Middle Housing Code Amendments

CITY COUNCIL WORK SESSION

MAY 18, 2022

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MIDDLE HOUSING IN OREGON – HB 2001

Duplex – Two units

Triplex- Three units

Fourplex – Four units

Cottage Cluster – A group of small homes around a common courtyard

Townhouses – Attached homes on separate lots

*June 30, 2022 – Implementation Deadline

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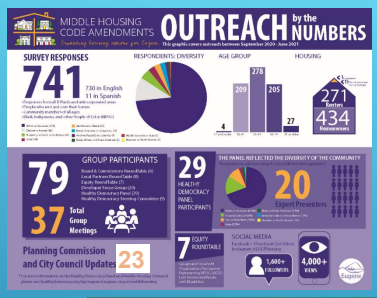
EUGENE'S PROCESS 2020-2022

- Public Outreach
- Technical and Economic Feasibility Analysis
- Planning Commission Process
- City Council Process



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MAY 11 COUNCIL CHANGES

- **Max building height reduced in R-1 for Duplex, Triplex, Fourplex, and Townhouse (35'→30')**
- **Parking incentive for small units removed**
- **Parking incentive near transit reduced to lots within ¼ mile walk of an EmX station**

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ONE PAGE SUMMARY: MAY 11 COUNCIL DIRECTION

Attachment A

EUGENE CITY COUNCIL DIRECTION - MAY 11, 2022
MIDDLE HOUSING CODE AMENDMENTS TO IMPLEMENT HOUSE BILL 2001 (2019)

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

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

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

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

		State Minimum Standards The data in this column show the development standards the City must adopt for the R-1 Low Density Residential Zone to comply with the Minimum Standards.	State Model Code The data in this column show the development standards the Model Code would apply to the R-1 Low Density Residential Zone.	May 11, 2022 Council Direction The data in this column show the development standards the Council discussed recommending for the R-1 Low Density Residential Zone, based on public feedback. Green = Encourages more and lower cost housing Black = Model Code Blue = Same as Minimum Standards
Attached/Detached Duplex/Triplex/Fourplex		Attached only	Attached and Detached	**Attached and Detached**
Minimum Lot Size	*Duplex*	4,500 sf	4,500 sf	2,250 sf
	Triplex	5,000 sf	4,500 sf	3,500 sf
	Fourplex	7,000 sf	4,500 sf	**4,500 sf**
	Rowhouse	1,500 sf average	None	**None**
	Cottage Cluster	7,000 sq ft	4,500 sf	**4,500 sf**
Maximum Building Height *^ Additional 7 feet allowed for steeper pitched roofs*	*Duplex*	30 ft^	30 ft^	30 ft^
	Triplex	30 ft^	35 ft^	30 ft^
	Fourplex	30 ft^	35 ft^	30 ft^
	Rowhouse	30 ft^	35 ft^	30 ft^
	Cottage Cluster	N/A	25 ft	**25 ft**
Minimum Required Off-Street Parking **varies by lot size*	*Duplex*	1	0	1
	Triplex	1/2/3*	1	1/2/3*
	Fourplex	2/3/4*	1	2/3/4*
	Rowhouse	1	1	1
	Cottage Cluster	1	0/1 (*varies by unit size*)	1
Small Housing Unit Incentives		None	None	Lot Size Reductions
Housing Near Transit (EmX Stops) Incentives		None	None	Parking Reduction
Affordable Housing Incentives		None	None	Lot Size & Parking Reductions
Homeownership/Anti-Displacement Incentives		None	Detached Duplex/Triplex/ Fourplex Allowed	Detached Duplex/Triplex/ Fourplex Allowed

Key:

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

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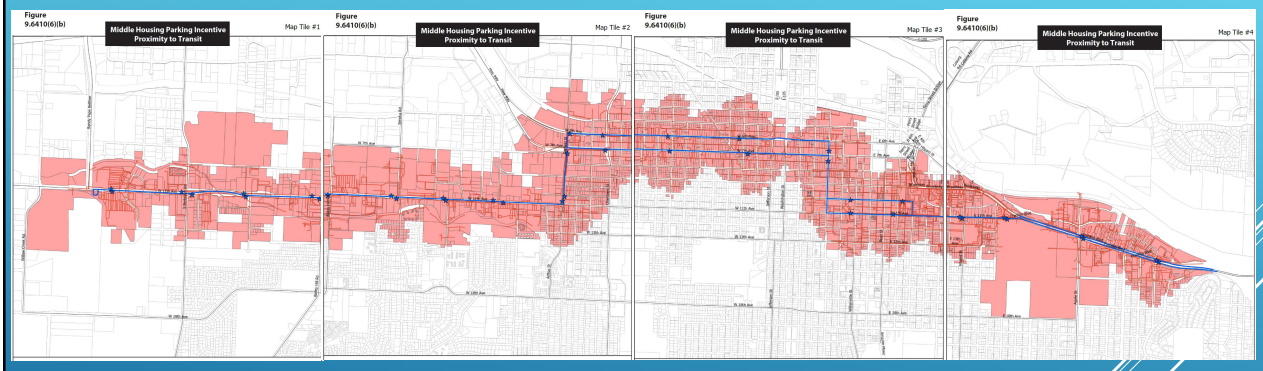

PARKING INCENTIVE FOR MIDDLE HOUSING WITHIN ¼ MILE WALK TO EMX STATIONS

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COUNCIL PATH TO IMPLEMENTATION

City Council Deliberations / Possible Action
(May 18)

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

Implementation Deadline
(June 30, 2022)

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DISCUSSION

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