


# Primer on HB 2001 Rules



**DLCD**



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# Requirements for “Large Cities”

## “Large Cities” must:

Allow **duplexes** on every lot and parcel that allow single family detached dwellings

- AND -

Allow **triplexes, quadplexes, townhouse, and cottage clusters** in areas that allow single family detached dwellings



# Requirements for “Large Cities”

## “Large Cities” must:

regulate siting and design of Middle Housing such that the standards don't cause “unreasonable cost and delay” to the development of middle housing.

**Siting Standards:** related to the position, bulk, scale, or form of a structure

**Design Standards:** aesthetics, number, and orientation of features of a structure



# Reasonable Siting and Design Standards

Minimum lot size, maximum density, setbacks, building height, off-street parking, front entry orientation, façade improvements, etc.

- All standards in Model Code and Minimum Compliance are vetted to be “reasonable”
- “Reasonableness” is measured by comparing the relative cost and delay of a standard applied to middle housing to the cost and delay of a standard applied to other housing types



# Off-Street Parking Requirements

Generally, local governments cannot require more than one off-street parking space per unit

*For Quadplexes, a local government may require up to the following off-street parking spaces:*

- i. For Lots of 3,000 square feet or less: one space in total;*
- ii. For Lots greater than 3,000 square feet and less than or equal to 5,000 square feet: two spaces in total;*
- iii. For Lots greater than 5,000 square feet and less than or equal to 7,000 square feet: three spaces in total; and*
- iv. For Lots greater than 7,000 square feet: four spaces in total.*



# Minimum Lot Size

Informed by development feasibility and statewide lot size analysis

~ 90% of lots in Large and Metro Cities are 5,000 SF or larger

*For Triplexes:*

- i. If the minimum lot size in the zone for a detached single-family dwelling is 5,000 SF or less, the minimum Lot or Parcel size for a Triplex may be up to 5,000 SF*
- ii. If the minimum lot size in the zone for a detached single-family dwelling is greater than 5,000 SF, the minimum Lot size for a Triplex may not be greater than the minimum Lot or Parcel size for a detached single-family dwelling.*



# Other Siting Standards

## **Setbacks:**

*A Large City may not require setbacks greater than those applicable to detached single family dwellings in the same zone.*

## **Height:**

*A Large City may not apply lower maximum height standards than those applicable to detached single-family dwellings in the same zone, except a maximum height may not be less than 25 feet or two stories.*

## **Lot Coverage and Floor Area Ratio:**

*If the Large City applies Lot coverage or floor area ratio standards, it may not establish a cumulative Lot coverage or floor area ratio for Triplexes or Quadplexes that is less than established for detached single-family dwelling in the same zone.*



# “In Areas”

Duplexes on each lot or parcel

Higher Level Middle Housing in areas

Cities can limit Higher Level Middle Housing in the following areas:

- Goal protected lands
- Infrastructure constrained lands
- Master Planned Communities
- State/Federal Regulatory Lands



# “In Areas”

*Two Key Approaches*

**Minimum Compliance Standards** sets the “where” of higher level middle housing through a series of clear and objective standards

- OR -

## **Performance Metric**

Can apply different minimum lot size or maximum density standards provided:

- 80% of lots allow Triplexes
- 70% of lots allow Quadplexes
- 70% of lots allow Cottage Clusters
- 60% of lots allow Townhomes
- Equitable distribution throughout neighborhoods

# Paths to Compliance

## Model Code

- Wholesale/Modular Adoption,
- Inaction, or
- Noncompliance

## Minimum Compliance

Apply all reasonable minimum compliance standards

Apply different minimum lot size or maximum density

1. Must meet Performance Metrics

2. Must meet Equitable Distribution

## Compliance



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# Discussion

*Please direct questions or  
feedback to:*  
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# Paths to Compliance

(full detail)

Note: Diagrams are for illustrative purposes only and do not depict actual proportions. Actual percentages will vary between jurisdictions.

