

**CURRENT R-1 ZONE STANDARDS, ALTERNATIVE PORPOSAL, AND ADOPTED STANDARDS IMPLEMENTING HB 2001 “MIDDLE HOUSING”**

Housing Standard	Current R-1 Zone	Neighborhood Leaders’ Proposal based on DLCDC Model Code	Adopted Ordinance No. 20667	Last updated on May 31, 2022, following City Council adoption or Ordinance No. 20667
Conforms to HB 2001	No	Yes ✓	Yes	The <b>Neighborhood Leaders’ Proposal</b> is 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	<b>Goal 1:</b> Citizen Involvement. <b>Goal 2:</b> Land Use Planning. <b>Goal 7:</b> Areas Subject to Natural Hazards <b>Goal 10:</b> Housing <b>Goal 11:</b> Public Facilities and Services <b>Goal 12:</b> Transportation <b>Goal 15:</b> Willamette River Greenway
Conforms to Eugene Comprehensive Plan Policies	Yes	Yes ✓	No	<b>A.1, A.2, A.9, A.11, A.12, A.13, A.19, A.20, A.23, A.25</b> 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. <b>A.26</b> Pursue strategies that encourage rehabilitation of existing housing and neighborhoods. Also, numerous <b>refinement plan</b> policies

Housing Standard	Current R-1 Zone	Neighborhood Leaders' Proposal based on DLCD Model Code	Adopted Ordinance No. 20667	Last updated on May 31, 2022, following City Council adoption or Ordinance No. 20667
Conforms to Eugene Growth Management Policies	Yes	Yes ✓	No	<p><b>Policy 6:</b> Increase density of new housing development while maintaining the character and livability of individual neighborhoods.</p> <p><b>Policy 9:</b> 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.</p>
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.
<b>Maximum Density as Explicit Criterion – Dwellings per acre</b>				
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.
<b>Maximum Density – Effective based on minimum lot size – Dwellings per acre</b>				
Single dwelling	9.7	9.7 ✓	37+	
Single dwelling and ADU	19.4	19.4 ✓		
Duplex	10.9	19.4 ✓	51+ for 900 s.f. dwellings	
Triplex	10.9	26.1 ✓		
Fourplex	10.9	24.9 ✓		

Housing Standard	Current R-1 Zone	Neighborhood Leaders' Proposal based on DLCDC Model Code	Adopted Ordinance No. 20667	Last updated on May 31, 2022, following City Council adoption or Ordinance No. 20667
Rowhouses	27.2	29.0 ✓		Current R-1.5 lot cannot exceed the area needed to accommodate up to 8 rowhouse lots and shall; separated by 500 feet.
Cottage Clusters	9.7 (PUD)	None ✓	None	Constrained by lot size, setbacks, and building footprints
<b>Minimum Lot Size (square feet)</b>				
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.  The lower figure is based on the staff proposal that would allow a 25% reduction for dwellings of 900 s.f. or less.
Duplex	8,000	4,500 ✓	2,250 / 1,688	
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	
<b>Maximum building height (total)</b>	37 feet	37 feet ✓	37 feet ✓	42 feet is higher than a standard telephone pole. The staff proposal has no solar access protection.
<b>To highest point</b>	30 feet	30 feet ✓	30 feet ✓	30 feet allows 3 full stories. 35 feet plus the bonus allows a fourth story "under the roof."
<b>Bonus for 6:12 sloped roof</b>	7 feet	7 feet ✓	7 feet ✓	
<b>Maximum lot coverage</b>	50%	50% ✓	60%	Rowhouses in current R-1.5 Zone: 75%
<b>Minimum Off-Street Parking Spaces</b>				
<b>Within ¼ mile of EmX station</b>	1 per dwelling	1 per unit dwelling ✓	None	
<b>Other areas</b>			1 per unit dwelling ✓	
<b>Tree protections for 3+ dwellings</b>	Yes	Recommended ✓	No	

Housing Standard	Current R-1 Zone	Neighborhood Leaders' Proposal based on DLCDC Model Code	Adopted Ordinance No. 20667	Last updated on May 31, 2022, following City Council adoption or Ordinance No. 20667
Requirement for affordable units for greater density, building height, etc. "bonuses"	No	Recommended ✓	No	
Concurrent anti-displacement regulations	No	Recommended ✓	No	
Protection for Willamette River Greenway	No	Yes ✓	No	
Requirement for sufficient infrastructure	Yes	Yes ✓	No	
Context-based standards (e.g., university area, special area zones)	Yes	Yes ✓	Eliminate	
Prohibition against use as short-term rentals	No	Yes ✓	No	