



NEIGHBORHOOD IMPACTS FROM PROPOSED CHANGES TO THE EUGENE LAND USE CODE (residential zoning)

THE EUGENE PLANNING COMMISSION AND CITY COUNCIL WANT TO HEAR FROM YOU!

The Eugene Planning Commission will be holding a Public Hearing in mid-October to develop its recommendations for the City of Eugene’s adoption of new state mandates for increased residential density. The City Council anticipates holding its Public Hearing in January of 2022. At this hearing the City Council will take testimony in response to the recommendations from the Eugene Planning Commission. (Pre-hearing work sessions with the City’s Planning Commission begin on September 28, 2021.) These meetings will all be held on Zoom.

The Southeast Neighbors Board encourages you to learn more about these changes to residential zoning referred to as the Middle Housing Land Use Code Amendments. In recognition of the statewide need for more housing, the Oregon Legislature passed House Bill 2001 requiring all cities with over 25,000 residents to amend their Land Use Codes to allow for more Middle Housing (duplexes, triplexes, quadplexes, cottage clusters, and row houses). These code changes must be completed by June 30, 2022 and will at a minimum allow:

- Duplexes on any city lot zoned for single family housing (R-1).
- Triplexes, quadplexes, cottage clusters and row houses on R-1 lots that meet the City’s siting standards (regulations on the size and location of a building on a site).

Eugene’s residential growth is limited by the Urban Growth Boundary which was established to prevent urban sprawl. To accommodate Eugene’s growing population, there is a need for more development within city limits.

There are state siting standards for complying with HB 2001; however, the City has some flexibility. The proposed standards differ significantly from HB2001’s requirements. Please visit www.eugene-or.gov/4244/Middle-Housing for additional information. The following is a list of some of the proposed siting standards the Eugene Planning Staff is recommending to the Eugene Planning Commission and City Council. Current city codes are included for comparison:

1. **Minimum Lot Size** - the square footage of land required per building: Multiplexes may be allowed on lots that are smaller than what is specified in HB2001 requirements.

Building Type	Current Lot Size (sq. ft.)	HB-2001 Lot Size (sq. ft.)	City Draft Code Lot Size (sq. ft.)
Duplex	8,000	4,500	2,250
Triplex	12,000	5,000	3,500
Quadplex	16,000	7,000	4,500

2. **Detached Multiplexes:** The City Draft Code proposes that duplexes, triplexes, and quadplexes can either be attached or unattached. SB458, which was passed after HB2001, allows lots with middle housing units to be split into separate lots with no minimum lot size. The City Draft Code proposal thus creates the possibility of four single-family houses on a 4500 sq.ft. lot. Current Eugene City Code requires a minimum lot size of 4500 sq.ft. for a single-family home (R-1).

3. **Maximum Lot Coverage** - the portion of a lot covered by buildings: The City Draft Code recommends up to 70% of lot coverage which could limit green space and/or planting of new shade trees. Current Eugene City Code and HB2001 allow a maximum of 50% lot coverage.

4. **Building Height:** City Draft Code would allow a maximum building height up to 35 feet plus seven feet for a pitched roof in an R-1 zone which would facilitate a three-story building and may affect neighborhood gardens and solar access. HB2001 requirements and Current City Code allow heights up to 30 feet plus seven feet for a pitched roof (usually two stories) in an R-1 zone. HB2001 requirements and Current City Code in R-2, R-3, and R-4 will remain the same.

5. **Parking** - how many spaces the code requires per lot: The City Draft Code recommends no on-site parking to be required within 1/4 mile from a frequent transit route or for a smaller footprint lot. HB2001 and Current City Code require one parking space per dwelling; City Draft Code proposes fewer.

Currently there is no information from the City Planning Staff regarding proposals for price/rent caps or criteria related to ensuring equity, for example, reserving 50% of a quadplex to serve people with incomes below the area median income or first-time home buyers.

Please note: The proposed changes to the Eugene Land Use Code will not apply to subdivisions with existing homeowner covenants such as CC&Rs (Conditions, Covenants and Restrictions) if more restrictive land use requirements exist.

Information is available at www.eugene-or.gov/4244/Middle-Housing. Become involved in this public process by attending the public hearings and/or writing emails to both the Eugene Planning Commission (planning@ci.eugene.or.us) and the Eugene City Council (mayorcouncilandcitymanager@eugene-or.gov). Written comments and testimony to the Planning Commission and City Council can also be submitted to MiddleHousingTestimony@eugene-or.gov. Ward 2 residents are encouraged to directly contact Ward 2 City Councilor, Matt Keating (mkeating@eugene-or.gov) with any comments, questions or concerns. Please be sure to include your address of residence and/or ward in all correspondence.