



Policy Choices

- Final state rules (OAR 660-046) adopted Dec 9, 2020
- Rules geared toward development feasibility
- Fairly prescriptive but allow some local flexibility



LCDC Adopts the Rules: 12/9/2020



Design and Code Concepts

- What are the City's options for complying with HB 2001 and encouraging middle housing?
- Where is there more flexibility, where are options narrower?
- How can people engage and provide meaningful input?





Levels of Implementation



✓ **ALLOW:** Meet the minimum OAR standards.

✓✓ **ENCOURAGE:** Remove code barriers, increase flexibility.

✓✓✓ **INCENTIVIZE:** Minimal regulation. Apply bonuses and incentives.



Example: Triplex in R-1 Zone Minimum Off-Street Parking



ALLOW

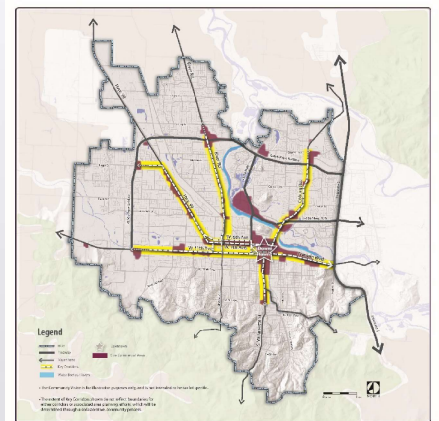
ENCOURAGE

INCENTIVIZE

3 spaces total

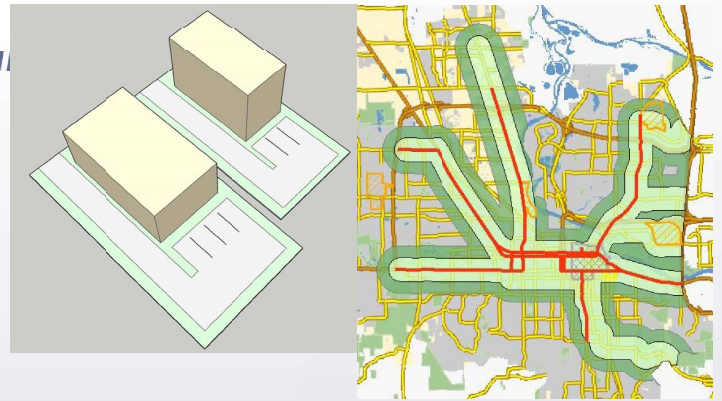
1-2 spaces total
and/or allow
on-street parking

None
(e.g., with affordable
units or near transit)





Example: Triplex in R-1 Maximum Lot Coverage



ALLOW

ENCOURAGE

INCENTIVIZE

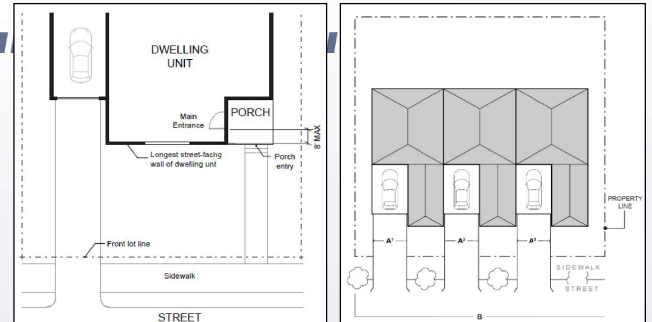
50%

60%

70%
(or no limit with
affordable units or near
transit)



Example: Triplex in R-1 Design Standards



ALLOW

ENCOURAGE

INCENTIVIZE

Model Code standards for key features (e.g., entry orientation, windows, garage width)

Less restrictive standards than Model Code

Even fewer or no design standards



What is Middle Housing?

Duplexes

Triplexes

Quadplexes

Townhouses

Cottage
Clusters



Where Will Middle Housing Be Developed?

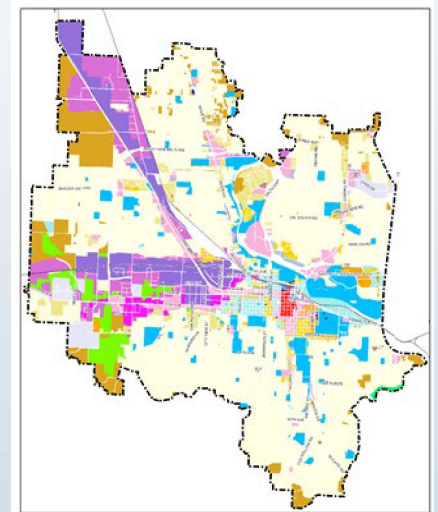
- Duplexes
 - All lots and parcels zoned for residential use where detached single-family dwellings are allowed.
- Other Middle Housing Types
 - All residential zones (although not necessarily every lot or parcel).
- The City may regulate all Middle Housing to comply with protective measures for Statewide Planning Goals.
- The City may regulate Middle Housing (other than duplexes) to comply with state or federal law and/or as part of a master-planned community.



Where Will Middle Housing Be Developed?

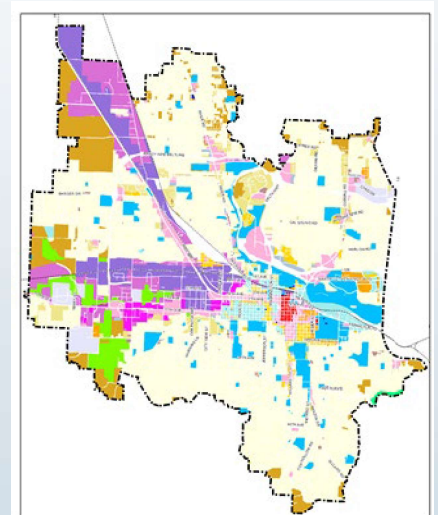
Residential Zones in Eugene:

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 Limited High Density Residential
- R-4 High Density Residential, and
- Certain Special Area Zones
(including Chambers, Chase Node, Downtown Westside, Elmira Road, Historic Blair, Jefferson Westside, Royal Node, Whiteaker, and Walnut Station)



The City Need Not Allow Middle Housing:

- On lots or parcels not zoned for residential use (i.e., property primarily zoned for commercial, agricultural, industrial, or public uses)





Middle Housing Model Code for Large Cities

How the Model Code works with the OAR

- Serves as a “**safe harbor**” of standards that do not cause unreasonable cost or delay. Can voluntarily apply in whole or in part.
- **Development standards** even more geared toward promoting development feasibility than minimum OAR standards.
- For **design standards**, anything more restrictive than the Model Code (or SFD design standards) is an “alternative design standard” – City must demonstrate it does not cause unreasonable cost or delay.
- Model Code **automatically applies** if:
 - City fails to adopt amendments by June 30, 2022 OR
 - If adopted code does not comply with the OAR, MC will apply **only to some housing type(s)**.



Duplex Model Code

- Largely the same as the minimum OAR compliance path – both refer to standards applicable to SFDs in the same zone.
- Key differences between Model Code and minimum OAR compliance:

	Model Code	OAR
SFD Standards	SFD siting and design standards apply to duplexes	City can apply same <u>or less restrictive</u> standards to duplexes
Attached vs. Detached Units	Duplexes allowed to be either attached or detached	Must at least allow attached units; allowing detached units optional
Parking	No minimum off-street parking required	Can require up to two off-street spaces



Triplex and Fourplex Model Code

Development Standards – Both Model Code and OAR defer to SFD for many standards. Key differences:

	Model Code	OAR
Attached vs. Detached Units	Allowed to be either attached or detached	Must at least allow attached units; allowing detached units optional
Minimum Lot Size	Same as SFD in same zone	<ul style="list-style-type: none"> • 5,000 sf for triplex (or less) • 7,000 sf for fourplex (or less)
Scale/Bulk	FAR used to address scale/bulk—overrides Lot Coverage FAR allowance varies by base zone minimum lot size	FAR or Lot Coverage for triplex/fourplex cannot result in smaller building than allowed for SFD
Parking	<ul style="list-style-type: none"> • Varies by <u>base zone minimum</u> lot size • Maximum of 1-2 spaces (total) may be required • On-street parking credit 	<ul style="list-style-type: none"> • Varies by <u>actual</u> lot size • If 5,000 sf / 7,000 sf min lot sizes apply, can require 1 space per unit • On-street credit is optional

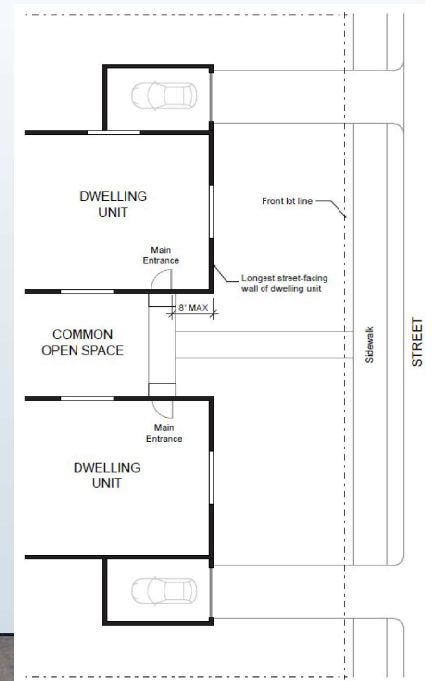
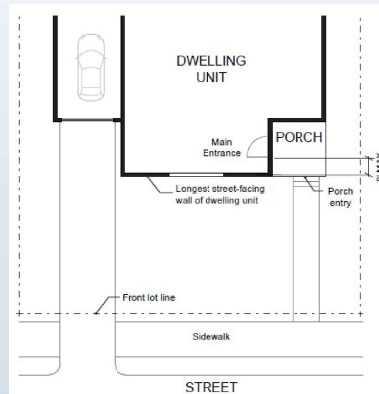


Triplex and Fourplex Model Code

Model Code Design Standards

Entry Orientation – Fairly flexible standard; allows several options:

- Face the street
- 45 degree angle from street
- Open onto porch that faces street
- Face common open space adjacent to street



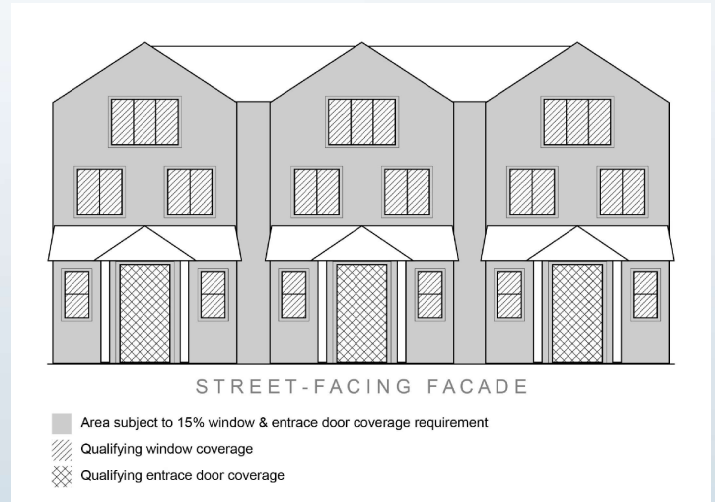


Triplex and Fourplex Model Code

Model Code Design Standards

Windows:

- Minimum 15% of street-facing facades
- Units to rear of site are exempt

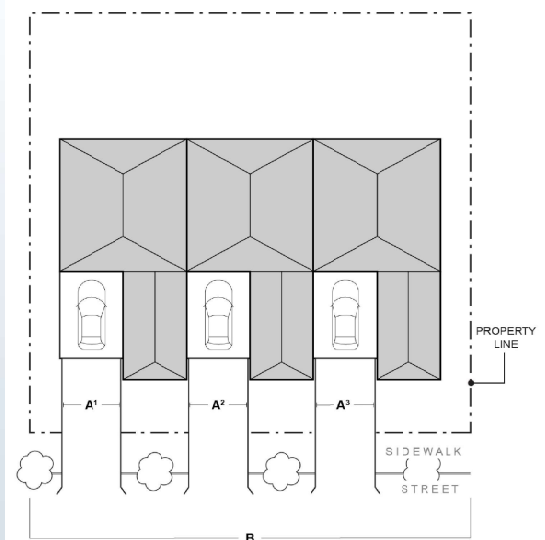


Triplex and Fourplex Model Code

Model Code Design Standards

Garages and Off-Street Parking Areas:

- Limits width of garages and off-street parking areas between a triplex/fourplex and the street to a combined width of 50% of street frontage
- Intent is to promote a pedestrian-friendly environment by preventing parking areas from dominating the streetscape



- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

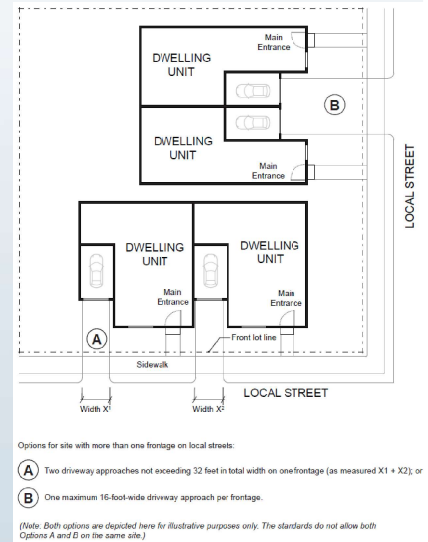
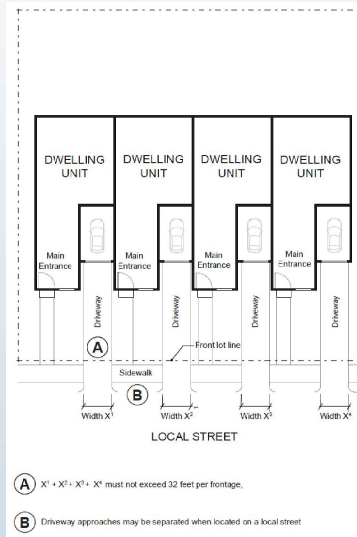


Triplex and Fourplex Model Code

Model Code Design Standards

Driveway Approach:

- Limits total width/number of driveway approaches
- Allows driveways to be separated when access is from a local street
- Intent is to limit curb cuts to benefit pedestrians and help maximize on-street parking



Rowhouse Model Code

Development Standards – Key differences between Model Code and OAR :

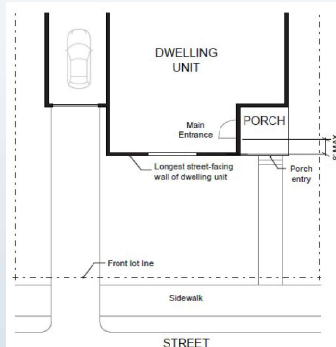
	Model Code	OAR
Minimum Lot Size	No minimum	1,500 sf average minimum lot size (or less)
Density	Varies by base zone minimum lot size for SFD; result is similar to OAR standard	Can limit to 4x density for SFD or 25 units/acre, whichever is less dense
Minimum Lot Width/Frontage	No minimum; public street frontage not required	Can require street frontage up to 20 ft
Number of Attached Units	No limit	Can limit to 4 attached units (or more)
Parking	<ul style="list-style-type: none"> • 1 space per unit required • On-street parking credit 	<ul style="list-style-type: none"> • Can't require more than 1 space per unit • On-street credit is optional



Rowhouse Model Code

Model Code Design Standards

- Entry Orientation – same as triplex/fourplex
- Windows – same as triplex/fourplex

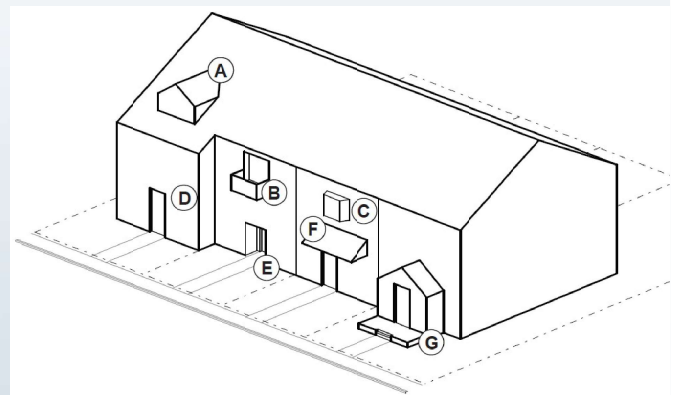


Rowhouse Model Code

Model Code Design Standards

Unit Definition:

- Requires each unit to include at least one design feature from a list of options (roof dormer, balcony, bay window, offset, etc.)
- Intended to help break up façade of attached rowhouses



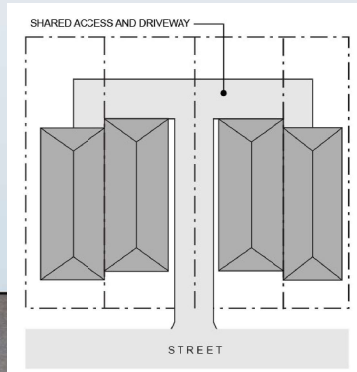
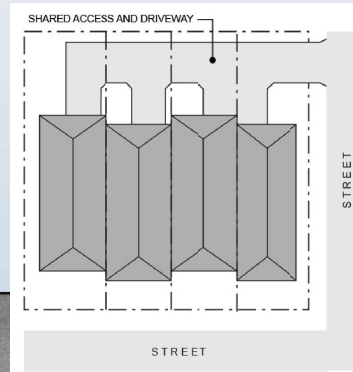
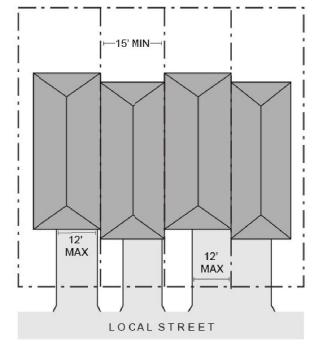


Rowhouse Model Code

Model Code Design Standards

Driveway Access and Parking:

- Allows garages on front façade and off-street parking in front yard only if on a local street and if garages and driveways limited to 12 ft wide
- Otherwise, access must be provided to the rear of rowhouse units—via shared access, consolidated driveway, or alley



Cottage Cluster Model Code

Development Standards – Key differences between Model Code and OAR :

	Model Code	OAR
Minimum Lot Size and Dimensions	Same as SFD in same zone	<ul style="list-style-type: none"> • Min lot size: 7,000 sf (or less) • Min lot width: same as SFD (or less)
Cottage Size	<ul style="list-style-type: none"> • Maximum <u>average</u> unit size: 1,400 sf • 900 sf building footprint limit also applies 	Can limit size of units, as long as 900 sf footprint limit applies
Number of Cottages	No minimum or maximum	<ul style="list-style-type: none"> • Can require minimum of 3, 4, or 5 units • Can limit number of cottages per cluster to 8 units or more
Lot Coverage/FAR	None	Lot coverage and FAR limits prohibited
Parking	<ul style="list-style-type: none"> • Based on size of units: <ul style="list-style-type: none"> • <1,000 sf: 0 spaces • 1,000+ sf: 1 space per unit • On-street parking credit 	<ul style="list-style-type: none"> • Can't require more than 1 space per unit • Can't require garages • On-street credit is optional

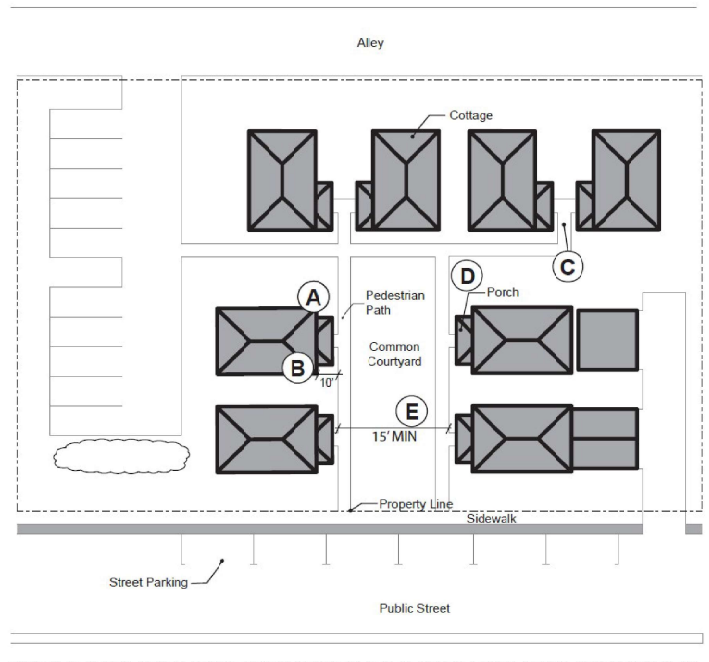


Cottage Cluster Model Code

Model Code Design Standards

Cottage Orientation:

- Cottages must abut common courtyard or be connected by path
- 50% of cottages must face the courtyard and be within 10 ft
- Cottages near the street can face the street

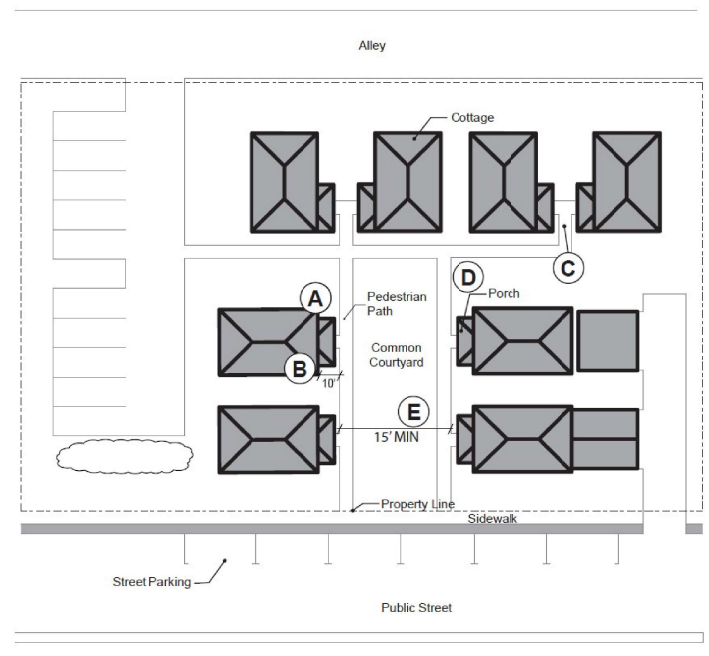


Cottage Cluster Model Code

Model Code Design Standards

Common Courtyard:

- Minimum 150 sf per cottage
- Minimum 15 ft wide at narrowest
- Mix of landscaping, lawn, paths, and/or paved courtyard; may include recreational amenities
- Impervious area limited to 75%
- No specific landscaping standards





Cottage Cluster Model Code

Model Code Design Standards

- Community Buildings:
 - Scale limited by including in calculation for maximum average unit size
- Pedestrian Access:
 - Paths must connect cottage entries to courtyard, parking areas, community buildings, and public sidewalks
 - Hard surfaced with minimum 4 ft width
- Windows:
 - Cottages within 20 ft of street must meet window requirements for SFD
- Existing SFD can remain in a cluster and is not subject to design standards



Cottage Cluster Model Code

Model Code Design Standards

Parking Design:

- Parking can be clustered or individual garages/driveways
- Number of contiguous spaces is limited; landscaping required between parking clusters
- Parking areas must be setback from street; screening required
- Individual attached garages up to 200 sf exempted from building footprint calculation (i.e., cottage with garage can be 1,100 sf)
- Individual detached garages limited to 400 sf
- Garage door width limited to 20 ft

