

(Preliminary V2) Comparison of Minimum Lot Area and Maximum Density in the R-1 Low-Density Residential Zone

	<i>Metro Plan</i>	Current Code			"Middle Housing" OAR		Staff Basic		Staff Small Unit (1)	
A	B	C	D	E	F	G	H	I	J	K
Use	Max. Low Density Residential du/na	Min. Lot Area s.f.	Dwellings	Max. Density du/na	Min. Lot Area s.f.	Max. Density du/na	Min. Lot Area s.f.	Max. Density du/na	Min. Lot Area s.f.	Max. Density du/na
Single-family detached	14.28	4,500	1	9.68	4,500	9.68	4,500	9.68	n/a	n/a
SF-D from Middle Housing (2)	14.28	n/a	n/a	n/a	n/a	n/a	1,125	38.72	844 (3)	51.62
SF-D with ADU	14.28	6,100	2	14.28	4,500	19.36	4,500	19.36	n/a	n/a
Duplex	14.28	8,000	2	10.89	4,500	19.36	2,250	38.72	1,688	51.61
Triplex	14.28	12,000	3	10.89	5,000	26.14	3,500	37.34	2,625	49.78
Fourplex	14.28	16,000	4	10.89	7,000	24.89	4,500	38.72	3,375	51.62
Townhouse	14.28	1,600	1	27.23	1,500	29.04 (4) (25.0)	1,125	38.72 25.0 (5)	n/a	n/a
Cottage Cluster	14.28	PUD	Any	14.28	7,000	None	4,500 (4)	30.0+	3,375	30.0+

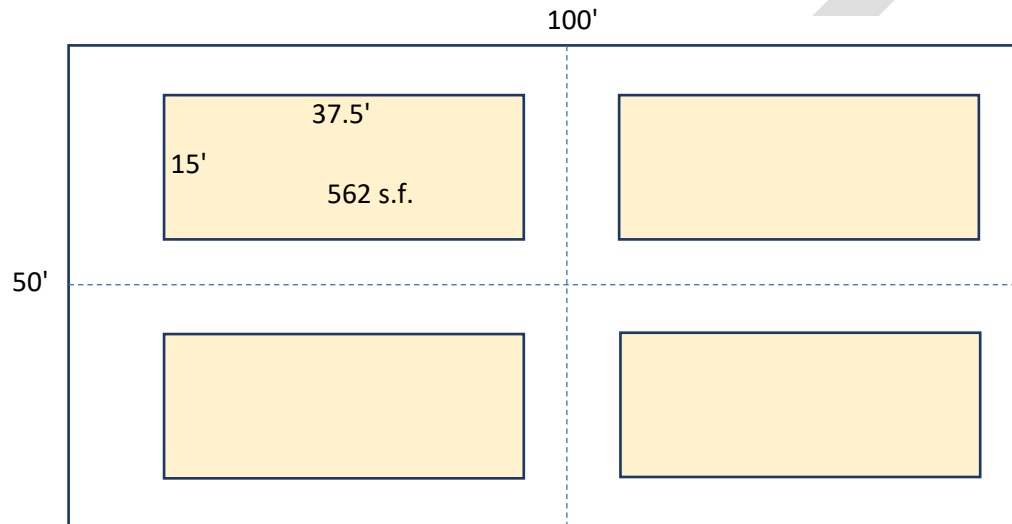
Standards are based on the draft code amendments downloaded from the City website on September 28, 2021.

◆ du/na is Dwelling Units per Net Acre ◆ s.f. is Square Feet

Notes:

1. The "Lot Area Reduction for Small Dwelling Units" provision allows a 25% reduction in minimum lot area if the average of all dwelling units is less than 900 s.f.
2. The proposed code allows plexes to comprise all detached dwellings. Thus, a minimally sized lot with a plex, e.g., a Fourplex of four detached dwellings on a 4,500 s.f. lot, can be divided into separate lots (with very few restrictions, e.g., street frontage is not required). This allows the creation of single-family detached dwellings, each on their own tiny lot. Obviously, this completely subverts the minimum lot area of 4,500 s.f. for single-family detached dwellings in the R-1 (and other zones).

3. A perfectly square 844 s.f. lot is approximately 29' x 29'. As a "skinny lot," it would be about 15' x 52'. Supposing a typical 5,000 s.f. R-1 lot with 50' frontage and 100' depth: This could have fourplex of detached dwellings. It appears that each building would have to be 10 feet from the front property line and all other buildings, and 5 feet from the interior lot lines. The configuration might look like this for four 562 s.f. buildable areas that are 15' wide x 37.5' depth.



Of course, this doesn't show areas for the three required off-street parking spaces, easements for pedestrian access, stormwater catchments, etc.

On a 450-foot long, 250-foot wide block, there could be 20 such lots or 80 dwellings plus another 20 or so on the short sides of the block. That would be residents of 100 dwellings using the streets for parking and travel, plus requiring adequate water, sewer and stormwater infrastructure. Eugene, older, grid-patterned neighborhoods were designed for about 25 dwellings. Eugene's planning staff have done *no* analysis of the adequacy of the infrastructure to handle a potential 400% increase in requirements.

4. I could not find any minimum lot area for a Townhouse in the latest version of the code amendments. The prior draft had 1,125 s.f.
5. The OAR allows a Townhouse maximum density of 25 du/na, and that is what's in the proposed code, as well. However, in both cases the minimum lot size would allow density to exceed the maximum. A 1,742 s.f. lot would be the smallest lot that ensured density did not exceed 25 du/na.
6. OAR limits the *footprint* of cottages to 900 s.f. But the proposed code allows an average of 1,400 s.f. for "cottages." The proposed code requires 150 s.f. of "common courtyard per cottage. As an example, with each cottage having a maximum 900 s.f. footprint plus 150 s.f. for a courtyard plus 250 feet for setbacks, a total of 1,300 s.f, the density would exceed 33 du/na.