



EUGENE PLANNING COMMISSION (EPC) RECOMMENDATION MIDDLE HOUSING CODE AMENDMENTS TO IMPLEMENT HOUSE BILL 2001 (2019)



Please refer to the [project website: www.eugene-or.gov/MiddleHousing](http://www.eugene-or.gov/MiddleHousing) and the February 2022 [Guide to the EPC Recommendation](#) for further information.

The **State Minimum Standards** are a set of administrative rules adopted by the State of Oregon that outline the minimum that cities must do to comply with House Bill 2001.

The **State Model Code** is a set of land use code provisions that meet the requirements of the Minimum Standards. Cities can choose to adopt the Model Code in full or to amend their existing codes in to comply with the Minimum Standards. If a city does not amend its code by June 30, 2022, the Model Code will apply to the development of middle housing in that city.

The **EPC Recommendation** is based on the Minimum Standards, Model Code, and 18 months of technical analysis, public engagement feedback, and deliberations.

State Minimum Standards	State Model Code	Eugene Planning Commission Recommendation
The data in this column show the development standards the City must adopt for the R-1 Low Density Residential Zone to comply with the Minimum Standards.	The data in this column show the development standards the Model Code would apply to the R-1 Low Density Residential Zone.	The data in this column show the development standards the Planning Commission is recommending for the R-1 Low Density Residential Zone, based on public feedback. Green = Encourages more and lower cost housing Black = Model Code Blue = Same as Minimum Standards

Attached/Detached Duplex/Triplex/Fourplex	Attached only	Attached and Detached	Attached and Detached	
Minimum Lot Size	<i>Duplex</i>	4,500 sf	4,500 sf	2,250 sf
	<i>Triplex</i>	5,000 sf	4,500 sf	3,500 sf
	<i>Fourplex</i>	7,000 sf	4,500 sf	4,500 sf
	<i>Rowhouse</i>	1,500 sf average	None	None
	<i>Cottage Cluster</i>	7,000 sq ft	4,500 sf	4,500 sf
Maximum Building Height <i>^ Additional 7 feet allowed for steeper pitched roofs</i>	<i>Duplex</i>	30 ft^	30 ft^	35 ft^
	<i>Triplex</i>	30 ft^	35 ft^	35 ft^
	<i>Fourplex</i>	30 ft^	35 ft^	35 ft^
	<i>Rowhouse</i>	30 ft^	35 ft^	35 ft^
	<i>Cottage Cluster</i>	N/A	25 ft	25 ft
Minimum Required Off-Street Parking <i>*varies by lot size</i>	<i>Duplex</i>	1	0	1
	<i>Triplex</i>	1/2/3*	1	1/2/3*
	<i>Fourplex</i>	2/3/4*	1	2/3/4*
	<i>Rowhouse</i>	1	1	1
	<i>Cottage Cluster</i>	1	0/1 (varies by unit size)	1
Small Housing Unit Incentives	None	None	Lot Size & Parking Reductions	
Housing Near Transit Incentives	None	None	Parking Reduction	
Affordable Housing Incentives	None	None	Lot Size & Parking Reductions	
Homeownership/Anti-Displacement Incentives	None	Detached Duplex/Triplex/ Fourplex Allowed	Detached Duplex/Triplex/ Fourplex Allowed	

- State law prohibits the City from imposing rent control requirements on middle housing.
- Standards that are required by state law to be the same for middle housing as single-family housing include tree preservation and solar setback standards. Design standards for middle housing such as standards for driveways, parking configuration and landscaping, either match existing standards for single-family homes or are aligned with the Model Code.
- Where the EPC Recommendation differs from the State Minimum Standards, it does so to incentivize smaller housing types, lower cost housing, Affordable Housing, and housing near transit.