

CURRENT R-1 ZONE STANDARDS & TWO ALTERNATIVES FOR IMPLEMENTING HB 2001 “MIDDLE HOUSING” CODE AMENDMENTS

Housing Standard	Current R-1 Zone	Eugene Middle Housing Standards	Planning Staff Proposal	Notes (Last update was on March 17, 2022) All of the Eugene Middle Housing Standards are identical to the <i>minimum</i> standards allowed by HB 2001 and the DLCDC “Middle Housing” OAR, as indicated by the ✓ mark.
Conforms to HB 2001	No	Yes ✓	Yes	The Eugene Middle Housing Standards are based directly on the State DLCDC “Model Code”
Conforms to SB 458	No	Yes ✓	Yes	
Conforms to Statewide Land Use Planning Goals	Yes	Yes ✓	No	Goal 1: Citizen Involvement. Goal 2: Land Use Planning. Goal 7: Areas Subject to Natural Hazards Goal 10: Housing Goal 11: Public Facilities and Services Goal 12: Transportation Goal 15: Willamette River Greenway
Conforms to Eugene Comprehensive Plan Policies	Yes	Yes ✓	No	A.1, A.2, A.9, A.11, A.12, A.13, A.19, A.20, A.23, A.25 Conserve the metropolitan area’s supply of existing affordable housing and increase the stability and quality of older residential neighborhoods, through measures such as revitalization; code enforcement; appropriate zoning; rehabilitation programs; relocation of existing structures; traffic calming; parking requirements; or public safety considerations. These actions should support planned densities in these areas. A.26 Pursue strategies that encourage rehabilitation of existing housing and neighborhoods. Also, numerous refinement plan policies

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Conforms to Eugene Growth Management Policies	Yes	Yes ✓	No	Policy 6: Increase density of new housing development while maintaining the character and livability of individual neighborhoods. Policy 9: Mitigate the impacts of new and/or higher density housing, in-fill, and redevelopment on neighborhoods through design standards, open space and housing maintenance programs, and continuing historic preservation and neighborhood planning programs.
Duplex, Triplex, & Fourplex can be <i>detached</i> dwelling units.	No	No ✓	Yes	Dan Parolek, who originated the concept of “middle housing,” defines all “plexes” as “attached in a single structure. See <i>Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis</i>
Detached Duplex, Triplex, & Fourplex Lots can be divided into separate lots, one detached dwelling per lot.	No	No ✓	Yes	See above comment. “Cottage Clusters” are the actual middle housing type for small, detached dwelling on separate lots.
Maximum Density as Explicit Criterion – Dwellings per acre				
Duplex, Triplex, Fourplex, Cottage clusters	14	None ✓	None	Statutes do not allow explicit density limits. However, minimum lot size determines the <i>effective</i> minimum density. Smaller lots, higher density.
Rowhouses	None	25 ✓	29	Current code limits by lot size and no more than eight rowhouses per structure.
Maximum Density – Effective based on minimum lot size – Dwellings per acre				
Single dwelling	9.7	9.7 ✓	37+ 51+ for 900 s.f. dwellings	
Single dwelling and ADU	19.4	19.4 ✓		
Duplex	10.9	19.4 ✓		
Triplex	10.9	26.1 ✓		
Fourplex	10.9	24.9 ✓		

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Rowhouses	27.2	29.0 ✓		Current R-1.5 lot cannot exceed the area needed to accommodate up to 8 rowhouse lots and shall be separated by 500 feet.
Cottage Clusters	9.7 (PUD)	None ✓	None	Constrained by lot size, setbacks, and building footprints

Minimum Lot Size (square feet)				
Single dwelling	4,500	4,500 ✓	844 (*)	(*) After dividing a plex lot which has detached units. These lots do not have to have street access.
Duplex	8,000	4,500 ✓	2,250 / 1,688	The lower figure is based on the staff proposal that would allow a 25% reduction for dwellings of 900 s.f. or less.
Triplex	12,000	5,000 ✓	3,500 / 2,625	
Fourplex	16,000	7,000 ✓	4,500 / 3,375	
Cottage Clusters	4,500 (PUD)	7,000 ✓	4,500 / 3,375	
Rowhouses individual lots	1,600 (R-1.5)	1,500 ✓	1,125	

Maximum building height (total)	37 feet	37 feet ✓	42 feet	42 feet is higher than a standard telephone pole. The staff proposal has no solar access protection.
To highest point	30 feet	30 feet ✓	35 feet	30 feet allows 3 full stories. 35 feet plus the bonus allows a fourth story “under the roof.”
Bonus for 6:12 sloped roof	7 feet	7 feet ✓	7 feet	
Maximum lot coverage	50%	50% ✓	75%	Rowhouses in current R-1.5 Zone: 75%
Minimum Off-Street Parking Spaces				
Within ½ mile of main bus lines	1 per dwelling	1 per unit dwelling ✓	None	
Other areas			None to limited	
Tree protections for 3+ dwellings	Yes	Yes ✓	No	
Requirement for affordable units for greater density, building height, etc. “bonuses”	No	Recommended ✓	No	
Concurrent anti-displacement regulations	No	Recommended ✓	No	
Context-based standards (e.g., university area, special area zones)	Yes	Yes ✓	Eliminate	
Prohibition against use as short-term rentals	No	Yes ✓	No	