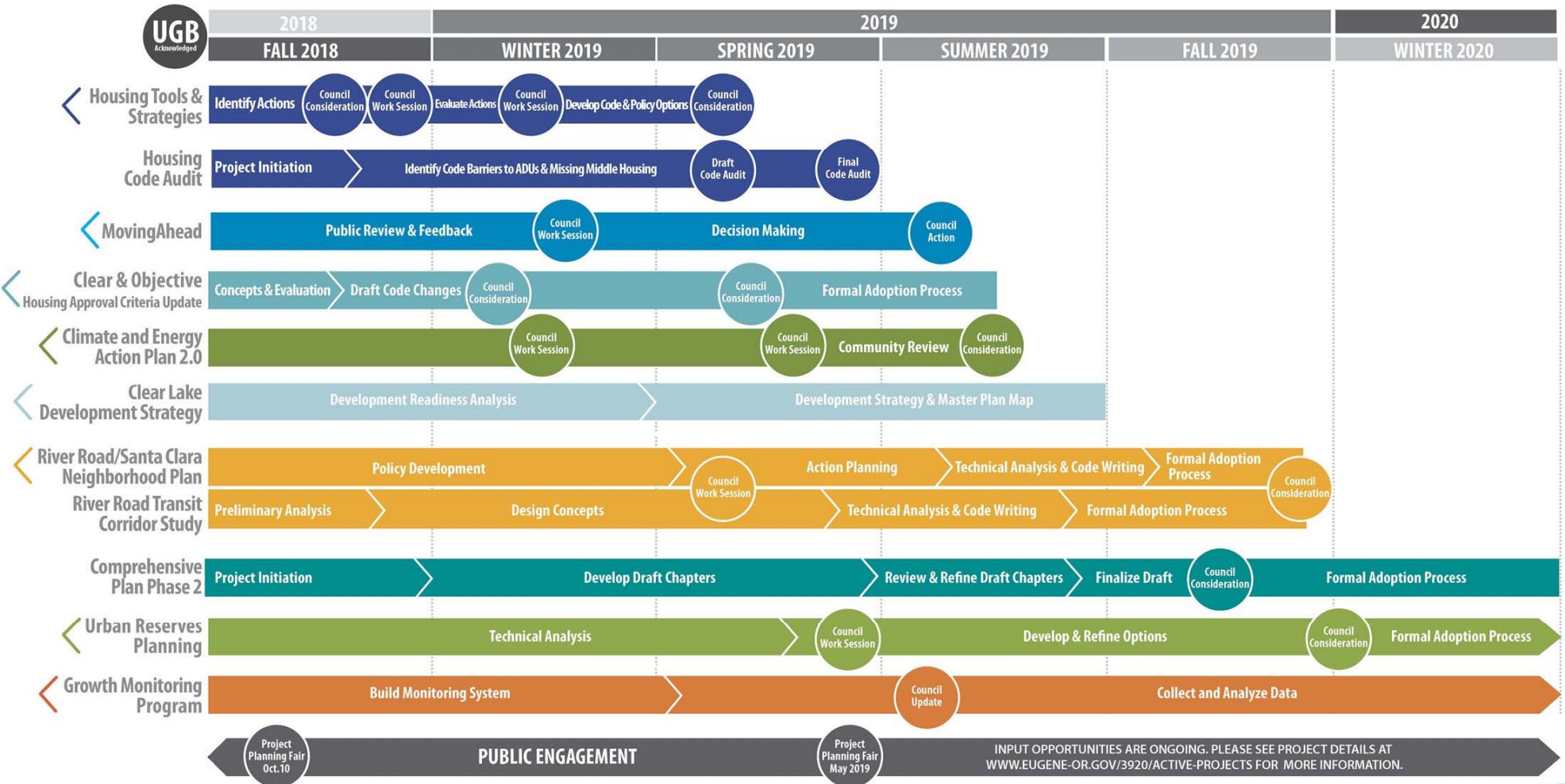
R-1 Density of 14.5 units/acre



Duplex

Envision Eugene Project Timelines

DRAFT



< = Project initiated before Fall 2018

Dates are tentative and subject to change. Please see the latest project information at www.eugene-or.gov/3920/Active-Projects.

Current Housing Related Projects

Housing Tools & Strategies

Housing Code Audit

Clear & Objective Update

River Road/Santa Clara Neighborhood Plan

River Road Corridor Study

Comprehensive Plan Phase 2

Urban Reserve Planning

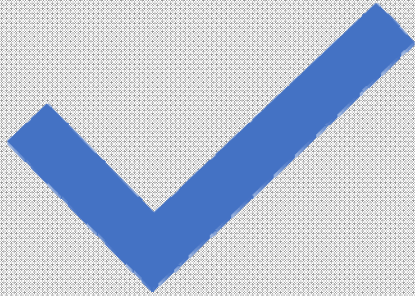
Growth Monitoring

Accessory Dwelling Remand

Related Legislative Priorities

- Eugene opposes state or federal legislative or regulatory pre-emption of local land use laws and authorities.
- Eugene supports the preservation and expansion of programs and tools to fund the development and preservation of housing affordable to low-income persons.
- Eugene supports the preservation and expansion of land use and community planning tools that enable the development of affordable housing.
- To the extent the legislature establishes mandates that require Eugene to take certain actions, Eugene supports legislation that provides clarity, and incorporates flexibility to the extent possible. Eugene also supports timely and efficient state technical support and funding to provide assistance in implementation of such mandates.

Recommendation:



Oppose HB 2001 unless amended



Senate Bill 10

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Senate Bill 10

Defines “priority transportation corridor” as

- Any part of a rail fixed guideway public transportation system, defined in ORS 801.406;
- Bus rapid transit lines; and
- Bus routes with service every 15 minutes or less during peak commuting hours.

Senate Bill 10

For cities with a population more than 10,000 that are not within the metropolitan service district, but are within a metropolitan planning organization:

Within areas zoned to allow residential development, cities may not impose a maximum density limit within their urban growth boundary that is less than

- 50 residential units per acre if within one-quarter mile of a priority transportation corridor.
- 25 residential units per acre if within one-half mile of a priority transportation corridor.

Senate Bill 10

Within areas zoned to allow residential development, cities with a population more than 10,000 or within a metropolitan service district may not impose a maximum density limit within their urban growth boundary less than:

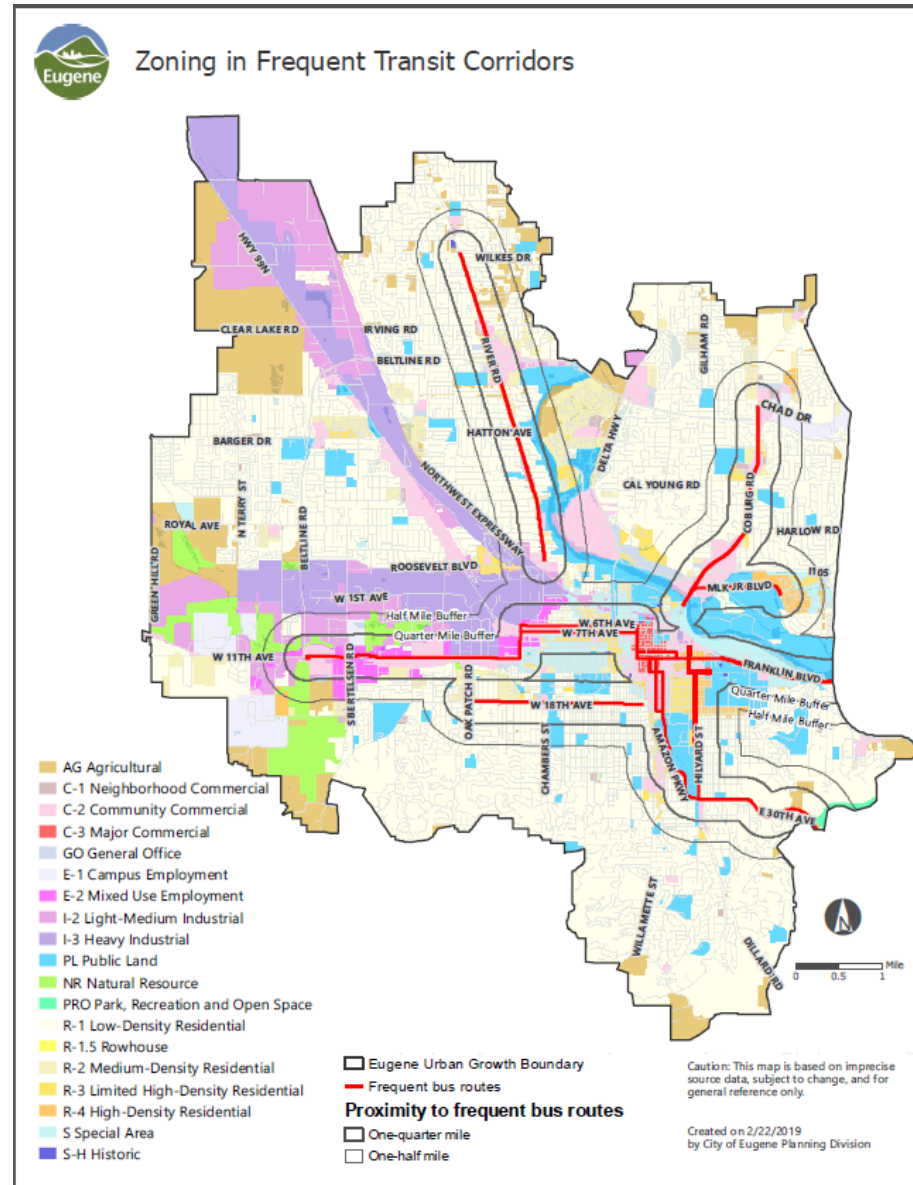
- 140 residential units per acre if within one-quarter mile of a light rail line station.
- 25 percent greater than the maximum density of the area on the effective date of this 2019 Act.

Senate Bill 10

Cities shall allow increased height limits to accommodate the density required in this section and may adopt only reasonable standards restricting housing that do not:

- Have the effect of reducing the density allowed under this section.
- Establish minimum parking requirements.

Senate Bill 10



Senate Bill 10



R-1 zoned land in proximity to priority transportation corridors

