Primer on HB 2001 Rules

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"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
“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 that 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.
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.
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
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
Path to Compliance

Model Code
- Wholesale/Modular Adoption, or
- 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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Please direct questions or feedback to:
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